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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 6th day  
of February, 2017, at the hour of 7:03 p.m.

MEMBERS PRESENT:

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

MEMBERS ABSENT:

TRACEY MENDREK

ALSO PRESENT:

STEVE GUTIERREZ, Community Development Director

1           CHAIRMAN VASELOPULOS: Good evening, everyone. I'd  
2 like to call to order the meeting of Plan & 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 Chris.

7           COMMISSIONER BROCCOLO: Chris Broccolo.

8           COMMISSIONER HIRSCH: Steven Hirsch.

9           COMMISSIONER ESTABROOKE: Kathy Estabrooke.

10          COMMISSIONER BERLINGHOF: Todd Berlinghof.

11          COMMISSIONER deLOYS: Dan deLoys.

12          COMMISSIONER BOLLING: Tom Bolling.

13          CHAIRMAN VASELOPULOS: Thank you very much. The  
14 purpose of tonight's meeting is to conduct a public  
15 hearing to consider and discuss these requests for  
16 approval of special use permits located at: 7 Happ  
17 Road, Petitioner's name is New Trier High School  
18 District 203 and Bright Horizons Family Solutions; and  
19 1825 Willow Road, that Petitioner's name is, just give  
20 me one second, I can't read my own writing. Bond Drug  
21 Company of Illinois, LLC which is commonly referred to  
22 as the Walgreens. The public hearing format will  
23 provide an overview of these proposals and a forum for

1 public comment and input.

2           This Commission is a recommending body only, and we  
3 will forward our recommendations to the Village  
4 President and the Board of Trustees for final  
5 determination on whether or not to grant these items  
6 before us today. The Board will then consider these  
7 items that are being discussed this evening at the next  
8 Board meeting which is scheduled for Tuesday, February  
9 21st, 2017 at 7:00 p.m. right here in this boardroom.

10           Tonight's meeting requires that all persons wishing  
11 to be heard and to enter testimony on these cases today  
12 to be sworn in. This includes all petitioners and  
13 individuals in addition to petitioners, and any other  
14 interested parties or other property owners. Following  
15 the petitioner's presentation and after the Commission  
16 has had an opportunity to ask questions and discuss  
17 amongst ourselves, then all interested parties will be  
18 given an opportunity to speak. Prior to speaking, we  
19 request that all parties step forward to the microphone  
20 and be sworn in and provide their name, address and  
21 interest in this matter for the record. These  
22 proceedings are being recorded and that is why we are  
23 requesting you to speak only at the podium where the

1 microphone is located.

2 Before I continue, we had a late arrival. Len?

3 COMMISSIONER RUBIN: My apologies. I'm Len Rubin,  
4 the late Len Rubin.

5 CHAIRMAN VASELOPULOS: The current Len Rubin.

6 COMMISSIONER RUBIN: Right.

7 CHAIRMAN VASELOPULOS: Thank you. Our first order  
8 of business is to pass the minutes from our January 3rd,  
9 2017 meeting. Is there a motion?

10 COMMISSIONER BERLINGHOF: So moved.

11 COMMISSIONER BOLLING: Second.

12 CHAIRMAN VASELOPULOS: All those in favor?

13 (Chorus of ayes.)

14 CHAIRMAN VASELOPULOS: All opposed?

15 (No response.)

16 CHAIRMAN VASELOPULOS: The motion carries. Before  
17 the first petitioner steps to the microphone, Steve, do  
18 you have any introductory comments?

19 MR. GUTIERREZ: Yes, thank you, Mr. Chairman. The  
20 Petitioner, New Trier Township High School District 203,  
21 is seeking a special use for their New Trier Child Care  
22 Center that's located on the Northfield campus. In  
23 2010, this child care center was about to open. At that

1 time, the high school district, actually the consultant  
2 with the Village asked whether or not zoning approvals  
3 would be necessary. At that time, based on the  
4 understanding that the center would only be available to  
5 the district staff and their families, the Village  
6 determined that this was an ancillary use to the high  
7 school use. Now, subsequently, we came to recognize  
8 that the center had been open to families beyond New  
9 Trier staff. At that point in time, we contacted New  
10 Trier to inform them that they would need to come back  
11 for a special use for the facility.

12 Just some minor details, the Petitioner I'm sure  
13 will go over some of this but I just want to make sure  
14 this is in the record. Based on the letter in the  
15 application, 54 children are currently enrolled in the  
16 center. The center has a maximum capacity of 65  
17 students that's based on the Illinois Department of  
18 Children and Family Services that they informed the  
19 Village of as well as the Petitioner in the case. That  
20 maximum is established in the DCFS' licensure of the  
21 center, again this facility is licensed by DCFS.

22 The facility is inspected by the Village's Health  
23 Department Sanitarian. They inspect the kitchen

1 facilities. It is also inspected by the Office of the  
2 State Fire Marshal. I believe they're on a three-year  
3 cycle for that inspection. They are inspected annual by  
4 the Northfield Fire Department. All of these agencies  
5 indicate that the center is in very good standing,  
6 frankly has outstanding inspection reports.

7 The 65,000 square-foot facility is located in  
8 Building B which is on the west, I'm sorry, on the east  
9 side of the New Trier campus.

10 Just a little bit about the parking. Currently,  
11 there are 692 parking spaces within the campus. Our  
12 zoning code requires 277 spaces for both the daycare and  
13 the high school once you add up the requirements for  
14 both activities. The high school's parking count is  
15 based on the number of staff and the number of students  
16 who are 16 years or older. The daycare's parking  
17 requirement is based on the number of staff plus one  
18 space for every six students who they accommodate. The  
19 center's impact on parking is really mitigated even with  
20 that large surplus of parking, the impact that the  
21 center has on the campus is really mitigated by the fact  
22 that many of their parents are actually working at that  
23 campus. So, they're going to be there regardless of

1 whether or not they're using the daycare.

2 So, those are some of the background facts I wanted  
3 to fill you in on. The Applicant, the Petitioner is  
4 here. I believe they have a presentation for you.

5 COMMISSIONER BROCCOLO: Can I ask a question before  
6 that? In terms of the issue of why it comes before us,  
7 so the only reason it's coming before us is because they  
8 have outside clients?

9 MR. GUTIERREZ: Correct.

10 COMMISSIONER BROCCOLO: The reason that we may be  
11 concerned for that is because it might cannibalize our  
12 other retail --

13 MR. GUTIERREZ: It's not really so much a concern.  
14 Daycare centers are a special use, are categorized as  
15 special use in all of our residential districts. This  
16 is actually zoned R-1, so it's really an R-1. So, what  
17 triggers it, what transitions it from being an  
18 ancillary, what we consider to be an ancillary use just  
19 serving a high school, like kind of a facet of their  
20 operations, is that they've opened it up to the public,  
21 you know, it's a somewhat defined universe of the  
22 public, but it is open beyond the staff.

23 So, regardless of the numbers of people from the

1 outside so to speak whose children are enrolled, it's  
2 just the fact that it's open to the public that triggers  
3 the need for the special use. There wasn't any  
4 particular concern that we had, just that that's the --

5 COMMISSIONER BROCCOLO: So, Staff has no concern  
6 about it.

7 MR. GUTIERREZ: No, we don't. We have not received  
8 any complaints. Again, we are in there inspecting  
9 annually, and it appears to be a very well-run  
10 operation.

11 COMMISSIONER BROCCOLO: Yes, I don't want to create  
12 an issue. I was just curious.

13 MR. GUTIERREZ: Yes, there's no concerns. Just a  
14 formality.

15 CHAIRMAN VASELOPULOS: Okay, if the Petitioner  
16 would like to step forward and state your name and be  
17 sworn in please?

18 MR. SANDERS: My name is George Sanders.

19 (Witness sworn.)

20 MR. SANDERS: So, good evening and thank you very  
21 much for having us here tonight. My name is George  
22 Sanders. I'm the director of human resources at New  
23 Trier High School. I started at New Trier in 2009 and

1 we opened up the daycare center in 2010. I am a huge  
2 fan of Bright Horizons for child's development for  
3 retention at New Trier for making New Trier High School  
4 a school of choice for excellent teachers for our kids.

5 So, what I'd like to do is just go through a very brief  
6 presentation. What should I be pointing at? There we  
7 go.

8 So, basically, this is the agenda. Go over a  
9 little bit of the timeline of the program, the staffing,  
10 the plan, and talk a little bit about how we  
11 transitioned from employees only to members of the  
12 community, and then I can answer any questions that you  
13 may have.

14 So, as I said, we opened in 2010. We had many,  
15 many, many years of discussion about opening a daycare  
16 center. We had a public bid to find a provider. We  
17 chose Bright Horizons. They're a nationally and  
18 internationally known provider of child care, absolutely  
19 excellent, they provide first-rate quality education for  
20 the children. They've received some notable  
21 accreditations as well, rare and unusual for daycare  
22 centers to receive this accreditation and they're simply  
23 outstanding.

1           We opened primarily for New Trier teachers and  
2 staff. Our contract does acknowledge that there might  
3 be a time when we would have non-employees as a part of  
4 the center, using the services of the center. It's  
5 never our hope to have non-employees in the center, but  
6 it does work well for us in terms of our budget. The  
7 closer we are to capacity obviously, the better that we  
8 can do with the minor reduction in tuition that we do  
9 provide for our employees.

10           So, we do have some non-staff enrollment and  
11 there's the history of the non-staff enrollment starting  
12 in 2014, '15 and '16. The green bar is actually the  
13 child of an employee of Bright Horizons, and that is, we  
14 did enter into that contract with them to permit that.  
15 Then we have teachers and staff of feeder schools that  
16 are in district, and then finally residents of New  
17 Trier.

18           It's seven non-staff enrolled, the one Bright  
19 Horizons employee, two full-time children, and four  
20 part-time children. The way this would work, let's say  
21 we came close to capacity, 65 kids, we would actually  
22 never ask a non-employee's family to remove their child  
23 from the daycare center. The progression and the

1 process is too important. But we would also not put a  
2 non-employee's child on the waiting list in front of an  
3 employee's child. That's part of our contract as well.

4 So, as far as the capacity and services, the age  
5 groups, we have infants, toddlers, two, some preschool,  
6 8, 10, 14 and 33 capacity. The staff-to-child ratio is  
7 partially determined by DCFS but it's also determined by  
8 Bright Horizons in terms of the number of teachers that  
9 should be with the kids. So, we have excellent staffing  
10 coverage for all of the children.

11 So, as far as the staff goes, we have a center  
12 director, an assistant director, kitchen staff, 11  
13 teachers, two assistant teachers, for a total staff of  
14 16. We're just very, very proud to be able to have the  
15 Bright Horizons staff work with our teachers. Some of  
16 our teachers bring classes into the daycare center and  
17 it's a wonderful synergy between the school and the  
18 daycare center, just beyond even providing daycare for  
19 our employees.

20 Parking and security. I noted in the summary that  
21 one of the comments was there was no signage and that's  
22 intentional. We don't want to bring attention to the  
23 daycare center, so we don't have signage. So, hopefully

1 that answers the question in the document.

2 As far as parking goes, we have a huge parking lot  
3 on all sides of the campus. Most of the teachers simply  
4 pull up to temporary parking spaces, drop their children  
5 off, and then go to a permanent parking space on the  
6 campus.

7 So, a little bit about Bright Horizons Family  
8 Solutions. Just a partner of choice, they're  
9 outstanding. They have 35 centers in the Chicago area,  
10 a terrific regional and admin support, a locally based  
11 leadership team. Our relationship with them has been  
12 excellent.

13 Here's a, I'm going to have to look at, I actually  
14 can't see that, a quick market study. This is looking  
15 at monthly tuition and you can see that we have a  
16 different structure for New Trier employees and then New  
17 Trier residents, Northbrook and Skokie facilities.  
18 We're actually able to offer a slight discount to our  
19 employees off of the regular Bright Horizons tuition.  
20 Part of that is offset by the New Trier residents who  
21 pay the full market tuition for the area.

22 So, just very briefly, the facility itself is in a  
23 building that we had been leasing out to a local

1 business. It came back to us in 2010, so they were  
2 actually able to create the child care center actually  
3 in the building referred to as the B building. It's an  
4 amazing place for kids. It's spacious, it's clean.

5 It has a tremendous amount of educational resources  
6 for the children. If you ever want to come and take a  
7 look at it, please come over and we'll take you for a  
8 tour. It's fun to watch the kids on their little three-  
9 wheelers. We have a large playground and they put on  
10 their helmets and hope on the three-wheelers and buzz  
11 around. Occasionally I get a report of like a little  
12 bruise.

13 That's the floor plan. The main entrance is  
14 actually, I can't see. As you can see, it's a very  
15 large area with lots of classroom space. The important  
16 thing about this is that we work with Bright Horizons  
17 annually and sometimes more to create the right space  
18 for the kids that we have in the center. So, infant  
19 space is always at a premium, so we'll adjust rooms to  
20 accommodate more infants within the context of DCFS and  
21 what they allow. But it's kind of a, it's not modular  
22 but it's almost modular in terms of what we're able to  
23 provide for the kids.

1           There's a typical classroom which I actually think  
2 looks a little bit like this room. A toddler classroom.  
3       Preschool. I'm happy to answer any questions.

4           CHAIRMAN VASELOPULOS: Yes, I had a couple to start  
5 off. Regarding the capacity, I just had a few  
6 questions, things I observed about the materials. You  
7 say it's 65, so I'm going to ask a few questions and you  
8 could just answer them instead of asking one at a time.

9           On the certification that DCFS has submitted to you  
10 or ones that you submitted to us, there are different  
11 capacity figures on each of the three certifications.  
12 Okay, they start off with 65, then it goes to 67, then  
13 the most recent they submitted was 66. So, that's just  
14 one question.

15           That goes to a greater point. What does guide the  
16 number? Would New Trier ever envision, along with  
17 Bright Horizons, has it ever envisioned giving them  
18 another classroom to expand the facility, make this 70-  
19 75? Is that in your thinking?

20           MR. SANDERS: So, the last question first. No, we  
21 feel that the space that we have now is sufficient for  
22 our employee population. Our long-term strategy and  
23 budgeting was just for that space and we have no

1 intention of increasing the size of the space.

2 CHAIRMAN VASELOPULOS: But if you have a waiting  
3 list, you know, and the waiting list appears to be  
4 annual, it's that you've always five or 10 people  
5 waiting to get on, would you then contemplate it?

6 MR. SANDERS: No, we still wouldn't. It's not  
7 unusual for Bright Horizons to have a waiting list.  
8 Most, well, I don't want to speak for Bright Horizons,  
9 but in my experience with Bright Horizons there has  
10 always been a waiting list. My son went to Bright  
11 Horizons when I worked at Motorola and there was a  
12 waiting list for him to get in. So, there's always, the  
13 waiting list is there because certain classrooms are  
14 just more in demand, so the infant classrooms are more  
15 in demand.

16 That kind of answers the first question is why is  
17 there a capacity difference, because as we create  
18 toddler space or two space or more infant space, our  
19 capacity changes because we can have more infants in a  
20 particular square footage than we can have two-year-  
21 olds. So, as we reconfigure the space, and it's very  
22 minor reconfiguration, that changes our capacity.

23 CHAIRMAN VASELOPULOS: So, the latest certificate

1 you submitted to us has a capacity of 66?

2 MR. SANDERS: Yes.

3 CHAIRMAN VASELOPULOS: The certificate expired last  
4 year, August 20th, 2016. So, does the new certificate  
5 say 65, is that where you're getting that number from?  
6 I don't mean to put you on the spot.

7 MR. SANDERS: No, no, wait, I want to answer the  
8 question.

9 CHAIRMAN VASELOPULOS: Because the numbers  
10 fluctuate, it's not a big deal.

11 MR. SANDERS: Right, right.

12 CHAIRMAN VASELOPULOS: But if you're hard and fast  
13 on the 65 -- yes, please come forward.

14 MS. RELIC: Do I need to get sworn in?

15 CHAIRMAN VASELOPULOS: Yes. Yes, please.

16 (Witness sworn.)

17 CHAIRMAN VASELOPULOS: Thank you.

18 MS. RELIC: Kristen Relic, regional manager with  
19 Bright Horizons. The variation and numbers for  
20 occupancy can vary from year to year from DCFS. So,  
21 when a DCFS representative comes in, they measure a  
22 room, so it can be based on square footage and one woman  
23 might change the square footage. So, to your point,

1 yes, depending on the age group, how many square foot,  
2 how many children in a particular age.

3 As far as the, we submitted I believe in the  
4 paperwork, we did just recently get re-licensed. We  
5 submitted the e-mail saying that this year's license has  
6 been confirmed. We haven't gotten the paper copy from  
7 the state. So, I believe the e-mail was submitted.

8 MR. GUTIERREZ: I spoke to the state last week and  
9 they confirmed that as well.

10 CHAIRMAN VASELOPULOS: So, their certificate there,  
11 it says 65 on that?

12 MR. GUTIERREZ: Oh, I didn't ask about that, I'm  
13 sorry. The renewal --

14 CHAIRMAN VASELOPULOS: Again, I don't have a huge  
15 problem with it. But by the same token, if you or the  
16 next administration, next administrators I should say,  
17 may be interested in expanding this, we may ask you to  
18 come back for an additional, to re-up the special use or  
19 to amend the special use for a greater number which may  
20 not be an issue. Frankly, personally I don't have an  
21 issue with a slightly larger number if you have size for  
22 it.

23 COMMISSIONER BERLINGHOF: It doesn't, I don't think

1 the motion has a number.

2 CHAIRMAN VASELOPULOS: Pardon me? No, the motion  
3 doesn't have a number and that's kind of what I'm  
4 raising because the special use is going to, they're  
5 submitting a maximum that they will operate under. But  
6 it's not memorialized in the motion.

7 COMMISSIONER BERLINGHOF: Right.

8 CHAIRMAN VASELOPULOS: So, we can take care of that  
9 issue.

10 MS. RELIC: Okay.

11 CHAIRMAN VASELOPULOS: So, but I wanted to  
12 understand that whole dynamic because I saw the  
13 certificate had three different numbers on it.

14 MS. RELIC: Why it can change, yes.

15 CHAIRMAN VASELOPULOS: Yes, okay.

16 COMMISSIONER deLOYS: What's been the maximum over  
17 the six years you've been operating, do you know?

18 MS. RELIC: In occupancy? 66 would absolutely be  
19 the max. It fluctuates.

20 CHAIRMAN VASELOPULOS: Which has been the maximum?

21 MS. RELIC: 66.

22 CHAIRMAN VASELOPULOS: You have had 66 kids then?

23 MS. RELIC: Oh, as far as enrollment?

1 CHAIRMAN VASELOPULOS: Yes.

2 MS. RELIC: That I can't speak to offhand. But no,  
3 I don't believe we've ever been at full capacity. My  
4 director would know.

5 CHAIRMAN VASELOPULOS: Sure. My impression was  
6 somewhere around the mid 50's. But please state your  
7 name and be sworn in please.

8 (Witness sworn.)

9 MS. JEFFREY: The highest capacity that we've had  
10 is 61.

11 CHAIRMAN VASELOPULOS: 61, okay.

12 COURT REPORTER: Excuse me, and your name?

13 MS. JEFFREY: I'm sorry, my name is Elizabeth  
14 Jeffrey, I'm the center director.

15 CHAIRMAN VASELOPULOS: Great.

16 COMMISSIONER BERLINGHOF: I just have one question,  
17 it's really to you and to you because real estate taxes.

18 So, New Trier is a not-for-profit entity, there's no  
19 real estate taxes. This is a for-profit entity. Now,  
20 when it didn't accept outside people, it's probably  
21 considered to be like more of just an internal sort of  
22 service, but now it's not. Is there any, are they at  
23 risk that the county would come or that Northfield will

1 come back and say, you know, this component should be  
2 taxed? They should pay real estate taxes like any other  
3 for-profit child care center? There should be a couple  
4 of them in the community?

5 I'm curious on how that, and you had a business  
6 here before you leased it, too, so maybe you've sort of  
7 been able to get around it somehow. Now, did they pay  
8 real estate taxes when they were leasing that space  
9 before?

10 MR. SANDERS: So, I know that in the summary, there  
11 is a mention of a profit sharing relationship between  
12 Bright Horizons and New Trier. So, we brought that  
13 profit sharing idea to the state, and the state told us  
14 very clearly that we cannot because we are not-for-  
15 profit. We cannot participate in any kind of profit  
16 sharing, so we don't.

17 As far as the taxes go, one of the reasons why we  
18 can offer reduced tuition to the parents of employees  
19 and residents of the district is because we are  
20 providing space to Bright Horizons at no charge. So,  
21 the tradeoff is lower tuition for our employees. So,  
22 there actually is, I would have to check to answer your  
23 question thoroughly and completely.

1           COMMISSIONER BERLINGHOF: I'm not sure I care. I'm  
2 just telling you with respect to that, and even though -  
3 - that it's possible you've opened yourself up by  
4 bringing in outside people to the potential that the  
5 state comes back, no, you're operating a, it's not just  
6 part of New Trier anymore, now it's separate, it's  
7 bringing in outside people, and it should be taxed.

8           COMMISSIONER RUBIN: Quick question. Forgive me  
9 for not knowing more about Bright Horizons. My  
10 wanderings around New Trier West involved my children  
11 and I could never find Building B. But in any event, my  
12 curiosity is, about Bright Horizons, they have 35  
13 centers in the greater Chicago area, and I'm just  
14 wondering whether any of them have had any real problems  
15 that might be indicative of the way the entire  
16 organization is run or anything like that.

17           MS. RELIC: In regards to? Can you be more  
18 specific?

19           COMMISSIONER RUBIN: Yes, sure I can. There are 35  
20 centers that are all run by Bright Horizons.

21           MS. RELIC: Yes.

22           COMMISSIONER RUBIN: Have any of the centers run  
23 into any legal trouble or other trouble that reflect

1 badly on Bright Horizons as far as that center, well,  
2 might reflect badly on Bright Horizons?

3 MS. RELIC: Not that I have familiarity with that I  
4 can speak to.

5 COMMISSIONER RUBIN: Of course.

6 MS. RELIC: Yes, not that I have familiarity with.  
7 I mean with any large organization, I mean it is a  
8 publicly traded company. I'm sure there has been  
9 instances throughout, you know, throughout the country.  
10 But nothing that would affect New Trier by any means.

11 COMMISSIONER RUBIN: No, I was just curious if, you  
12 know, maybe one of the centers might have been closed  
13 because of some serious problems, the way the children  
14 were treated or whatever. My question is asked out of  
15 total ignorance. I have no idea, but I thought I'd ask.

16 MS. RELIC: We're actually a really highly  
17 reputable company in the area, specifically in this  
18 state. We do have 35 schools in this area alone. We're  
19 also in Southern Illinois as well. We have both client  
20 and freestanding what we call lease model centers. So,  
21 we serve various clients including some of the bigger  
22 names in the area such as Walgreens, AllState, Takeda,  
23 Northern Trust, NMH, a lot of the big corporations, we

1 do partner and service their children as well. Then  
2 we've got of course freestanding ones as well. So, we  
3 do have a pretty good reputation in the area.

4 COMMISSIONER RUBIN: Thank you.

5 MS. RELIC: Yes.

6 COMMISSIONER ESTABROOKE: My question has to do  
7 with safety I think, I'm not really sure. But I'm  
8 looking at Drawing A-B202 and I'm seeing that there's a  
9 loading dock right in the middle of all of this. I'm  
10 not quite sure of --

11 MR. SANDERS: So, there is a loading dock, but the  
12 loading dock is actually underneath the child care  
13 center. So, the trucks that unload things go down the  
14 loading dock beneath the daycare center. The actual  
15 parking for drop-off for the daycare center is not much  
16 farther, probably 50 yards farther north away from the  
17 loading dock. The sidewalk going up to the daycare  
18 center is even farther north. So, unless a kid escaped  
19 and ran down the sidewalk and got away from their parent  
20 or teacher, even then there wouldn't be much danger.  
21 But there is a proximity.

22 COMMISSIONER ESTABROOKE: Yes, because I'm seeing,  
23 when I went to the property, I was seeing doors here and

1 here. So, it's kind of, I don't know, as a mom that's  
2 where you go.

3 COMMISSIONER BERLINGHOF: Well, they've been  
4 operating 10 years.

5 COMMISSIONER ESTABROOKE: Yes, I mean I think it is  
6 okay but --

7 COMMISSIONER BERLINGHOF: Seven years and they  
8 never had a problem.

9 COMMISSIONER ESTABROOKE: That we know of.

10 COMMISSIONER BERLINGHOF: No, I mean we have seen  
11 the police report, so if there was a problem we would  
12 know that.

13 MS. RELIC: DCFS has licensed it for all of, it  
14 takes into account, we can't get licensed with any  
15 dangerous proximity to anything like that.

16 COMMISSIONER ESTABROOKE: I know. But as a mom --

17 MS. RELIC: I know.

18 COMMISSIONER HIRSCH: I guess to springboard off  
19 that idea, Kathy, is the anticipated increase in  
20 capacity, does that necessitate any extra measures of  
21 security or concerns at all mandated by the state or  
22 even high school building regulation?

23 MR. SANDERS: Not from the high school's

1 perspective.

2 MS. RELIC: No, because at this time with the  
3 special use, with the slides and everything, we're not  
4 asking to increase, we're just going through the proper  
5 precautions. So, we're not asking for additional use  
6 for the state or for licensing. We have six New Trier  
7 district families that don't work for New Trier.

8 COMMISSIONER HIRSCH: Right. But you're looking to  
9 bring in like 10 other kids I guess to be in full  
10 capacity?

11 MS. RELIC: We probably wouldn't even be able to  
12 fit that when it comes down to the ratios and the rooms.  
13 So, if right now we're running about 54 kids, if we're  
14 looking in the fall to average about 58 children and  
15 we're capacitated for 65, you have to figure maybe tops  
16 there would be four more kids if they don't already come  
17 from New Trier alone.

18 COMMISSIONER HIRSCH: Right, right. Now, is it  
19 safe to say that the red area shown, there could or  
20 would be future growth potential entertained at all by  
21 the high school?

22 MR. SANDERS: No. So, that was going to be part  
23 three of my --

1 COMMISSIONER HIRSCH: Oh, sorry.

2 MR. SANDERS: No, no, that's fine, of the first  
3 question that was asked about expansion. There is no  
4 room to expand. It's a fixed building. There is  
5 absolutely no plan at all, five-year or even beyond, to  
6 expand the size of the building or to build onto it.

7 CHAIRMAN VASELOPULOS: There are adjacent  
8 classrooms though that are not part of the current  
9 footprint?

10 MR. SANDERS: Yes.

11 CHAIRMAN VASELOPULOS: You could, if you decide,  
12 give them one of those classrooms, put in a door, the  
13 one to the west, put in a door and now they have a  
14 larger space. I mean that's physically an option.

15 MR. SANDERS: It's physically possible, yes.  
16 Physically possible.

17 COMMISSIONER BERLINGHOF: Yes, number three says  
18 they'd have to amend. So, I'll make a motion.

19 CHAIRMAN VASELOPULOS: No, not yet. Okay, thank  
20 you very much.

21 MR. SANDERS: Thank you.

22 CHAIRMAN VASELOPULOS: Anyone from the audience  
23 have any questions or comments? Okay, in light of

1 number three which says any physical expansion of the  
2 child care center shall require an amendment to the  
3 special use, does that suffice, does the Commission  
4 think that suffices in lieu of not having a specific  
5 number in here of 65?

6 (Chorus of agreements.)

7 CHAIRMAN VASELOPULOS: Someone want to make a  
8 motion?

9 COMMISSIONER BERLINGHOF: Sure. I make a motion to  
10 recommend.

11 **Motion to recommend to the Village Board approval of a**  
12 **Special Use in order to operate a child care center at 7**  
13 **Happ Road in accordance with the Petitioner's**  
14 **Application and Supporting Materials, date stamped**  
15 **December 21, 2016, subject to the following conditions:**

- 16 1. The Special Use shall be personal and limited to  
17 the Petitioner, New Trier Township High School  
18 District 203, pursuant to Article XVI, Section 4(9)  
19 of the Zoning Ordinance of the Village of  
20 Northfield. Furthermore, the Special Use shall  
21 only be applicable to the subject property.
- 22 2. The hours of operation shall be limited to 6:45  
23 a.m. to 6:00 p.m., Monday through Friday, except

- 1           when the New Trier High School requires its staff  
2           to work late.
- 3    3.    Any physical expansion of the child care center  
4           shall require an amendment to the Special Use.
- 5    4.    The representations made in the Application and  
6           Supporting Documents are binding upon the  
7           Petitioners.     There shall be no additional uses  
8           permitted beyond those specifically enumerated  
9           herein or permitted by the Village of Northfield's  
10          Zoning Ordinance.
- 11   5.    The Village of Northfield Health, Fire, and  
12          Building Officials shall be granted access to the  
13          subject property at any reasonable time for  
14          purposes of conducting inspections for compliance  
15          with Village Codes and Ordinances.
- 16   6.    An approval pursuant to any requested review by a  
17          Village consultant, Village Staff member, Village  
18          Commission or Village Board Committee shall be an  
19          approval of only those items specified in any  
20          motion, resolution, ordinance, or written report.  
21          Such approval shall not be deemed to be an approval  
22          of any matter which is within the jurisdiction of  
23          any other Village consultant, Village staff member,

1 Village Board Committee or Village Commission that  
2 has not issued a report or given its approval.  
3 Neither shall such approval be deemed the approval  
4 of any County, State or Federal Agency. Under no  
5 circumstances shall the approval be deemed to be an  
6 approval of any matter not included in this  
7 ordinance by virtue of the fact that such a matter  
8 appeared on a supporting document which is not  
9 attached as an exhibit to this ordinance or  
10 incorporated as an exhibit as part of this  
11 ordinance.

12 7. The Petitioner shall comply in all other respects  
13 with the ordinances of the Village of Northfield  
14 and nothing in this approval shall be construed as  
15 a waiver of any of those requirements.

16 8. Violation of any condition of this Special Use  
17 Ordinance shall be cause to revoke said permit by  
18 the Corporate Authorities upon 10 days proper  
19 notice to the Petitioner. Alternatively, the  
20 Village Manager shall have the right to assess  
21 fines, not to exceed \$750 per violation, for such  
22 violation. Such assessment of fines may be  
23 appealed to the Corporate Authorities by filing

1 written notice of appeal within three days of the  
2 assessment.

3 9. Changes in the project may only be made as follows:

4 A. Minor Field Changes. Minor changes in  
5 locations or sizes shown on exhibits may be  
6 approved, in writing, by the Director of  
7 Community Development. Typically a minor  
8 field change will not involve a percentage  
9 change greater than three percent. However,  
10 not all changes of less than three percent  
11 shall necessarily be deemed to be minor. The  
12 determination of the Director of Community  
13 Development as to whether a change is a minor  
14 field change shall be final.

15 B. Village Board Approved Changes. The Village  
16 Board may approve, without referral to the  
17 Plan and Zoning Commission, such other changes  
18 as it believes are in the best interest of the  
19 Village and which do not involve changes in  
20 numbers found in the text of the Ordinance and  
21 which do not have a substantial, direct impact  
22 on adjacent change should be referred to the  
23 Plan and Zoning Commission shall be final.

1           C.    Changes Requiring a Public Hearing.  Any  
2                    change involving a size, quantity or other  
3                    numerical value found in the text of the  
4                    Ordinance or any change having substantial,  
5                    direct impact on adjacent properties shall not  
6                    be made except after a public hearing before  
7                    the Plan and Zoning Commission.  Additionally,  
8                    the Village Board or the Director of Community  
9                    Development may refer any requested change to  
10                   the Plan and Zoning Commission for public  
11                   hearing when either believes it would be in  
12                   the best interest of the Village to do so.

13           COMMISSIONER BROCCOLO:  Second that.

14           CHAIRMAN VASELOPULOS:  All those in favor?

15                   (Chorus of ayes.)

16           CHAIRMAN VASELOPULOS:  All those opposed?

17                   (No response.)

18           CHAIRMAN VASELOPULOS:  Motion carries.

19    Congratulations!  Thank you very much.  Nice  
20    presentation and good luck in another two weeks before  
21    the Village Board.

22           MS. RELIC:  Excellent, thank you!

23           CHAIRMAN VASELOPULOS:  Before the next petitioner

1 steps forward, 1825 Willow Road, Steve, did you have any  
2 introductory comments for this petition?

3 MR. GUTIERREZ: Thank you, Mr. Chairman. Again,  
4 Bond Drug Company of Illinois, LLC, otherwise known as  
5 Walgreens, and Advocate Health and Hospitals Corporation  
6 are the Petitioners. They are requesting amendments to  
7 the special use ordinances which govern the Walgreens  
8 store at 1825 Willow Road.

9 The first amendment they are seeking is to approve  
10 the 64 existing parking spaces including three  
11 accessible spaces versus the 69 parking spaces including  
12 four accessible spaces that were required by the special  
13 use permit. They are also seeking to approve the change  
14 of in-store clinic operator from Take Care Health  
15 Systems, LLC, the original operator, to Advocate Health  
16 and Hospitals Corporation. Finally, they are asking to  
17 allow for exterior signage for the clinic, although the  
18 special use actually prohibits exterior signage  
19 advertising of the in-store clinic.

20 The details of that signage will be reviewed by the  
21 Architectural Commission. The question before the Plan  
22 & Zoning Commission is whether or not to allow exterior  
23 advertising of the in-store clinic itself.

1           Just a couple of facts on the parking. The special  
2 use permit, as I noted, requires 69 parking spaces. As  
3 best I can determine, that was based on an old code that  
4 has subsequently been changed. The current code  
5 requires 56 spaces including three accessible spaces.  
6 Just a note, our observations and observations that are  
7 noted in their application indicate that the parking lot  
8 is barely even half full, even at their highest parking  
9 demand.

10           The general operations of the store is not changing  
11 with this change in operators. Those are the background  
12 facts here for you. The Petitioner is here and they're  
13 prepared to make a presentation.

14           CHAIRMAN VASELOPULOS: Thank you, Steve. Please  
15 state your name and be sworn in please.

16           MR. SILVERMAN: My name is Robert Silverman. I am  
17 an attorney for Charles J. Benvenuto, PC and I'm  
18 representing Bond Drug Company of Illinois, LLC which is  
19 a member of the Walgreen family of companies as well as  
20 Advocate Health and Hospitals Corporation.

21                           (Witness sworn.)

22           MR. SILVERMAN: Before I start, let me just say  
23 that I have representatives here tonight from Advocate

1 if they're needed: James Lakeman, the associate general  
2 counsel; Beth Beranek, the director of immediate care;  
3 Angela Bermudez, the director of operations; Roberto  
4 Orusco, the manager of planning, design and  
5 construction.

6 I'm going to go a little bit out of order from the  
7 order that Steve presented, the special use amendments.

8 Walgreens opened up in July of 1998 and when it was  
9 first developed it was subject to Ordinance 97-911;  
10 later, Ordinance 98-924 which allowed food sales which  
11 we're not here for tonight; and Ordinance 07-1319 which  
12 allowed for the in-store medical clinic. The ordinance  
13 permitting the clinic was limited to the operation by  
14 Take Care LLC, which also was a member of the Walgreen  
15 family of companies. Take Care sold its clinic  
16 operations this past may to the Petitioner, Advocate  
17 Health and Hospitals Corporation, and accordingly we're  
18 seeking an amendment to the special use to permit the  
19 continued operation of the clinic by the new operator.

20 I think you're all familiar with the name Advocate.  
21 They operate integrated health care delivery networks  
22 in hospitals, providing health care services as well as  
23 acute care and outpatient services to individuals,

1 families and communities. The same ordinance provided  
2 that there shall be no exterior signage indicating the  
3 presence of or care available at the in-store medical  
4 clinic.

5 I'm not sure, you know, why that was put in the  
6 original ordinance in 2007. I understand there's  
7 Commissioners that were present on that day sitting  
8 tonight. I was with Walgreens back then as an in-house  
9 attorney and I had the opportunity to go, I can't speak  
10 for Northfield, but I presented the same argument for  
11 medical clinics at other municipalities around the  
12 suburbs and it seemed like there was a concern that the  
13 in-store clinic would affect the businesses of doctors  
14 in the community and this may have been one way of  
15 protecting them.

16 Since that time, the landscape of health care has  
17 dramatically changed. With more health insurance  
18 available to people, the need for in-store clinics has  
19 evolved. Hospital groups are looking toward the in-  
20 store clinics to assist them in delivering health care  
21 during hours which are more convenient to families.

22 In addition, so tonight we're seeking a special use  
23 amendment to allow for signs indicating that there is a

1 medical clinic present at the Walgreens store. Probably  
2 the largest sign would be, not changing the size of the  
3 ground monument sign but adding a line that says  
4 Advocate Clinic below the Walgreens in a different panel  
5 that's shown on what I labeled I guess Exhibit C in the  
6 sign package.

7       Then finally, when we were looking at the special  
8 use, the existing special use permits, we realized that  
9 the as-built nature of the store did not reflect what  
10 was written in the ordinance for parking. The ordinance  
11 provided for 69 parking spaces and four handicap. If  
12 you count the spaces today, there are only 64 with three  
13 handicap. The handicap meets code as well as the 64.

14       The reason why there are five less spaces is two  
15 were taken for electric car charging, one was taken by  
16 the entrance off of Willow because it was a very  
17 difficult turn for cars to make, and the last two was  
18 because of an environmental remediation by UniCal before  
19 the store was built. There's a concrete pad that's  
20 equal to two parking spaces in the northeast corner of  
21 the rear parking lot. So, we'd like to amend the  
22 special use to provide for the as-built parking  
23 situation. Any questions?

1           CHAIRMAN VASELOPULOS: Okay, thank you. Regarding  
2 that pad, the Village has recommended that that is  
3 removed and landscaped. You're familiar with that?

4           MR. SILVERMAN: Yes, I'm familiar with the  
5 recommendation. I mean we prefer that, it's been there  
6 since 1997, I don't know if you've had any complaints  
7 about it as far as the look of it. I'm not quite sure  
8 who sees the beautification back there. But if that's  
9 the request of the Village, you know, Walgreens would  
10 adhere to it.

11          CHAIRMAN VASELOPULOS: Okay.

12          MR. SILVERMAN: The only, I guess the only other  
13 comment that I, if I may address, is that there was a  
14 time limitation placed on the operation of the clinic,  
15 recommendation I mean. That was not, there was no time  
16 or hours of providing services in the original ordinance  
17 and we ask that none be added to this amendment. Right  
18 now, the clinic is open until 7:00, the pharmacy is open  
19 until 8:00, and the store is open until 10:00.

20          CHAIRMAN VASELOPULOS: It says in here that the  
21 hours of operation will be 9:00 to 7:00 for the clinic.

22          MR. SILVERMAN: That's the current operation today.  
23 But as I say, it operated fine from 2007 without any

1 restrictions and there is no plan to expand it today,  
2 but I'm not quite sure what the benefit would be to  
3 restricting it when the idea is to provide convenience.

4 So, if they went from 7:00 to 8:00, you know, it helps  
5 the community. It doesn't really hurt any, you know,  
6 anything really, the store is open until 10:00 anyway.

7 CHAIRMAN VASELOPULOS: Okay. Steve, was there a  
8 specific reason there or just reflecting the existing  
9 plan?

10 MR. GUTIERREZ: No, only in that, yes, it's really,  
11 we normally will put in a time restriction or an hours-  
12 of-operation restriction. We will typically do that as  
13 is indicated in the current operation. So, the Village  
14 or Staff doesn't really have any issue, I would say  
15 probably within the regular store hours. I don't think,  
16 I don't know that the community would like to see a 24-7  
17 operation or anything like that. But I don't think  
18 Staff has any particular concerns about the clinic being  
19 open within store hours.

20 CHAIRMAN VASELOPULOS: Regarding the signage, maybe  
21 one or two of us were around back then. As I recall,  
22 the way you characterized it was how I remember people  
23 having certain concerns about because it was relatively

1 new back then.

2 MR. SILVERMAN: Right.

3 CHAIRMAN VASELOPULOS: About clinics being outside  
4 of a doctor facility and in a drugstore so to speak.  
5 There were some concerns about that and I think that's  
6 the reason for it. I don't know if anyone else wants to  
7 put in their recollection on that.

8 COMMISSIONER BERLINGHOF: No, I think it's actually  
9 good that they do it. I mean I know that CVS has a  
10 mini-clinic and so all their stores have that outside.  
11 I can tell you many times where I've, I go to that  
12 Walgreens all the time, and then sometimes with the  
13 kids, I can't remember if I drove by and looked for a  
14 sign that said you had it and I didn't see it and I knew  
15 CVS had it so I just kept going, because I didn't want  
16 to get out of the car and find out you didn't have it  
17 there.

18 So, to have that outside, especially the small  
19 amount of sign you're talking about, I think it's  
20 important. It gives you competitive advantage which we  
21 want. You're in Northfield, we're not Northbrook and  
22 we're not Deerfield.

23 CHAIRMAN VASELOPULOS: Then I had two other, well,

1 one comment and one question. Currently, you have  
2 switched the signs that are in the windows. Those have  
3 been switched out already, right?

4 MR. SILVERMAN: Yes. It was brought to our  
5 attention by the Architectural Commission. Actually we  
6 weren't even aware of it because I had to have the sign  
7 package redrawn before submitting it because they were  
8 showing it as a Walgreen sign.

9 CHAIRMAN VASELOPULOS: Yes. That's more for  
10 Architectural than us that was making that comment.

11 MR. SILVERMAN: Yes, it was somebody going ahead  
12 without realizing it.

13 CHAIRMAN VASELOPULOS: Being one of the Commission  
14 members that approved it back in 2007, I read through  
15 the list of all of the services provided by the clinic.  
16 Has that expanded over time?

17 MR. SILVERMAN: Actually I asked that question.

18 CHAIRMAN VASELOPULOS: Because I don't remember it  
19 being that extensive. Not that there is anything wrong  
20 with it, but it just seemed far more extensive than what  
21 we passed in 2007.

22 MR. SILVERMAN: You know, I asked that question and  
23 we don't really, this is what Advocate offers. I don't

1 really know what Walgreens offered that was different.  
2 But looking at the list, to me it looked very similar  
3 from my recollection being with Walgreens for 34 years.

4 CHAIRMAN VASELOPULOS: Do you think one of the  
5 representatives here may want to comment on that?

6 MS. BERANEK: Yes. Hi, Elizabeth Beranek.

7 (Witness sworn.)

8 MS. BERANEK: So, it's very similar to what Take  
9 Care did offer. We just have it itemized.

10 CHAIRMAN VASELOPULOS: Okay.

11 MS. BERANEK: Nothing changed, and the only thing  
12 that will be different is we'll start to see younger  
13 children, six months and greater in the next couple of  
14 weeks.

15 CHAIRMAN VASELOPULOS: Why is that?

16 MS. BERANEK: That's our Advocate standard.

17 CHAIRMAN VASELOPULOS: Okay.

18 COMMISSIONER RUBIN: I have a matter that you may  
19 have no control over at all, but it's been driving me  
20 personally crazy. Have you ever called this Walgreens?  
21 What you get is a recorded message invariable, without  
22 any change at all, that says this Walgreens is located  
23 at the northwest corner of Happ Road and Willow Road.

1 It's not on the northwest corner, it's on the northeast  
2 corner, and it's the dumbest kind of message. I've  
3 actually gone to other Walgreens officials to try to get  
4 it changed because it drives me crazy. You know, that's  
5 my only personal problem, I understand.

6 MR. SILVERMAN: Len, I'll take it up for you, how  
7 is that?

8 COMMISSIONER RUBIN: Wonderful.

9 MR. SILVERMAN: I still have some pull there.

10 COMMISSIONER RUBIN: Good. But try calling it  
11 sometime. Sorry.

12 MR. SILVERMAN: Thank you.

13 CHAIRMAN VASELOPULOS: Anyone else?

14 COMMISSIONER HIRSCH: So, Mr. Silverman, of the 250  
15 health care facilities that Advocate now controls or  
16 maintains, how many of them are actually formally the  
17 Take Care clinics?

18 MR. SILVERMAN: 50 --

19 MS. BERANEK: Just 56.

20 COMMISSIONER HIRSCH: 56 of them. So, do you have  
21 a similar situation in other municipalities and villages  
22 right now?

23 MR. SILVERMAN: We haven't learned about them yet.

1 We're hoping not. But I will say that the sign package  
2 is uniform.

3 COMMISSIONER HIRSCH: It is? Okay. With the idea  
4 that you're merely doing what they had, you know, no  
5 other bio-hazard concerns, sharps pickups, anything?

6 MS. BERANEK: No, they really streamline that.

7 COMMISSIONER HIRSCH: Nothing changes?

8 MS. BERANEK: No, nothing. Nothing.

9 CHAIRMAN VASELOPULOS: To reemphasize, you said the  
10 size of the sign would remain the same?

11 MR. SILVERMAN: The ground sign is the same. It's  
12 just that the panel is changing.

13 CHAIRMAN VASELOPULOS: Yes.

14 MR. SILVERMAN: Beth, that's right? Okay. You  
15 didn't raise your hand, so I take that as a yes.

16 CHAIRMAN VASELOPULOS: Anyone else have anything?  
17 Anyone from the audience have any questions or comments?

18 No?

19 COMMISSIONER BERLINGHOF: So, are we going to make  
20 that change on the hours?

21 CHAIRMAN VASELOPULOS: Yes, I think we just make  
22 that change on the hours to --

23 COMMISSIONER BERLINGHOF: I'll make the motion, to

1 the operating hours --

2 COMMISSIONER ESTABROOKE: Yes, right.

3 COMMISSIONER BERLINGHOF: Do I make it already?

4 CHAIRMAN VASELOPULOS: Steve, just be aware we're  
5 about to make a change on the operating hours line item.

6 I just want to make sure --

7 MR. GUTIERREZ: Got it right here.

8 COMMISSIONER BERLINGHOF: I'd like to a make a  
9 motion.

10 **Motion to recommend to the Village Board approval of**  
11 **Amendments to Special Use Ordinances 97-911 and 07-1319**  
12 **to allow an in-store clinic to be operated by Advocate**  
13 **Health and Hospitals Corporation, 64 parking spaces with**  
14 **three accessible spaces, and exterior signage for the**  
15 **in-store clinic at the Walgreens store located at 1825**  
16 **Willow Road, at the northeast corner of Happ and Willow,**  
17 **in accordance with the Petitioner's Application and**  
18 **Supporting Materials, date stamped December 29, 2016**  
19 **subject to the following conditions:**

20 **1. The Special Use shall be personal and limited to**  
21 **the Petitioner, Bond Drug Company of Illinois, LLC,**  
22 **pursuant to Article XVI, Section 4(9) of the Zoning**  
23 **Ordinance of the Village of Northfield. Upon**

1 change in or transfer of ownership of the business,  
2 the Special Use shall lapse. Change in ownership  
3 shall occur when the Petitioner and any  
4 corporation, partnership or other entity in which  
5 the Petitioner owns 100 percent of the stock and/or  
6 assets shall in the aggregate own less than 51  
7 percent of this entities. The 51 percent minimum  
8 ownership requirements shall apply regardless of  
9 whether the business is owned by a corporation,  
10 partnership or other entity. Furthermore, the  
11 Special Use shall only be applicable to the subject  
12 property.

13 2. The Special Use for the in-store clinic shall lapse  
14 at such time as the in-store clinic is no longer  
15 operated by Advocate Health and Hospitals  
16 Corporation or there is a change in or transfer of  
17 ownership of Advocate Health and Hospitals  
18 Corporation. Change in or transfer of ownership  
19 shall occur when Advocate Health and Hospitals  
20 Corporation or any corporation, partnership or  
21 other entity in which Advocate Health and Hospitals  
22 Corporation owns 100 percent of the stock and/or  
23 assets shall in the aggregate own less than 51

- 1           percent of Advocate Health and Hospitals  
2           Corporation. The 51 percent minimum ownership  
3           requirements shall apply regardless of whether the  
4           business is owned by a corporation, partnership or  
5           other entity.
- 6    3.   All provisions of Ordinances 97-911, 98-924, 07-  
7           1319 and 10-1461 not expressly amended by this  
8           Ordinance shall remain in full force and effect.
- 9    4.   The concrete pad at the northeast corner of the  
10           property shall be removed and replaced by  
11           landscaping subject to Village approval.
- 12   5.   The hours of operation of the in-store clinic shall  
13           be limited to the hours of operation of the store.
- 14   6.   The representations made in the Application and  
15           Supporting Documents are binding upon the  
16           Petitioners. There shall be no additional uses  
17           permitted beyond those specifically enumerated  
18           herein or permitted by the Village of Northfield's  
19           Zoning Ordinance.
- 20   7.   The Village of Northfield Health, Fire, and  
21           Building Officials shall be granted access to the  
22           subject property at any reasonable time for  
23           purposes of conducting inspections for compliance

- 1 with Village Codes and Ordinances.
- 2 8. An approval pursuant to any requested review by a  
3 Village consultant, Village Staff member, Village  
4 Commission or Village Board Committee shall be an  
5 approval of only those items specified in any  
6 motion, resolution, ordinance, or written report.  
7 Such approval shall not be deemed to be an approval  
8 of any matter which is within the jurisdiction of  
9 any other Village consultant, Village staff member,  
10 Village Board Committee or Village Commission that  
11 has not issued a report or given its approval.  
12 Neither shall such approval be deemed the approval  
13 of any County, State or Federal Agency. Under no  
14 circumstances shall the approval be deemed to be an  
15 approval of any matter not included in this  
16 ordinance by virtue of the fact that such a matter  
17 appeared on a supporting document which is not  
18 attached as an exhibit to this ordinance or  
19 incorporated as an exhibit as part of this  
20 ordinance.
- 21 9. The Petitioner shall comply in all other respects  
22 with the ordinances of the Village of Northfield  
23 and nothing in this approval shall be construed as

- 1 a waiver of any of those requirements.
- 2 10. Violation of any condition of this Special Use  
3 Ordinance shall be cause to revoke said permit by  
4 the Corporate Authorities upon 10 days proper  
5 notice to the Petitioner. Alternatively, the  
6 Village Manager shall have the right to assess  
7 fines, not to exceed \$750 per violation, for such  
8 violation. Such assessment of fines may be  
9 appealed to the Corporate Authorities by filing  
10 written notice of appeal within three days of the  
11 assessment.
- 12 11. Changes in the project may only be made as follows:
- 13 A. Minor Field Changes. Minor changes in  
14 locations or sizes shown on exhibits may be  
15 approved, in writing, by the Director of  
16 Community Development. Typically a minor  
17 field change will not involve a percentage  
18 change greater than three percent. However,  
19 not all changes of less than three percent  
20 shall necessarily be deemed to be minor. The  
21 determination of the Director of Community  
22 Development as to whether a change is a minor  
23 field change shall be final.

- 1           B.   Village Board Approved Changes.   The Village  
2           Board may approve, without referral to the  
3           Plan and Zoning Commission, such other changes  
4           as it believes are in the best interest of the  
5           Village and which do not involve changes in  
6           numbers found in the text of the Ordinance and  
7           which do not have a substantial, direct impact  
8           on adjacent change should be referred to the  
9           Plan and Zoning Commission shall be final.
- 10          C.   Changes Requiring a Public Hearing.   Any  
11          change involving a size, quantity or other  
12          numerical value found in the text of the  
13          Ordinance or any change having substantial,  
14          direct impact on adjacent properties shall not  
15          be made except after a public hearing before  
16          the Plan and Zoning Commission.  Additionally,  
17          the Village Board or the Director of Community  
18          Development may refer any requested change to  
19          the Plan and Zoning Commission for public  
20          hearing when either believes it would be in  
21          the best interest of the Village to do so.
- 22               CHAIRMAN VASELOPULOS:  Second that motion?
- 23               COMMISSIONER deLOYS:  Second.

1 CHAIRMAN VASELOPULOS: All those in favor?

2 (Chorus of ayes.)

3 CHAIRMAN VASELOPULOS: All opposed?

4 (No response.)

5 CHAIRMAN VASELOPULOS: The motion carries.

6 Congratulations! Good luck with your next meeting.

7 MR. SILVERMAN: Thank you.

8 CHAIRMAN VASELOPULOS: Motion to adjourn, anyone?

9 COMMISSIONER BROCCOLO: Motion to adjourn.

10 COMMISSIONER RUBIN: Second.

11 CHAIRMAN VASELOPULOS: All those in favor?

12 (Chorus of ayes.)

13 CHAIRMAN VASELOPULOS: All opposed?

14 (No response.)

15 CHAIRMAN VASELOPULOS: Motion carries. Good night,  
16 everyone.

17 (Whereupon, at 7:53 p.m., the above meeting  
18 was concluded)

19

20 **Approved 6/5/17**

21

22

23

1

2 STATE OF ILLINOIS )

3 ) SS.

4 COUNTY OF COOK )

5

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

13

14 \_\_\_\_\_

15 ROBERT LUTZOW

16

17 SUBSCRIBED AND SWORN TO

18 BEFORE ME THIS \_\_\_\_\_ DAY OF

19 \_\_\_\_\_, A.D. 2017.

20

21

22 \_\_\_\_\_

23 NOTARY PUBLIC