

PLAN AND ZONING

REPORT OF THE PROCEEDINGS OF A MEETING
BEFORE THE VILLAGE OF NORTHFIELD
PLAN AND ZONING COMMISSION

COMMISSION

REPORT OF PROCEEDINGS had before the Village of
Northfield Plan and Zoning Commission taken at the Northfield
Village Hall, Board Room, Northfield, Illinois on the 5th
day of February, 2018, at the hour of 7:02 p.m.

MEMBERS PRESENT:

BILL VASELOPULOS, Chairman
THOMAS BOLLING
DAN deLOYS
TRACEY MENDREK
TODD BERLINGHOF
KATHY ESTABROOKE
E. LEONARD RUBIN
STEVEN HIRSCH

MEMBERS ABSENT:

CONNIE BERMAN

ALSO PRESENT:

STEVE GUTIERREZ, Community Development Director

1 CHAIRMAN VASELOPULOS: Good evening, everyone. I'd
2 like to call to order the meeting of the Plan and Zoning
3 Commission. My name is Bill Vaselopulos, I'm the
4 Chairman of the Commission. At this time, I'd like the
5 Commissioners to introduce themselves starting with
6 Steve.

7 COMMISSIONER HIRSCH: Steven Hirsch.
8 COMMISSIONER RUBIN: Len Rubin.
9 COMMISSIONER ESTABROOKE: Kathy Estabrooke.
10 COMMISSIONER BERLINGHOF: Todd Berlinghof.
11 COMMISSIONER MENDREK: Tracey Mendrek.
12 COMMISSIONER DELOYS: Dan deLoys.
13 COMMISSIONER BOLLING: Tom Bolling.

14 CHAIRMAN VASELOPULOS: Thank you. The purpose of
15 tonight's meeting is to conduct a public hearing and to
16 consider and discuss these requests for approval of
17 special use permits located at, 1745 Orchard Lane,
18 Petitioner's name is Dr. Faye Therese Gamboa; and 7 Happ
19 Road, Petitioner's name is New Trier High School.

20 The public hearing format will provide an overview
21 of these proposals and a forum for public comment and
22 input. This Commission is a recommending body only and
23 we will forward our recommendation to the Village
24 President and Board of Trustees for final determination
25 on whether or not to grant these items before us today.

26 The Board will then consider these items that are being
27 discussed this evening at the next Board meeting which
28 is scheduled for Tuesday, February 20th, 2018, at 7:00
29 p.m., right here in this boardroom.

30 The Commission meeting requires that all persons
31 wishing to be heard and to enter testimony must be sworn
32 in. This includes all petitioners, individuals with the
33 petitioners, and any interested parties or other
34 property owners. Following the petitioner's
35 presentation and after the Commission has had an
36 opportunity to ask questions and discuss amongst
37 ourselves, then all interested parties will be given an
38 opportunity to speak. Prior to speaking, we request
39 that all parties step forward to the microphone and be
40 sworn in and provide their name, address, and interest
41 in this matter for the record. These proceedings are
42 being recorded, and that is why we request you to speak
43 only at the podium where the microphone is located.

44 Normally, at this time, we pass our minutes from
45 our previous meeting, but there have been some errors in
46 the transcribing of those minutes. So, Steve is going
47 to get that corrected and he will bring those minutes
48 before us at our next meeting.

49 So, before the first petitioner steps forward,
50 Steve, do you want to introduce him?

51 MR. GUTIERREZ: Thank you, Mr. Chairman. The first
52 Petitioners are Faye Therese P. Gamboa, she's the

1 tenant, prospective tenant, and Northfield Village
2 Square, LLC, the landlord, for the property at 1745
3 Orchard Lane. Dr. Gamboa wishes to open an optometrist
4 practice and eyewear showroom in this tenant space.

5 The space is 1,300 square feet. This space was
6 formerly occupied by North Shore Soccer & More, maybe
7 you're familiar with that. You had kids that bought
8 soccer cleats at one time. This tenant space is one of
9 four tenant spaces in the building. The other tenants
10 include Taco Nano, Fit To Be Tied shoe store, and the
11 Canvasback knitting shop. The property is zoned Village
12 Center, and in the Village Center medical office uses,
13 which we have categorized this proposed use as, require
14 a special use.

15 Again, it's a use of an existing tenant space and
16 there are no plans to show you other than the floor plan
17 that you have in your packet. The parking, we did our
18 parking analysis of the building and the property. We
19 calculated that the code requires 26 parking spaces,
20 there are 27 existing parking spaces. Now, a number,
21 most of these spaces are in the back of the building.
22 They're tandem spaces, and those actually were approved
23 on the previous special use. So, while they're not,
24 ordinarily we would not permit those, but it was vetted
25 again under the previous special use that still governs.

26 What I've put before you, if after the presentation
27 from the Applicant, and they're here certainly available
28 for questions or if you'd like a short presentation
29 they can do that, but I did want to point out that the
30 motion if you choose or if you're inclined to approve
31 the special use, that we did provide the motion as we
32 normally do. I put a revised motion in front of you,
33 it's got a redline version here, that makes this
34 consistent with the Taco Nano special use.

35 The property owner contacted me this afternoon and
36 said hey, when we did Taco Nano, this condition for a
37 sidewalk that the property owner would foot the bill,
38 reimburse the Village if we decided that the sidewalk is
39 necessary on Orchard, that that condition had a ceiling
40 of \$12,000 in terms of the contribution. So, he asked
41 if that would be, if the Village would be amenable to
42 making that motion consistent with Taco Nano. At least
43 from the Staff point of view, we felt that was
44 reasonable. It's obviously up to you to decide if,
45 again, if you want to approve this special use, whether
46 you feel that's reasonable.

47 This \$12,000 was something of an estimate we came
48 up with, based on the unit cost of concrete. That was
49 the total cost so we would not be talking about a
50 ceiling of \$24,000 but again a ceiling of \$12,000 total
51 for that sidewalk. Now, we don't know frankly if a
52 sidewalk is going to be necessary, when the timing would

1 be for that. We have a lot of moving parts actually
2 that will affect that, one of which is the Happ Road
3 reconstruction plan that's being discussed right now
4 literally, I think last week they had a meeting. That
5 plan may affect what's going on in, it's likely to
6 affect what that Orchard cross section would look like.

7 So, again my point being is we don't know when or
8 if we're going to require or need to see that sidewalk.
9 So, there is not a timeframe that I can give you for
10 that. So, this is open-ended. It's not, the Taco Nano,
11 excuse me, condition was open-ended as is this one. So,
12 just FYI on that.

13 With that, again the Applicants are here and I
14 don't know if, is that Nick from Friedman back there?
15 Okay, so both the tenant and the landlord Applicants are
16 here. If you'd like a short presentation, they
17 certainly can do that or they're here to answer
18 questions.

19 CHAIRMAN VASELOPULOS: Okay. Thanks, Steve. Hi,
20 how are you? First, we're going to have you be sworn
21 in, you and anyone else that's going to be part of your
22 presentation or may make comments. Steve, if you could
23 swear them in please?

24 MR. GUTIERREZ: Yes, sir.
25 (Witnesses sworn.)

26 DR. GAMBOA: Hi, everyone, good evening. I just
27 wanted to introduce myself. I'm Faye Gamboa. I'll be
28 the main optometrist at this practice and my husband
29 will also be helping me manage it as well. So, if
30 there's any questions that you have, I would be open to
31 answer any questions if that's all right.

32 COMMISSIONER BERLINGHOF: I think it's a good use.
33 I'm excited to see you come to the Village.

34 DR. GAMBOA: Great, thank you.

35 CHAIRMAN VASELOPULOS: See you here at the Village?
36 That's just a joke. If I may, what type of history do
37 you have? I read you've been doing, you've been in the
38 business for about eight years. Is this the first time
39 you are doing something totally on your own?

40 DR. GAMBOA: Yes. So, I currently work at three to
41 four different practices just as an optometrist
42 currently. But overall, when I was in school, I was
43 able to work with other optometrists who also started
44 their practices. So, I've just kind of been there from
45 day one up until, you know, opening, and so I think I've
46 had a lot of practice.

47 CHAIRMAN VASELOPULOS: The other question I had was
48 regarding your retail portion of your business. Do you
49 plan on doing any repairs or anything like that or is it
50 just selling?

51 DR. GAMBOA: Repairs in terms of glasses?

52 CHAIRMAN VASELOPULOS: Yes.

1 DR. GAMBOA: Yes, everything. Yes.
2 CHAIRMAN VASELOPULOS: Where will you conduct those
3 repairs?
4 DR. GAMBOA: Right in the store.
5 CHAIRMAN VASELOPULOS: I'm looking at your floor
6 plan. Is there a particular area, I mean is there a
7 designated area for that? Because I just don't see it
8 here.
9 DR. GAMBOA: Oh, sure. The two work desks that you
10 see on the floor, we'll be utilizing that along with the
11 desk right near that area. We'll be kind of using
12 multiple areas.
13 CHAIRMAN VASELOPULOS: Okay.
14 COMMISSIONER HIRSCH: No solutions, no caustic
15 disposing of any acids or anything like that used for
16 any etchings?
17 DR. GAMBOA: Just alcohol swabs, things like that.
18 COMMISSIONER HIRSCH: If I could ask Staff, Steve,
19 tell me a little bit more about the special use
20 ordinance. As I understand it, it's simply the sidewalk
21 issue? It really has no bearing on the retail component
22 at all of their business? Usually, special uses, you
23 know, are done for something out of the ordinary in
24 terms of business use.
25 COMMISSIONER BERLINGHOF: It's medical, right, so
26 that's why it's a special use, I presume.
27 COMMISSIONER HIRSCH: No, it's retail.
28 MR. GUTIERREZ: If you're asking whether it's the
29 sidewalk --
30 CHAIRMAN VASELOPULOS: No, the medical portion is
31 what's requiring them to come before us, not the
32 sidewalk issue.
33 COMMISSIONER HIRSCH: I see, I see.
34 MR. GUTIERREZ: Yes, I'm sorry.
35 COMMISSIONER HIRSCH: Okay, all right. Thank you.
36 CHAIRMAN VASELOPULOS: Any other questions or
37 comments?
38 COMMISSIONER BERLINGHOF: I presume no one has a
39 problem with the \$12,000 sidewalk issue?
40 CHAIRMAN VASELOPULOS: That was something that was
41 covered with Taco Nano.
42 COMMISSIONER BERLINGHOF: Yes.
43 CHAIRMAN VASELOPULOS: So, I think, you know,
44 similar size space, similar use.
45 COMMISSIONER BERLINGHOF: Well, I mean ultimately
46 it's already in there, as long as Taco Nano is there, it
47 really wouldn't matter, it's here now, if it's there for
48 that. So, this is only sort of belt and suspenders in
49 case Taco Nano goes away in reality.
50 CHAIRMAN VASELOPULOS: That's true. Does anyone
51 from the audience have any questions or comments? Does
52 someone want to make a motion?

- 1 COMMISSIONER BERLINGHOF: I'll make a motion.
2 Motion to recommend to the Village Board approval of a
3 Special Use for the operation of an optometrist office
4 and eyewear showroom at 1745 Orchard Lane in accordance
5 with the Petitioner's Application and Supporting
6 Materials, dated stamped December 26, 2017 subject to
7 the following conditions:
- 8 1. The Special Use shall be personal and limited
9 to the Petitioner, Faye Therese P. Gamboa,
10 pursuant to Article XVI, Section 4(9) of the
11 Zoning Ordinance of the Village of Northfield.
12 Upon change in or transfer of ownership of the
13 business, the Special Use shall lapse. Change
14 in ownership shall occur when the Petitioners
15 and any corporation, partnership or other
16 business entity in which the Petitioner owns
17 100 percent of the stock and/or assets, shall
18 in the aggregate own less than 51 percent of
19 these entities. The 51 percent minimum
20 ownership requirements shall apply regardless
21 whether the business is owned by a
22 corporation, partnership or other business
23 entity. Furthermore, the Special Use shall
24 only be applicable to the subject property.
 - 25 2. The hours of operation shall be limited to
26 9:00 a.m. to 7:00 p.m., Monday through
27 Saturday.
 - 28 3. All staff shall park in the rear of the
29 building.
 - 30 4. If the Village finds it appropriate to install
31 a sidewalk within the public right of way in
32 front of the property at 1741-49 Orchard Lane,
33 the owner of the property shall reimburse the
34 Village the cost of constructing such sidewalk
35 up to but not to exceed \$12,000. So long as
36 Cook County remains in jurisdictional control
37 over Orchard Lane, the sidewalk shall not be
38 installed without the permission of Cook
39 County.
 - 40 5. The representations made in the application
41 and supporting documents are binding upon the
42 Petitioners. There shall be no additional
43 uses permitted beyond those specifically
44 enumerated herein or permitted by the Village
45 of Northfield's Zoning Ordinance.
 - 46 6. The Village of Northfield Health, Fire, and
47 Building Officials shall be granted access to
48 the subject property at any reasonable time
49 for purposes of conducting inspections for
50 compliance with Village Codes and Ordinances.
 - 51 7. An approval pursuant to any requested review
52 by a Village consultant, Village Staff member,

- 1 Village Commission or Village Board Committee
 2 shall be an approval of only those items
 3 specified in any motion, resolution,
 4 ordinance, or written report. Such approval
 5 shall not be deemed to be an approval of any
 6 matter which is within the jurisdiction of any
 7 other Village consultant, Village Staff
 8 member, Village Board Committee or Village
 9 Commission that has not issued a report or
 10 given its approval. Neither shall such
 11 approval be deemed the approval of any County,
 12 State or Federal Agency. Under no
 13 circumstances shall the approval be deemed to
 14 be an approval of any matter not included in
 15 this ordinance by virtue of the fact that such
 16 a matter appeared on a supporting document
 17 which is not attached as an exhibit to this
 18 ordinance or incorporated as an exhibit as
 19 part of this ordinance.
- 20 8. The Petitioner shall comply in all other
 21 respects with the ordinances of the Village of
 22 Northfield and nothing in this special use
 23 shall be construed as a waiver of any of those
 24 requirements.
- 25 9. Violation of any condition of this Special Use
 26 Ordinance shall be cause to revoke said permit
 27 by the Corporate Authorities upon 10 days
 28 proper notice to the Petitioner.
 29 Alternatively, the Village Manager shall have
 30 the right to assess fines, not to exceed \$750
 31 per violation, for violation of this Special
 32 Use Ordinance. Such assessment of fines may
 33 be appealed to the Corporate Authorities by
 34 filing written notice of appeal within three
 35 days of the assessment.
- 36 10. Changes in the project may only be made as
 37 follows:
- 38 A. Minor Field Changes. Minor changes in
 39 locations or sizes shown on exhibits may
 40 be approved, in writing, by the Director
 41 of Community Development. Typically, a
 42 minor field change will not involve a
 43 percentage change greater than three
 44 percent. However, not all changes of
 45 less than three percent shall necessarily
 46 be deemed to be minor. The determination
 47 of the Director of Community Development
 48 as to whether a change is a minor field
 49 change shall be final.
- 50 B. Village Board Approved Changes. The
 51 Village Board may approve, without
 52 referral to the Plan and Zoning

1 Commission, such other changes as it
 2 believes are in the best interest of the
 3 Village and which do not involve changes
 4 in numbers found in the text of the
 5 Ordinance and which do not have a
 6 substantial, direct impact on adjacent
 7 properties. The determination of the
 8 Village Board as to whether a requested
 9 change should be referred to the Plan and
 10 Zoning Commission shall be final.

11 C. Changes Requiring a Public Hearing. Any
 12 change involving a size, quantity or
 13 other numerical value found in the text
 14 of the Ordinance or any change having
 15 substantial, direct impact on adjacent
 16 properties shall not be made except after
 17 a public hearing before the Plan and
 18 Zoning Commission. Additionally, the
 19 Village Board or the Director of
 20 Community Development may refer requested
 21 change to the Plan and Zoning Commission
 22 for public hearing when either believes
 23 it would be in the best interest of the
 24 Village to do so.

25 COMMISSIONER RUBIN: I'll second.

26 CHAIRMAN VASELOPULOS: All those in favor?

27 (Chorus of ayes.)

28 CHAIRMAN VASELOPULOS: All opposed?

29 (No response.)

30 CHAIRMAN VASELOPULOS: The motion carries.

31 Congratulations and good luck!

32 DR. GAMBOA: Thank you.

33 CHAIRMAN VASELOPULOS: The second item before us is
 34 7 Happ Road. Petitioner's name is New Trier High
 35 School. Steve, do you want to do a, do you have any
 36 introductory comments?

37 MR. GUTIERREZ: I'd be happy to. First of all, I
 38 want to apologize, our projector, the Village's
 39 projector up on the ceiling there decided not to work
 40 this afternoon. So, the Petitioner brought their own
 41 projector. The disadvantage is we can't put it on that
 42 screen in front of the Commissioners on that side of the
 43 table. So, if you wish to, feel free to come over here.
 44 We've got three or four chairs.

45 COMMISSIONER BERLINGHOF: It's what's in here I
 46 presume, right?

47 MR. GUTIERREZ: Yes, just to get that out of the
 48 way. The Petitioner is New Trier High School. They are
 49 proposing a number of improvements to their athletic
 50 facilities on their Northfield campus at 7 Happ Road.
 51 These improvements triggered the need for a special use
 52 permit, and I'm going to just briefly list them, I'm

1 sure they'll be going into much more detail for you.
2 But they include the renovation of the existing tennis
3 courts on the west side of Happ Road, the addition of
4 six new tennis courts on the west side of Happ Road, but
5 on the south end of the parking lot there, we'll call it
6 the west parking lot in the grassy area at the south end
7 of that side. That's the area that the Farmer's Market,
8 you may be familiar with the location, on Saturday
9 mornings.

10 They're also going to be replacing at the time the
11 existing light poles in that parking lot, that west
12 parking lot, with 19 new light poles. They will be
13 renovating the existing track and field facilities that
14 are north of the existing football stadium at the north
15 end of the campus. They will be constructing a new
16 3,000 square foot one-story building that will house a
17 concession area as well as restroom facilities and a
18 couple of other rooms including an athletic training
19 space.

20 They will be expanding the existing home bleachers,
21 those are the bleachers on the west side of the stadium
22 by 30 feet to the north. Those, I think there's, they
23 can correct me if I'm wrong, 20 rows of seats, so there
24 will be, those 20 rows will be extended 30 feet. The
25 existing bleachers are approximately 175 feet and it's
26 extensive, the contents of that.

27 They will be replacing the six existing stadium
28 light poles and fixtures with two new light poles. They
29 will be upgrading the fixtures on two other existing
30 poles. They will give you more details. They will also
31 be constructing a new 300 square-foot press box on the
32 top of the visitor's grandstand on the east side of the
33 stadium. Finally, they're going to be renovating the
34 existing ticket booth facade to match the new concession
35 building.

36 The Architectural Commission will be reviewing this
37 as well. Frankly, they will probably have the lion's
38 share of the variations to deal with here. They will be
39 looking at a transitional yard landscaping variation as
40 well as the tennis court fence variation, whereas the
41 tennis courts allows for 10-foot fences around tennis
42 courts. On the south edge of the proposed new tennis
43 courts, they're asking for 15 feet. That's actually as a
44 result of the request by the congregation of Am Isreal
45 that is to the south and close to the tennis courts.
46 They had asked for an additional five feet.

47 I did talk actually to Am Isreal as well, and I
48 think it's noted in the application that they reported
49 to me that they're supportive of the application. Their
50 only concern was with the tennis balls flying over to
51 their parking lot and they felt the 15 feet will help
52 mitigate that, the 15-foot fence.

1 Then the lighting standards, our code actually
2 allows a total height of 10 feet for lights in a
3 residential district and 16 feet in the non-residential
4 district. The Petitioner is requesting that the lights
5 on the west lot be 20 feet and that two of the stadium
6 lights be at 80 feet.

7 We've reviewed the stormwater plans. The Village
8 Engineer is satisfied that the preliminary plans will
9 meet the code requirements. Of course, if this goes
10 through and gets approved, the special use, it will go
11 through the grading permits with the Village and during
12 that go through final, the Village Engineer will make a
13 more granular review of the final engineering plans.

14 In terms of the zoning, the Petitioner had noted in
15 their application that they were going to be seeking a
16 variation to the stall dimensions, the stall widths in
17 that west parking lot. The actual requirement is
18 actually only eight feet in width because this is what
19 we consider a low turnover lot, and they are actually
20 proposing to re-stripe that lot with 8.5 foot stalls.
21 So, they're actually in conformance with that and will
22 not trigger a variation.

23 So, the variation that you, actually both the Plan
24 and Zoning Commission and the Architectural Commission
25 will review this 25-foot transitional yard requirement
26 that would be applied to the tennis courts at the south
27 edge of the west lot. The code requires a 25-foot
28 transition yard where you have a non-residential use
29 abutting a residentially zoned property. So, Am Isreal
30 is zoned R-1, zoned residential; although it's not a
31 residential use, the transitional yard is still
32 required. So, those tennis courts I believe will come
33 in 10 feet if I'm not mistaken, of that property line,
34 so that's where the variation is needed for that. Am
35 Isreal has again reported to me that they're aware of
36 that and they have no objections to that variation
37 provided they have the 15-foot fence.

38 That's Staff comments, and the Applicant is here to
39 answer any questions. Of course, if you have any
40 questions for Staff, I'd be happy to answer those for
41 you.

42 COMMISSIONER MENDREK: Can I ask a question?

43 MR. GUTIERREZ: Sure.

44 COMMISSIONER MENDREK: I just want to verify
45 exactly what we're deciding tonight so we don't get
46 bogged down in conversations that don't relate to what
47 we're voting on. So, can you just, of these nine items
48 here on the front page that talk about, can you just go
49 over exactly which ones are our responsibility tonight?

50 MR. GUTIERREZ: Sure. I guess it is the broader
51 general responsibility of the Plan and Zoning Commission
52 to look at the project as a whole and its impact, let's

1 say, on surrounding properties, so what should have a
2 negative impact. The standards for review are something
3 that the Commission should be looking at in the broader
4 sense, okay. However, the tennis courts fencing,
5 landscaping, building elevations, the lighting, so the
6 light poles, those are all, and there isn't any signage
7 that, anything that's considered signage here, so all
8 those other aspects of this are going to be reviewed by
9 the Architectural Commission.

10 COMMISSIONER RMENDREK: Okay.

11 MR. GUTIERREZ: The light poles I think are the one
12 thing that really, there isn't much for the Commission
13 to rule on so to speak, but everything else you have to
14 take in totality of it.

15 So, I don't know if that's a great answer you, but
16 I guess, kind of sum it up, the details are going to be
17 up to the Architectural Commission.

18 COMMISSIONER BOLLING: But the parking would be a
19 change, right?

20 MR. GUTIERREZ: Well, they're not proposing, well,
21 they're proposing I think to lose one parking space.
22 So, yes, the parking certainly would be --

23 COMMISSIONER BOLLING: So, the current spots are
24 how wide?

25 MR. GUTIERREZ: They're 8.5.

26 COMMISSIONER MENDREK: 8.5?

27 MR. GUTIERREZ: Yes, and historically, I think
28 they've been 8.5 for quite sometime. And that's what
29 they're proposing, re-striping them, and they can
30 explain I think, and I don't, hence, recall where they
31 lost the one space, but --

32 COMMISSIONER BOLLING: Okay, but we're not making
33 this, they're not asking for them to go smaller?

34 MR. GUTIERREZ: They're not asking for any relief
35 from the off-street parking requirements.

36 CHAIRMAN VASELOPULOS: And the Village has asked
37 for bollards. The emergency blue lights, that's what
38 I'm trying to find.

39 MR. GUTIERREZ: Yes, right. The emergency
40 telephone system, and thank you for actually asking
41 that. The Petitioner was going to bring that up. I did
42 speak to the Police Chief this afternoon. I believe
43 that haven't had a chance to talk with New Trier's
44 representative, but my understanding is that they wanted
45 to clarify with the Chief what his concerns were with
46 regard to that. What the Chief told me this afternoon
47 was based on the fact that what he was told is that New
48 Trier staff members who are always going to be with the
49 kids when they're using these facilities, particularly
50 the tennis courts and other athletic facilities, all
51 have radios. I don't know if they all have cell phones,
52 but it's something that they all carry, they carry both.

1 So, they really will always have the ability to contact
2 911 or call 911 in the case of an emergency.

3 So, the Chief was satisfied with that; he wasn't
4 aware of that. So, he is satisfied with those
5 precautions with security to address his concerns.

6 CHAIRMAN VASELOPULOS: Well, I have a couple of
7 questions on that, but I'll wait until they're up here
8 and then we can have a conversation about that.

9 COMMISSIONER MENDREK: And there's been no comment
10 from any neighbors to date? Nothing written, nothing
11 sent to the Village?

12 COMMISSIONER BOLLING: Nothing from Meadowlake?

13 MR. GUTIERREZ: No.

14 COMMISSIONER MENDREK: Okay.

15 MR. GUTIERREZ: They asked that we keep them
16 apprised, but I believe that New Trier is actually doing
17 that very thoroughly. That's my understanding, but
18 again they can speak to that. I know that New Trier has
19 reached out to them. Well, they can tell you about
20 their engagement, but I think it was fairly thorough.
21 And no, I have not received any letters or calls or
22 anybody expressing concerns.

23 CHAIRMAN VASELOPULOS: Okay, thank you. If the
24 Petitioners would step forward to the microphone?
25 Anyone who's going to speak, let's swear everyone in
26 now. You don't need to state your name, just raise your
27 hand at this point. If you then come to the microphone
28 to speak, then we'll have gotten that out of the way and
29 you'll state your name.

30 (Witnesses sworn.)

31 CHAIRMAN VASELOPULOS: Thank you.

32 MR. CASHMAN: Thank you. My name is Steve Cashman,
33 I'm a principal with Cashman Stahler Group. We're the
34 school district's architect. I've been working with
35 Steve and his Staff, and New Trier's project has kind of
36 been evolving as this has been fleshed out. There's a
37 lot of information both in the 11 by 17 package and the
38 24 by 36 package. I kind of extracted just key drawings
39 so we can give you an overview, but I will see, I have
40 all the information here so we can go back to something
41 or if you want to pull up civil drawings or something
42 else.

43 So, this project is kind of in the making for
44 several years. It's also part of the project that's
45 going to occur also at the Winnetka campus. We're doing
46 interior renovations there, but this piece is the
47 exterior work at Northfield. Basically, Steve did a
48 great job explaining everything. We have the existing
49 track from 1967 that originally had synthetic surface on
50 it. In about in the early 90's, that was removed, so
51 it's just an asphalt track. There's been safety
52 concerns about that, not only with New Trier's students

1 and staff is concerned about people using it, neighbors
2 using it, because it can get slick.

3 The stadium several years ago was upgraded to
4 include synthetic turf. So, for years it's had port-a-
5 potties to basically take care of games. Now, they're
6 building, they've been wanting this, as long as I've
7 been working with New Trier, they wanted restrooms, not
8 port-a-potties. This has finally become a reality to
9 build this concession building in the south end zone.

10 On the east side of the stadium is a small double
11 sided press box. The synthetic turf fields that are
12 east of that are used for competitions, so that will
13 actually provide better facilities for home soccer,
14 football, lacrosse game on main field, but will also
15 allow for scorekeepers to control the fields to the east
16 of there.

17 Steve described the fact there's currently
18 basically metal halide stadium lighting and we're
19 looking to basically upgrade that to newer technology
20 using LED lighting. So, we're taking six poles down and
21 we're putting in two poles on the east side, and then
22 reusing two poles on the, or on the west side they're
23 going to be new, and then two existing poles on the east
24 side.

25 We talked about the existing tennis courts, the
26 eight courts that are next to Meadowlake. Those were
27 basically resurfacing them. They're original from '67.
28 They have been patched about as long as we can patch
29 them. So, we're basically removing the asphalt,
30 reconstructing them, with our engineers and with your
31 Village engineers. We're not changing any topography or
32 any geometry. We're basically going to upgrade them so
33 that, we just can't keep putting band-aids on these
34 cracks.

35 We're changing the fencing out. We're going to
36 have a black PVC-covered fencing system. We're building
37 a small storage building to help deal with some of the
38 tennis supplies and equipment.

39 The west parking lot that Steve described, it
40 really needs to be renovated. It's just deteriorated
41 over the years. It's been patched, but never completely
42 repaired. There's been a variation in size of spaces
43 out there. Some we measured at 9, some are 8.5, but the
44 biggest thing was New Trier wanted to keep as much
45 parking counts as they need. Since its a freshman
46 campus there's only just over 200 spaces required, but
47 those big nights where it's parent/teacher conferences,
48 we want to have as much spaces on those critical events.

49 So, our goal was to try to, you know, lose as few space
50 as possible.

51 When we met with Village Staff, we talked about
52 these new tennis courts being to the south, so they were

1 requesting that we distribute the ADA parking. So, we
2 added some spaces there to the south to support those
3 new tennis courts in that area. The tennis courts to
4 the south will also have a small storage building and
5 some shade structures.

6 This is the existing. Steve commented the grassy
7 area to the south north of Am Isreal is where the new
8 tennis courts would be. The existing parking lot is
9 also going to be renovated, all the existing grades.
10 It's a tricky area because we're in a flood zone, so
11 we're being very sensitive to the existing topography
12 there. But we are actually putting in detention, both
13 regular detention and compensatory storage because of
14 the new tennis courts going in to the south.

15 So, this is the new configuration with the six
16 courts to the south. Along the south edge at Am Isreal,
17 that's where they requested we met with them and with
18 Meadowlake to talk about the project. They were just
19 concerned about errant balls coming over the fence. So,
20 we worked with our engineers and are basically proposing
21 a 50-foot high fence along the south property line.

22 There's a park of trees along that property line
23 that are, some are on the church property, some are on
24 Isreal's property. We basically, I think there's five
25 we would have to lose that are too close to the tennis
26 courts. But we're then going to put in an entire
27 arborvitae screen along that south area. We worked with
28 the Village grounds director because he didn't want to
29 mow anything in that area, so we're putting ground cover
30 there to assist in that landscaping area.

31 These are the north tennis courts, basically the
32 same geometry, same grades, just new tennis fences and
33 new courts.

34 We did reconfigure the parking, again, trying to
35 maximize, it was an area to the south that has a mix of
36 perpendicular and diagonal parking. We worked with our
37 engineers to basically try and maximize the number of
38 spaces. We basically are going to maintain just about
39 the current number.

40 This is a three-dimensional view. The north and
41 south, also at the north tennis courts, the existing
42 ones, there's a small amount of landscaping between the
43 school's tennis courts and the adjacent residential
44 properties. We're proposing an arborvitae screen, when
45 I say screen, one, that entire area, so along the west
46 side of the existing tennis courts and along the north
47 side.

48 These are some views of one of the typical storage
49 buildings. There's one for the north tennis courts, one
50 for the south. Basically, 12 by 24, just a pretty basic
51 storage structure, but you'll see we're just trying to
52 tie in the look. We're using face brick that matches

1 the existing school and then cast stone detailing to
2 dress it up a little bit and the same detailing is being
3 used on the concession building and then a dark green
4 standing seam metal roof.

5 These are the landscape drawings. We did, there
6 were some diseased trees that our landscape architect
7 wanted us to remove. There was also kind of a nuisance
8 tree there by these north tennis courts that causes
9 problems with the tennis courts. So, we're replacing
10 those trees, but we've met with your requirements as far
11 as replacement.

12 Landscaping for the south, so basically arborvitae
13 along the south, some new trees along Happ Road, and in
14 the island, then some new trees, so kind of like a wind
15 screen to the west of the tennis courts.

16 Lighting. The current, there's maybe seven
17 original structures in the parking lot in 1967. There's
18 only five remaining. It's poorly illuminated at best.
19 So, we worked with our engineers to replace the lights.
20 We looked at trying to comply with the 16-foot
21 requirement, but that required an additional 23 light
22 fixtures to meet the same for candle requirements. We
23 looked at basically 16, 20, the current ones are at 25
24 feet high, and 20 seemed to be the sweet spot. So, we'd
25 have 19 fixtures versus the five current, and we're
26 complying with your foot candle requirements on the
27 residential property line to the north and on the non-
28 residential property line to the west. Then there's
29 basically no illumination of any of the tennis courts.

30 These are cuts of the fixtures. This is back to
31 the stadium. This is the concession building, basically
32 the area in red to the left is the concession space.
33 There's the ticket booth, restrooms, men's, women and
34 family restroom, small hospitality room, and a training
35 room. This is a one-story masonry structure.

36 This is a 3D view of it from above. We're
37 basically also moving the entry to the field.
38 Currently, you enter from the southwest corner, and
39 we're going to be basically centered on the field so it
40 would be equal distance to the home and visitor side.

41 We basically created this entry arch to just have a
42 more formal entry into the building.

43 This is a view from the northeast looking back at
44 it. On the top right, those are the concession roll up
45 windows. Exterior views of the concession building.
46 This is focus on the arch.

47 This is the two-sided press box that we'd be adding
48 to the east visitor bleachers that basically will allow
49 us to supplement the main stadium field, but that will
50 also provide scorekeeping capabilities on the soccer and
51 the lacrosse fields that are east of the stadium.

52 This is the expansion of the bleachers. The north

1 end of the bleachers, there's a stone area. This is
2 really trying to get some middle school kids off of the
3 stone area and back into the bleachers. There's a
4 little shortage. It seems like those school kids are
5 the problem for the athletic directors, not the high
6 school kids. But this allows us to expand and I believe
7 we have I think about 350 seats that we're adding here.

8 This is regarding the stadium lighting. There's
9 some big advantages about using LED lighting versus the
10 metal halide that we currently have. Metal halide is
11 very hard to control and the LED gives us much better
12 lighting control. So, we'll have better illumination on
13 the field and basically along our property line on the
14 east side of Happ and down to the zero foot candles.

15 This is a study for glare. Again, by being able to
16 focus these fixtures in a better way, we're going to be
17 basically cutting down on any glare obviously towards
18 the residential properties. These are some images of
19 what the fixtures look like and that's it.

20 CHAIRMAN VASELOPULOS: Thank you. Commissioners,
21 any questions?

22 COMMISSIONER BOLLING: The enhancements are not
23 intended to draw more participants, so there's no
24 thought of having an increased need of participants? I
25 mean, there's no more people that are going to be coming
26 as a result of these enhancements?

27 MR. CASHMAN: I'll let, Augie, the athletic
28 director address this, but it's really to enhance the
29 current facilities, but not increase the participants.

30 MR. FONTANETTA: Hi, I'm Augie Fontanetta, the
31 athletic director of New Trier High School. Yes, just
32 to reiterate what Steve said, you know, particularly
33 when you're within that stadium footprint, those are
34 just improvements to accommodate what we already do.
35 We're not looking to increase the amount that we're
36 hosting in that stadium and in that auxiliary field
37 area, but we are trying to accommodate the teams that do
38 come there as well as our own athletes.

39 On the tennis courts side, we have increased the
40 tennis courts. I would tell you that we're not looking
41 to increase competition dates. But for example, our
42 freshmen are competing at Northfield, our varsity is
43 competing at A.C. Nielsen, and our JV is competing at
44 Winnetka campus. So, what is being caused is we have
45 another round of sophomores, maybe the sophomores
46 practically are competing at Northfield on the same day,
47 so we're not increasing competition dates. That would be
48 about four doubles teams and two singles to accommodate
49 those sets.

50 So, it's not this massive increase in participation
51 or a contest, but that's a great question.

52 COMMISSIONER RUBIN: I assume that all of these

1 improvements are in anticipation of some championship
2 teams?
3 MR. FONTANETTA: We are very hopeful.
4 COMMISSIONER RUBIN: We are?
5 MR. FONTANETTA: Yes.
6 COMMISSIONER RUBIN: Just curious.
7 MR. FONTANETTA: We are hopeful, yes, thank you.
8 COMMISSIONER BOLLING: Both the neighbors are good
9 with the lighting concept, both the congregation and
10 Meadowlake to your knowledge?
11 MR. CASHMAN: In terms of the stadium or the
12 parking?
13 COMMISSIONER BOLLING: No, the parking. The
14 parking in the tennis.
15 MR. CASHMAN: We've had, I think they just came to
16 us directly, one of the neighbors who overlooks the
17 parking lot just on the south end of Meadowlake, she was
18 just expressing her concern about LED light fixtures in
19 general and about the ability to have more glare. What
20 we currently have designed we feel like solves it, but
21 we want to investigate more deeply with our engineers
22 and find fixtures that have a very deep cutoff shield
23 because they are above us on the hill and we just want
24 to make sure that we don't do something that, we want
25 less glare, because she was commenting on light fixtures
26 that were much farther away I think on our south lot.
27 MR. CONWAY: There's a request that we redirect the
28 lights that are on our south parking lot.
29 CHAIRMAN VASELOPULOS: Excuse me, if you can just
30 introduce yourself, if you would please?
31 MR. CONWAY: Dave Conway, facilities manager for
32 New Trier High School.
33 CHAIRMAN VASELOPULOS: Thanks.
34 MR. CONWAY: Sorry. Meadowlake had requested that
35 the lights that are currently in our south parking lot,
36 the heads, instead of being straight down like most
37 parking lots, somewhere along the years they were turned
38 up for more lighting. We promised that we would turn
39 them down so that, when you turn the light up, you can
40 literally see the light bulb from the building and it
41 shines in their eyes, so we promised that we'd bring
42 those down. We also went over the lighting that we're
43 putting into the west parking lot and it will not shine
44 in their windows. So, we're putting shields on the
45 lights themselves.
46 CHAIRMAN VASELOPULOS: Regarding the lighting, in
47 general, do you have a, I saw what the anticipated on
48 the field itself where the light is going to go. Do you
49 have an existing survey or have you done one of what the
50 existing lights are? Will this be an improvement? I'm
51 talking about the lights on the field or are you
52 increasing the lights on the neighborhood?

1 MR. CONWAY: It will be an improvement on the field
2 itself, on the stadium field it will be an improvement.
3 Right now, the current lighting level is about 26-foot
4 candles which is woefully inadequate for any competition
5 field. We're going to bring that standard up to a
6 minimum of 35, an average foot candle of 40. And
7 because they're LEDs, they'd be more directed and more
8 focused so that there's less bleed off, you know, like
9 in the street or the practice field areas.

10 CHAIRMAN VASELOPULOS: But you don't have anything
11 to show us the comparison, old and new, though, do you?

12 MR. CONWAY: No, we don't.

13 CHAIRMAN VASELOPULOS: Okay.

14 COMMISSIONER ESTABROOKE: Do you anticipate the
15 public still using the track?

16 MR. CASHMAN: Yes.

17 MR. FONTANETTA: Yes. I was just going to say, and
18 to clarify, the tennis courts are not being lit? So,
19 those are not lit, but we anticipate and we're hopeful
20 that the community continues to use the track as well as
21 the tennis courts. One thing unique about New Trier
22 High School and the community is we open our doors 24/7
23 really on the outside to allow for community members to
24 use our track and our tennis courts, particularly at the
25 Northfield campus and well, even at the Winnetka campus
26 are attractive -- use it all the time.

27 Part of that community also includes our junior
28 high students who currently use and run track meets
29 there. So, this will actually enhance their experience
30 as well because the current track is actually not, it's
31 a yards track, it's not a meter track, so we're, we have
32 to resurfacing it and bringing it up to specs. So, this
33 way, we anticipate that everybody is going to use it
34 still.

35 COMMISSIONER ESTABROOKE: Will they still be able
36 to rollerblade on it?

37 MR. FONTANETTA: No. No, this will not have a
38 synthetic surface.

39 MR. CASHMAN: It will be a great track for people
40 to use and go out for a jog or something; so much better
41 on the knees.

42 COMMISSIONER ESTABROOKE: It didn't make me happy
43 at all.

44 MR. CASHMAN: But not rollerblade. I mean, some
45 asphalt tracks can be really dangerous, you just get a
46 little moisture on and people could get hurt. We used
47 it back in the day in '67 it had the original synthetic
48 surface that blistered up and that was taken off in the
49 early 90's when it was converted to a rental facility
50 for safety purposes. The school talked about
51 eliminating it completely, but they thought let's just
52 keep it as a walking track and that's really what's it

1 been.

2 COMMISSIONER DELOYS: So, the new 30-foot section
3 of bleachers, how far will that extend past the current
4 tennis courts? Will it extend into, across from
5 Meadowlake?

6 MR. CASHMAN: So, this shows basically the south
7 end, that gray area right here is the current bleacher.
8 So, the current bleachers are north of the tennis
9 courts currently and then we're basically adding just
10 near the 20 yard line at the north end.

11 COMMISSIONER RUBIN: Did you consider at all
12 consolidating the new tennis courts with the old and
13 moving parking down to the south end?

14 MR. CASHMAN: We looked at a lot of different
15 concepts. The earliest plans were renovating these
16 courts and then adding additional courts here along the
17 north end. It created a nightmare for the parking lot
18 and traffic. I know when we first met with Steve and
19 Staff, they were not really liking what we were showing.
20 We also were concerned because we were going to be
21 closer to residential property.

22 So, we then kind of went to this option. And we
23 were trying to stay away from this because there was a
24 stormwater pit to put those tennis courts in there, so
25 we initially were not trying to put them there. But
26 then we worked with Staff, and they felt the split of
27 having six here and eight here would work okay with them
28 for competitions. That they could easily have one group
29 here and another group to the south.

30 So, this was really a compromise. I think it
31 solved a lot of issues that Steve had with the parking
32 lot. Then we liked the fact that we weren't adding more
33 tennis courts by Meadowlake.

34 MR. FONTANETTA: Just one other point, too, is by
35 adding more tennis courts on that north section, we
36 continue to push the parking away from the stadium
37 entrance. So, that became a consideration for, even the
38 handicap spots that are there right now. So, that was
39 one of our challenges.

40 COMMISSIONER RUBIN: Sure.

41 MR. GUTIERREZ: Yes, Staff's concern would be one
42 of the earlier renditions, again, the tennis courts are
43 kind of plopped in the middle of that north end of the
44 parking lot, the circulation, you know. The maneuvers
45 that, you know, at some point students, not the
46 freshman, but other students might be coming in there
47 where we had to make that parking very, very safe
48 option.

49 COMMISSIONER ESTABROOKE: Where the grills are,
50 that whole area there is covered?

51 MR. CASHMAN: Correct.

52 COMMISSIONER ESTABROOKE: How is that going to work

1 with the smoke and --
2 MR. CASHMAN: The grills are probably not going to
3 be there. There's probably just going to be covered
4 seating. I think in the design we're going to move the
5 grills out from underneath there. It's a covered area,
6 it would be all non-combustible. But it's covered more
7 for some protection from the sun or if we have rain
8 event.
9 CHAIRMAN VASELOPULOS: Where would you put grills
10 then?
11 COMMISSIONER ESTABROOKE: Yes.
12 MR. CASHMAN: Farther to the west where the pavers
13 are.
14 MR. FONTANETTA: Currently, we use the grills for
15 football games. We're trying to still stay separate
16 from our concession manager so that it's not tied to the
17 concession area.
18 COMMISSIONER HIRSCH: Can you tell me a little bit
19 about the detention for the proposed south tennis
20 courts? Because if there is an issue right with
21 drainage.
22 MR. CASHMAN: All right, so we have underground
23 detention for the new tennis courts and then there's
24 also be detention added for converting the track because
25 of the modified geometry. And I believe you've met with
26 Brad Cramer, the Village engineer, and he's in agreement
27 with where we're at right now. We're submitting, we're
28 trying to work through the permit process.
29 COMMISSIONER HIRSCH: Okay.
30 MR. CASHMAN: Because we have, especially that
31 south area, that's where we have the compensatory
32 storage because that's in a flood zone.
33 COMMISSIONER HIRSCH: Right, and it does flood.
34 MR. CASHMAN: Yes, and we actually, we also, we met
35 with Am Isreal, you know, they were concerned about
36 flooding. I think they've had some floods.
37 COMMISSIONER HIRSCH: Exactly.
38 MR. CASHMAN: We've shown them what we're doing and
39 we're trying to be sensitive to what their needs are.
40 But we feel like what we're proposing, we shouldn't be
41 creating new problems, we should be helping.
42 MR. GUTIERREZ: And the code wouldn't allow for new
43 problems to be created and actually it's going to
44 improve the existing conditions.
45 CHAIRMAN VASELOPULOS: And where will that exactly
46 be located?
47 MR. CASHMAN: The detention area is basically
48 underneath the parking lot right here. Then on the
49 north of the track, it's basically just in the grassy
50 area south of the track. When they put in their first
51 synthetic turf field, there's a field underground
52 containers on North and State.

1 CHAIRMAN VASELOPULOS: Yes. It's going to be
2 vaults; it'll be some release.

3 MR. CASHMAN: Right. So, it will be basically
4 underneath in that area.

5 COMMISSIONER ESTABROOKE: Just to clarify, although
6 the west campus is a freshman campus, when my kids were
7 going there, the kids from east would park there and
8 then hop on the bus and go to the, is that still
9 happening?

10 MR. CONWAY: Yes.

11 COMMISSIONER ESTABROOKE: Okay.

12 MR. FONTANETTA: I would say that's happening.

13 COMMISSIONER ESTABROOKE: Okay, because it made it
14 sound like they weren't parking there anymore; I was
15 pretty sure they still were.

16 MR. CONWAY: Between 12 and 20 a day.

17 COMMISSIONER ESTABROOKE: What's that?

18 MR. CONWAY: Between 12 and 20 cars a day park
19 there.

20 COMMISSIONER ESTABROOKE: That's all?

21 MR. FONTANETTA: That's all really.

22 MR. CONWAY: We offer it, but that's all that
23 accepted.

24 COMMISSIONER ESTABROOKE: Then, I'm really
25 interested in the bollards. I'd like to see that happen
26 on those --

27 MR. CASHMAN: We're going to do that.

28 COMMISSIONER ESTABROOKE: Okay, good. That's all I
29 have.

30 COMMISSIONER BOLLING: I just have a question. So,
31 just to be clear, currently in the parking lot, there
32 are roughly, what nine lights?

33 MR. CASHMAN: Currently, five.

34 COMMISSIONER BOLLING: There's five, and you're
35 proposing lower lights, but for --

36 MR. CASHMAN: A total of 19.

37 COMMISSIONER BOLLING: 19 of them, right?

38 MR. CASHMAN: Correct, to get the, we have areas
39 right now that are basically dark. They're just not
40 laid out properly. We looked at using 16-foot fixtures,
41 it was another 23, and it just seemed, it didn't make
42 sense. It was going to be another \$180,000 to put in
43 16-foot high stairs.

44 COMMISSIONER BOLLING: I think that's great as long
45 as the engineering can be done such that it
46 doesn't --

47 MR. CASHMAN: Right. We're all over our electrical
48 engineer on this one, because --

49 COMMISSIONER BOLLING: Because it's dark.

50 MR. CASHMAN: Right.

51 COMMISSIONER BOLLING: Currently, it's dark and
52 it's not safe.

1 MR. CASHMAN: No, it's not. There was, we had, it
2 seems like we lost fixtures that kind of blew up in this
3 north area. There's remnants of what was a -- there.
4 COMMISSIONER BOLLING: Oh, I can ask another
5 question? When I was last, in that corner that you were
6 speaking of, did I see like miscellaneous vehicles
7 parked, like old vehicles parked in that corner? It
8 looked like they were --
9 MR. CONWAY: We're in the process of selling
10 district vehicles that we purchased.
11 COMMISSIONER BOLLING: Who owns those vehicles?
12 MR. CONWAY: We own them. We're in the process of
13 selling them. They should be gone in two weeks.
14 COMMISSIONER BOLLING: Okay.
15 MR. CONWAY: Yes, by law we have to put them out
16 the bid and we're waiting for the bids to come in and
17 then we'll sell them or wholesale them to CarMax.
18 COMMISSIONER BOLLING: So, we are not approving
19 anything for storage of vehicles for the district?
20 MR. CONWAY: It's just temporary.
21 COMMISSIONER BOLLING: Okay. I don't know if
22 that's are reviewer --
23 CHARIMAN VASELOPULOS: Yes, it would be.
24 COMMISSIONER BOLLING: So, we want to be concerned
25 about that.
26 MR. CONWAY: Absolutely.
27 COMMISSIONER MENDREK: And then the parking, I'm
28 sorry, go ahead, answer the question.
29 MR. CONWAY: The reason there are so many vehicles
30 is because of the new project at the Winnetka campus, we
31 used to have a lab where they could work on their cars.
32 We no longer have lab. So, all the cars that they used
33 to work on now have to be sold because we can't work on
34 them anymore. That's why you see so many. Normally, we
35 sell maybe two days later.
36 COMMISSIONER BOLLING: That's why I couldn't figure
37 out what kind of, what those vehicles, it's not like
38 your old dump trucks or anything like that. It's like
39 old beat-up cars or whatever, right?
40 MR. CONWAY: They were being worked on, the cars
41 for class.
42 COMMISSIONER BOLLING: Okay.
43 COMMISSIONER MENDREK: And those parking lights
44 will be dusk to dawn, the lights?
45 MR. CASHMAN: The illumination, yes.
46 COMMISSIONER ESTABROOKE: I do have another
47 question. I'm not, I didn't go over there to check it
48 out, but I remember that there's like a berm that comes
49 up at Meadowlake and there's, I think, railroad ties
50 maybe that hold that back. Are they in good shape? Is
51 that going to be part of --
52 MR. CASHMAN: That's part of the condo's

1 property.
2 COMMISSIONER ESTABROOKE: That's the condo's
3 property.
4 MR. CASHMAN: Right, that's not the schools.
5 CHAIRMAN VASELOPULOS: I had one comment and one
6 question. The field to the east of the main
7 soccer/football field, are you putting up the new press
8 box, you don't have any seating there. With this
9 project, would you not want seating there if you have
10 events going on that would necessitate a press box?
11 MR. CASHMAN: There is actually a small, like four-
12 tier --
13 CHAIRMAN VASELOPULOS: Portable?
14 MR. CASHMAN: Yes, in this area and we're looking
15 at basically trying to, you know, make it better. But
16 there's also a problem that we've been kind of
17 experiencing where parents are out in the field, and
18 once again, off the field behind the fence. So, our
19 hope is basically they would just be sitting in this
20 area, but we're not adding additional bleachers for
21 that.
22 CHAIRMAN VASELOPULOS: Not permanent
23 bleachers --
24 MR. CASHMAN: Correct.
25 CHAIRMAN VASELOPULOS: -- but you'd have portable,
26 so you're going to be used portable?
27 MR. CASHMAN: Exactly.
28 CHAIRMAN VASELOPULOS: Okay, you may want to
29 reflect that, I didn't see it there.
30 MR. CASHMAN: Right.
31 CHAIRMAN VASELOPULOS: It's not there, right?
32 MR. CASHMAN: No, we did not, we don't have those
33 in our drawings.
34 CHAIRMAN VASELOPULOS: Going back to the blue light
35 issues, we haven't talked about yet. The way I
36 interpreted what the Police Chief was suggesting is that
37 you've got two separate locations for your tennis
38 courts. Having little experience with the way the
39 freshman program is run, you got one tennis coach,
40 typically. He can't be in two places at the same time,
41 obviously, two different locations.
42 Steve, maybe if you could shed some light, if you
43 know, about that concept of lighting, why the police
44 suggested blue lights? Was it because of, you've got
45 two courts far apart from each other, and if there would
46 be a need to communicate, that would be the quickest way
47 to communicate?
48 MR. GUTIERREZ: No, I think it was just the
49 remoteness of the athletic facility. You might have
50 kids there without their cell phones, whether they're in
51 the locker or in their bag on the edge of the courts or
52 the other court. So, the Police Chief felt that it

1 would be ideal that they have some way to reach, I
2 believe his concept was to have it set up for 911 a
3 direct link to the emergency dispatch center in the
4 event that there was an emergency.

5 CHAIRMAN VASELOPULOS: And the school, they can
6 speak for themselves of course, but they address that by
7 you'd have, the staff would have walkie-talkies. But I'm
8 raising the issue that there may be only one staff
9 person.

10 MR. FONTANETTA: Yes, just to clarify, in terms of
11 an athletic competition or practice, at a practice we
12 would have at least two coaches there. So, we're
13 fortunate enough to be able to staff each of our levels
14 with two coaches. Typically, what happens is if we have
15 a practice going on or a competition going on, our
16 athletic trainers would be in that stadium area.
17 Typically they're sitting between the east field and the
18 stadium field. What they do is they give a radio to the
19 tennis coach that's there, whether it's practice or
20 competition, so that they have access to --

21 CHAIRMAN VASELOPULOS: Okay, but are you saying
22 there are two tennis coaches now, for the freshman
23 team??

24 MR. FONTANETTA: Yes, we are fortunate enough.

25 CHAIRMAN VASELOPULOS: Because that's new.

26 MR. FONTANETTA: I'm not sure how new, but yes, we
27 have like, on the freshman --

28 CHAIRMAN VASELOPULOS: Four years? Okay.

29 MR. FONTANETTA: Yes. Also, with the competitions,
30 there's usually obviously another coach that comes
31 along, too. So, we're always pretty well staffed.

32 CHAIRMAN VASELOPULOS: Okay.

33 MR. GUTIERREZ: I'll say this, too. He was more
34 adamant about the bollards than he was about the
35 emergency phone system. He felt that that would be
36 ideal, not critical.

37 CHAIRMAN VASELOPULOS: So, then we're asking them
38 to install emergency telephones in the proposed motion
39 that you suggested that --

40 MR. GUTIERREZ: In the proposed conditions, yes.

41 CHAIRMAN VASELOPULOS: -- so, I'm raising this now
42 to everyone here, I that's not what we're asking, then
43 yet, we should address that. If that's what we want,
44 we'd leave it in there.

45 MR. GUTIERREZ: It's just this afternoon that the
46 Police Chief talked to me about that. He said he would
47 be satisfied with their existing precautions.

48 COMMISSIONER BOLLING: Say that again, I'm sorry?

49 MR. GUTIERREZ: The Police Chief and I spoke this
50 afternoon and he assured me that he'd be satisfied with
51 the precautions that they've described.

52 MR. CONWAY: Yes, I did talk to the Police Chief

1 this afternoon. We told him our procedures and he was
2 satisfied with those procedures.

3 CHAIRMAN VASELOPULOS: Okay.

4 MR. GUTIERREZ: He relayed that conversation to me
5 directly.

6 CHAIRMAN VASELOPULOS: That's fine.

7 MR. CONWAY: He was initially thinking of the
8 tennis courts are pretty remote. But right now we have
9 different routes, you know, the south tennis courts, you
10 know, we've got the north tennis courts, we have the
11 track, we have both fields, and we also have kids
12 practicing over here. Every one of those coaches have a
13 cell phone and a radio.

14 CHAIRMAN VASELOPULOS: I'm just raising the issue
15 that I don't know if there are going to be coaches at
16 each of the two tennis locations.

17 COMMISSIONER ESTABROOKE: I also have another
18 thought here. Those blue, we have them in our parking
19 lot at the office and our parking lot is 400 spots, I
20 think, or 300 and something spots. You're going to
21 have, it's not just for the tennis, if you have those
22 blue lights in the parking lot, you're also talking
23 about all the people who are coming to your facility to
24 watch games and that could need emergency service as
25 well. I don't think it's a bad idea.

26 COMMISSIONER MENDREK: Do you have them on the
27 existing school campus on the east side of the street
28 with the coming and going indoors and outdoors? You
29 don't have them on that campus, right?

30 MR. CONWAY: Correct.

31 COMMISSIONER MENDREK: Okay.

32 CHAIRMAN VASELOPULOS: When they have matches,
33 there are going to be multiple adults there.

34 COMMISSIONER ESTABROOKE: But I'm talking about
35 football games when the parking lot is absolutely jam-
36 packed.

37 COMMISSIONER BOLLING: More importantly, there's
38 just like a practice and there's --

39 CHAIRMAN VASELOPULOS: Well, that's what I'm
40 addressing. When there's practice and --

41 COMMISSIONER BOLLING: Like a practice on the
42 campus, and you're just parking there, that's what I
43 remember, like you're going for a swim practice or
44 whatever.

45 COMMISSIONER ESTABROOKE: Right, or anything. I
46 kind of like the idea.

47 CHAIRMAN VASELOPULOS: What does everyone else
48 think?

49 COMMISSIONER BERLINGHOF: Well, it's a big, you are
50 talking about a big expense.

51 COMMISSIONER ESTABROOKE: I understand.

52 COMMISSIONER BERLINGHOF: And I know, just the

1 parking lots, there's none on campus, Right?
2 MR. CONWAY: There's none on campus.
3 COMMISSIONER BERLINGHOF: Do you have any on the
4 east campus?
5 MR. CONWAY: No, we do not.
6 COMMISSIONER BERLINGHOF: So, we're talking about a
7 total change in what they have now, event he response,
8 the ability to respond to that.
9 COMMISSIONER ESTABROOKE: I understand.
10 COMMISSIONER BERLINGHOF: So, I mean that's, I
11 don't think you just want to put one in the tennis
12 court.
13 COMMISSIONER ESTABROOKE: No, I'm not saying that.
14 I'm saying that the way we have it at our office is on
15 every single one of the light fixtures, there's one of
16 these blue phones where you can pick it up and, I don't
17 know, it's not a bad idea. I'm not saying you have to
18 do it, I'm just saying it's not a bad idea.
19 COMMISSIONER BOLLING: Well, I don't know, can make
20 a recommendation to the Village --
21 COMMISSIONER BERLINGHOF: We can, the Board would
22 say no, but I mean, I don't know what we'd recommend.
23 Do we recommend that they have these every 500 feet, do
24 we recommend that they have these every, you know, give
25 us a grid, where are they going to put them. Are we
26 recommending this isn't approved unless they come back
27 with a plan showing or do we push this off to the next
28 time?
29 COMMISSIONER BOLLING: The Police Chief has come
30 back and said that he's satisfied with the configuration
31 COMMISSIONER BERLINGHOF: Correct.
32 COMMISSIONER BOLLING: -- which is kind of under
33 our purview right now.
34 COMMISSIONER BERLINGHOF: I'm not disagreeing with
35 you, it's not a bad idea.
36 COMMISSIONER ESTABROOKE: No.
37 COMMISSIONER BERLINGHOF: Actually, I don't think
38 we've seen a lot of problems.
39 COMMISSIONER ESTABROOKE: No, I'm not saying that.
40 I'm just saying it's --
41 CHAIRMAN VASELOPULOS: And the Police Chief
42 recommended it to be on both tennis courts, okay.
43 That's what the specific recommendation is.
44 COMMISSIONER HIRSCH: Right.
45 CHAIRMAN VASELOPULOS: He wasn't addressing the
46 rest of it, and really if they do both tennis courts,
47 you know, it may require bigger issue. I'm willing to
48 remove this from, it's number four on our motion, on the
49 suggested motion. I'm willing to remove it.
50 COMMISSIONER HIRSCH: I okay with that.
51 CHAIRMAN VASELOPULOS: If we could make a
52 recommendation to the school board or whatever

1 jurisdiction that is, that they want to review their
2 safety policy, I'm sure they have one.

3 COMMISSIONER MENDREK: I bet their risk managers
4 have done that.

5 CHAIRMAN VASELOPULOS: Right. I think they're more
6 aware of that than we would be even.

7 COMMISSIONER BOLLING: I think that's a good point.

8 CHAIRMAN VASELOPULOS: I kind of have faith in the
9 school to be proactive in that if they feel there's a
10 need for it, and they haven't. So, we're on record
11 saying that we noticed it.

12 MR. CONWAY: Yes.

13 CHAIRMAN VASELOPULOS: I just raised it because
14 it's in our motion, right, unless we address it.

15 MR. CONWAY: New Trier takes safety seriously,
16 that's why we staff all of our events with as many
17 people as we do. It costs a lot of money to staff them.
18 Having a staff person there is more reliable than having
19 a blue call station there because that's almost like,
20 okay, I don't need anybody if they're at the event
21 because I have a blue call station. It's more important
22 that there is a person there who can make a good
23 decision, get the help, versus just dialing 911. So, we
24 made that conscious decision to have the staff members
25 there versus just having --

26 CHAIRMAN VASELOPULOS: Well, a staff member does,
27 you know, a 100 things more than just an inanimate phone
28 would do.

29 MR. CONWAY: Yes.

30 CHAIRMAN VASELOPULOS: Any more questions or
31 comments from the Commissioners?

32 COMMISSIONER HIRSCH: And no issues, of course,
33 with the setback variance from 25 feet to now 10, I
34 guess. Nobody has any issue. They just said build a
35 taller fence.

36 MR. CASHMAN: We showed them this plan. We're
37 basically 12 feet off that south property line. We
38 showed them the plan. We talked about where the
39 existing trees were, where we're planning on doing it,
40 and they were okay with it.

41 COMMISSIONER HIRSCH: Okay, but that does require a
42 variance, Steve?

43 MR. GUTIERREZ: It does.

44 COMMISSIONER HIRSCH: Yes.

45 CHAIRMAN VASELOPULOS: Anyone from the audience
46 have any questions or comments? If not, does someone
47 want to make a motion?

48 COMMISSIONER RUBIN: I'll make a motion.

49 **Motion to recommend to the Village Board approval of a**
50 **Special Use and associated Zoning Variations to allow**
51 **various improvements to New Trier High School's athletic**
52 **facilities in accordance with the Petitioner's**

- 1 application and supporting materials, dated January 11,
2 2018 subject to the following conditions:
- 3 1. The Petitioner shall repair or replace any
4 public sidewalk that the Village Engineer
5 deems necessary to repair or replace due to
6 the construction of the proposed development.
 - 7 2. The proposed building elevations, landscaping,
8 fencing, signage and lighting shall be subject
9 to the approval of the Architectural
10 Commission and any conditions they may
11 require.
 - 12 3. The Petitioner shall install bollards, or a
13 comparable vehicle barrier, every four feet
14 between the bleachers for the new tennis
15 courts and the parking lot.
 - 16 4. The representations made in the application
17 and support documents are binding upon the
18 Petitioners. There shall be no additional
19 uses permitted beyond those specifically
20 enumerated herein or permitted by the Village
21 of Northfield's Zoning Ordinance.
 - 22 5. The Village of Northfield Health, Fire, and
23 Building Officials shall be granted access to
24 the subject property at any reasonable time
25 for purposes of conducting inspections for
26 compliance with Village Codes and Ordinances.
 - 27 6. An approval pursuant to any requested review
28 by a Village consultant, Village Staff member,
29 Village Commission or Village Board Committee
30 shall be an approval of only those items
31 specified in any motion, resolution,
32 ordinance, or written report. Such approval
33 shall not be deemed to be an approval of any
34 matter which is within the jurisdiction of any
35 other Village consultant, Village Staff
36 member, Village Board Committee or Village
37 Commission that has not issued a report or
38 given its approval. Neither shall such
39 approval be deemed the approval of any County,
40 State or Federal Agency. Under no
41 circumstances shall the approval be deemed to
42 be an approval of any matter not included in
43 this ordinance by virtue of the fact that such
44 a matter appeared on a supporting document
45 which is not attached as an exhibit to this
46 ordinance or incorporated as an exhibit as
47 part of this ordinance.
 - 48 7. The Petitioner shall comply in all other
49 respects with the ordinances of the Village of
50 Northfield and nothing in this special use
51 shall be construed as a waiver of any of those
52 requirements.

- 1 8. Violation of any condition of this Special Use
2 Ordinance shall be cause to revoke said permit
3 by the Corporate Authorities upon 10 days
4 proper notice to the Petitioner.
5 Alternatively, the Village Manager shall have
6 the right to assess fines, not to exceed \$750
7 per violation, for violation of this Special
8 Use Ordinance. Such assessment of fines may
9 be appealed to the Corporate Authorities by
10 filing written notice of appeal within three
11 days of the assessment.
- 12 9. Changes in the project may only be made as
13 follows:
- 14 A. Minor Field Changes. Minor changes in
15 locations or sizes shown on exhibits may
16 be approved, in writing, by the Director
17 of Community Development. Typically, a
18 minor field change will not involve a
19 percentage change greater than three
20 percent. However, not all changes of
21 less than three percent shall necessarily
22 be deemed to be minor. The determination
23 of the Director of Community Development
24 as to whether a change is a minor field
25 change shall be final.
- 26 B. Village Board Approved Changes. The
27 Village Board may approve, without
28 referral to the Plan and Zoning
29 Commission, such other changes as it
30 believes are in the best interest of the
31 Village and which do not involve changes
32 in numbers found in the text of the
33 Ordinance and which do not have a
34 substantial, direct impact on adjacent
35 properties. The determination of the
36 Village Board as to whether a requested
37 change should be referred to the Plan and
38 Zoning Commission shall be final.
- 39 C. Changes Requiring a Public Hearing. Any
40 change involving a size, quantity or
41 other numerical value found in the text
42 of the Ordinance or any change having
43 substantial, direct impact on adjacent
44 properties shall not be made except after
45 a public hearing before the Plan and
46 Zoning Commission. Additionally, the
47 Village Board or the Director of
48 Community Development may refer requested
49 change to the Plan and Zoning Commission
50 for public hearing when either believes
51 it would be in the best interest of the
52 Village to do so.

1 CHAIRMAN VASELOPULOS: With the exception of number
2 four?
3 COMMISSIONER RUBIN: With the exception that
4 condition number is stricken.
5 CHAIRMAN VASELOPULOS: Is there a second?
6 COMMISSIONER MENDREK: Second.
7 CHAIRMAN VASELOPULOS: All those in favor?
8 (Chorus of ayes.)
9 CHAIRMAN VASELOPULOS: All opposed?
10 (No response.)
11 CHAIRMAN VASELOPULOS: The motion carries. Thank
12 you. Congratulations and good luck!
13 MR. CASHMAN: Thank you, everyone. We appreciate
14 it.
15 CHAIRMAN VASELOPULOS: Any other questions or
16 comments from the Commissioners?
17 COMMISSIONER RUBIN: Motion to adjourn.
18 COMMISSIONER ESTABROOKE: Second.
19 CHAIRMAN VASELOPULOS: All those in favor?
20 (Chorus of ayes.)
21 CHAIRMAN VASELOPULOS: All opposed?
22 (No response.)
23 CHAIRMAN VASELOPULOS: Motion carries. Thank you,
24 everyone, and good night.
25 (Whereupon, at 8:16 p.m., the above meeting
26 was concluded)
27

28

29 APPROVED 3/5/18

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1 STATE OF ILLINOIS)
2) SS.
3 COUNTY OF C O O K)
4

5 I, RONALD LeGRAND, SR., depose
6 and say that I am a digital court reporter
7 doing business in the State of Illinois; that
8 I reported verbatim the foregoing proceedings
9 and that the foregoing is a true and correct
10 transcript to the best of my knowledge and
11 ability.

12
13 _____
14 RONALD LeGRAND, SR.
15

16 SUBSCRIBED AND SWORN TO
17 BEFORE ME THIS _____ DAY OF
18 _____, A.D. 2018.

19
20
21 _____

22 NOTARY PUBLIC

23