

**MINUTES OF THE
REGULAR BOARD MEETING OF THE BOARD OF TRUSTEES
VILLAGE OF NORTHFIELD
Tuesday, February 20, 2018 - 7:00 p.m.**

As provided for by public notice, the Board of Trustees of the Village of Northfield met in the Council Chambers of the Village Hall at 7:00 p.m. on Tuesday, February 20, 2018 for the Regular Board meeting. The meeting was called to order by President Joan Frazier. The Village Clerk took the roll call.

PRESENT: President Joan Frazier

 Trustees Tom Roszak
 Allan Kaplan
 Greg Lungmus
 Thomas Terrill
 John Gregorio
 John Goodwin

ABSENT:

ALSO PRESENT: Attorney Everette M. Hill, Jr.

APPROVAL OF CONSENT AGENDA ITEMS:

1. Approve the meeting minutes from the January 16, 2018 Village Board meeting.
2. Approve the Bills and Disbursements from 1/4/18 to 2/1/18:

General Fund	\$368,859.73
Foreign Fire Insurance Tax Fund	873.21
Water and Sanitary Sewer Fund	266,017.30
Willow Road Improvement Fund	244.00
Capital & Equipment Fund	50,259.25
2017 Got Bond Project Fund	<u>\$ 16,815.16</u>
TOTAL	<u>\$703,068.65</u>
3. Approve a 5 year Agreement with Lauderback & Amen, LLP for auditing services.
4. Approve a resolution appointing Melissa DeFeo as the representative and Steve Noble as the alternate of the North Suburban Employee Benefit Cooperative.

Trustee Terrill made a motion, seconded by Trustee Lungmus, to approve Consent Agenda items 1 through 4.

Upon the following roll call vote, a motion to approve Consent Agenda items 1 through 4 was approved.

AYES: Roszak NAYS: 0 ABSTAIN: 0 ABSENT: 0
 Kaplan
 Lungmus
 Terrill

Gregorio
Goodwin

President Frazier suggested moving the consideration of a text amendment to Appendix A to the end of the agenda because of the number of people in attendance and the materials.

CONSIDERATION OF A REQUEST FOR SPECIAL USE ORDINANCE FOR WANDERLUST EYECARE AT 1745 ORCHARD LANE

Trustee Gregorio made a motion, seconded by Trustee Lungmus, to approve a request for special use ordinance for Wanderlust Eyecare at 1745 Orchard Lane.

Community Development Director Steve Gutierrez said that Faye Theresa Gamboa is the tenant and Northfield Village Square is the landlord. They are seeking a special use to operate an optometrist practice and eyewear showroom at 1745 Orchard Lane as Wanderlust Eyecare. The business would occupy a 1,300 square foot space. On February 5th, the Plan & Zoning Commission voted unanimously to recommend approval of the special use. Spencer Gooche, Dr. Gamboa's husband was present and said that his wife is on a mission trip.

President Frazier then requested a roll call vote to approve a request for a special use ordinance for Wanderlust Eyecare at 1745 Orchard Lane.

AYES:	Roszak	NAYS: 0	ABSTAIN: 0	ABSENT: 0
	Kaplan			
	Lungmus			
	Terrill			
	Gregorio			
	Goodwin			

CONSIDERATION OF A REQUEST FOR A SPECIAL USE ORDINANCE FOR ATHLETIC FACILITY IMPROVEMENTS ON THE NEW TRIER WEST CAMPUS

Trustee Roszak made a motion, seconded by Trustee Gregorio, to approve a request for a special use ordinance for athletic facility improvements on the New Trier West campus.

Director Gutierrez indicated that New Trier Township High School is seeking a special use for a number of athletic facility improvements on their Northfield campus. The improvements are listed in the memo. They are also seeking variations from the landscape ordinance and zoning code for the transitional yard requirements as well as the fence requirements for tennis courts and the maximum fence height limitation. They also are seeking relief for the maximum height allowed for light poles. At the February Plan & Zoning Commission and Architectural Commission meetings, members reviewed the proposed improvements and both Commissions unanimously recommended approval of the special use as well as the related code variations.

Auggie Fonteneta, athletic director at New Trier High School, Dave Conway, facilities manager at New Trier High School and Natalie Critchley, architect were present. Trustee Roszak said he likes what they have done with the design and landscaping. He asked if there are a total of 4 sunshade structures – one at the existing court and three new ones? Mr. Fonteneta indicated he is correct. Trustee Roszak noted that there are two different colors, green and blue, and asked why they are using two colors and not one. Mr. Conway indicated New Trier’s colors are blue and green and the tennis courts are also blue and green so they will blend in. Trustee Roszak suggested picking one color with the logo on it so it isn’t so spotty and is more consistent. Mr. Conway said that could be done.

President Frazier then requested a roll call vote to approve a request for a special use ordinance for athletic facility improvements on the New Trier West campus.

AYES:	Rozsak	NAYS: 0	ABSTAIN: 0	ABSENT: 0
	Kaplan			
	Lungmus			
	Terrill			
	Gregorio			
	Goodwin			

CONSIDERATION OF A REQUEST FOR APPROVAL OF A SECOND 120 DAY EXTENSION FOR THE SPECIAL USE ISSUED TO 24 MEADOWVIEW DRIVE

Trustee Lungmus made a motion, seconded by Trustee Goodwin, to approve the request for a second 120 day extension for the special use issued to 24 Meadowview Drive.

Director Gutierrez explained that in October of 2016, the Village Board granted the special use to the owners of 24 Meadowview Drive for an oversized garage. The Code requires that a building permit be issued within one year of the approval of the special use. Last year, the homeowners ran into a number of difficulties which prevented them from obtaining the permit before the one year was up. The Board approved a three month extension on October 17, 2017. The homeowners have run into additional delays and are seeking an additional three month extension. Staff believes the request is reasonable given the nature of the delays, including trying to get an MWRD permit.

Mr. Luetkemeyer, the homeowner, added that the project manager at the civil engineering firm he has been using just received comments back from MWRD today. The comments were minor and they anticipate responding to those shortly.

Village Manager Stacy Sigman clarified that what was written up and being requested is 120 day extension.

President Frazier then requested a roll call vote to approve the request for a second 120 day extension for the special use issued to 24 Meadowview Drive.

AYES: Roszak NAYS: 0 ABSTAIN: 0 ABSENT: 0
Kaplan
Lungmus
Terrill
Gregorio
Goodwin

CONSIDERATION OF AN AWARD OF A CONSTRUCTION CONTRACT TO LENNY HOFFMAN EXCAVATING, INC. IN THE AMOUNT OF \$848,740, PLUS A 5% CONTINGENCY FOR THE ROLLING RIDGE SSA PROJECT

Trustee Lungmus made a motion, seconded by Trustee Goodwin, to approve an award of a construction contract to Lenny Hoffman Excavating, Inc. in the amount of \$848,740, plus a 5% contingency for the Rolling Ridge SSA project.

VM Sigman indicated the Village has been working with the Rolling Ridge residents for about a year to set up a special service area in order to provide them with water, sewer, storm water and roadway improvements. The actual SSA was established in August and engineering drawings began. Last month, it went out to bid and we received 13 bids for the work. The bids ranged from about \$148,000 to \$1,310,000. The low bidder was Lenny Hoffman and staff is recommending the award go to them. The next three agenda items after this all pertain to the financing of the SSA. 100% of the cost associated with this work will be paid for by the residents of Rolling Ridge through a special assessment to the homeowners.

President Frazier then requested a roll call vote to approve an award of a construction contract to Lenny Hoffman Excavating, Inc. in the amount of \$848,740, plus a 5% contingency for the Rolling Ridge SSA project.

AYES: Kaplan NAYS: 0 ABSTAIN: Roszak ABSENT: 0
Lungmus
Terrill
Gregorio
Goodwin

CONSIDERATION OF AN AGREEMENT WITH GEWALT-HAMILTON FOR THE CONSTRUCTION ENGINEERING SERVICES ASSOCIATED WITH THE ROLLING RIDGE SSA PROJECT IN THE AMOUNT NOT TO EXCEED \$74,300

Trustee Gregorio made a motion, seconded by Trustee Terrill, to approve an agreement with Gewalt-Hamilton for the construction engineering services associated with the Rolling Ridge SSA project in the amount not to exceed \$74,300.

VM Sigman indicated that this is the construction supervision portion of the Rolling Ridge work so that the Village will have an engineer on site at all times overseeing the

construction, monitoring the quantities and ensuring that everything is constructed in compliance with the bids and specifications.

President Frazier then requested a roll call vote to approve an agreement with Gewalt-Hamilton for the construction engineering services associated with the Rolling Ridge SSA project in the amount not to exceed \$74,300.

AYES: Kaplan NAYS: 0 ABSTAIN: Roszak ABSENT: 0
Lungmus
Terrill
Gregorio
Goodwin

CONSIDERATION OF AN ORDINANCE AUTHORIZING THE ISSUANCE OF \$1,150,000 IN SPECIAL SERVICE AREA BONDS FOR ROLLING RIDGE SPECIAL SERVICE AREA 17-01

Trustee Lungmus made a motion, seconded by Trustee Goodwin, to approve an ordinance authorizing the issuance of \$1,150,000 in special service area bonds for Rolling Ridge Special Service Area 17-01.

Finance Director Steve Noble advised that this ordinance actually authorizes the issuance of the bonds. If passed, it will be filed with the County Clerk and they will extend the taxes to those taxpayers in the Rolling Ridge Special Service Area.

President Frazier then requested a roll call vote to approve an ordinance authorizing the issuance of \$1,150,000 in special service area bonds for Rolling Ridge Special Service Area 17-01.

AYES: Kaplan NAYS: 0 ABSTAIN: Roszak ABSENT: 0
Lungmus
Terrill
Gregorio
Goodwin

CONSIDERATION OF A RESOLUTION AUTHORIZING COOK COUNTY TO COLLECT LOSS & COST FOR ROLLING RIDGE SPECIAL SERVICE AREA 17-01 TAX LEVY

Trustee Lungmus made a motion, seconded by Trustee Gregorio, to approve a resolution authorizing Cook County to collect loss & cost for Rolling Ridge Special Service Area 17-01 tax levy.

Director Noble indicated that one of the conditions in the financing agreement with Wintrust Bank was that the Village establish a loss in collection factor with the County. This resolution allows the County to collect an extra 3% in property taxes from that special service area in the event there are any delinquencies or refunds in property taxes.

Trustee Terrill asked how any excess is returned. Director Noble said it depends. It could go toward the bond reserve which has been established for the fund or it could be abated the following year as a credit to the homeowner. VM Sigman added that in the end, it all balances out and that all money goes back into the SSA.

President Frazier then requested a roll call vote to approve a resolution authorizing Cook County to collect loss & cost for Rolling Ridge Special Service Area 17-01 tax levy.

AYES: Kaplan NAYS: 0 ABSTAIN: Roszak ABSENT: 0
Lungmus
Terrill
Gregorio
Goodwin

CONSIDERATION OF THE APPROVAL FOR THE PHASE II ENGINEERING AGREEMENT WITH TRANSYSTEMS CORPORATION FOR THE NORTHFIELD ROAD RECONSTRUCTION PROJECT IN THE AMOUNT OF \$147,388

Trustee Goodwin made a motion, seconded by Trustee Roszak, to approve the Phase II Engineering Agreement with TransSystems Corporation for the Northfield Road reconstruction project in the amount of \$147,388.

Public Works Director Mike Nystrand said six proposals were received for the Northfield Road Phase II design services proposal for an engineering agreement during the phase of putting together requests for proposals. Once they were received and reviewed, the top candidate, TransSystems from Schaumburg, was chosen. The Service Transportation Funding provides up to 70% reimbursement for the engineering costs. It was decided in Phase I of this work that the Village would be eligible for the STP reimbursement funding and was set at \$89,687 for Phase II engineering. The Village would pay these costs up front and then be reimbursed by the State or in this case 61% cost of the engineering. If approved, Phase II engineering would be completed by the end of 2018. There is also an agreement with IDOT for local participation for federal funding reimbursement.

President Frazier then requested a roll call vote to approve the Phase II Engineering Agreement with TransSystems Corporation for the Northfield Road reconstruction project in the amount of \$147,388.

AYES: Roszak NAYS: 0 ABSTAIN: 0 ABSENT: 0
Kaplan
Lungmus
Terrill
Gregorio
Goodwin

CONSIDERATION OF THE APPROVAL FOR THE LOCAL PUBLIC AGENCY AGREEMENT FOR FEDERAL PARTICIPATION WITH THE ILLINOIS DEPARTMENT OF TRANSPORTATION FOR REIMBURSEMENT OF UP TO \$89,687 OF THE PHASE II ENGINEERING COSTS RELATED TO THE NORTHFIELD ROAD RECONSTRUCTION PROJECT

Trustee Terrill made a motion, seconded by Trustee Roszak, to approve the Local Public Agency Agreement for federal participation with the Illinois Department of Transportation for reimbursement of up to \$89,687 of the Phase II engineering costs related to the Northfield Road reconstruction project.

Director Nystrand added that in Phase II, they will be designing and developing specifications for the construction which will be Phase III. They are looking at possibly reconstructing Northfield Road in 2019. VM Sigman said that we are required to follow this process as a local municipality in order to have this roadway eligible for federal funding for the design and the construction.

President Frazier asked how long the study was. VM Sigman replied that we applied for the grants through the Northwest Municipal Conference Surface Transportation Program about 5 years ago and then we were allocated future funding. Phase I was completed last year and its now time for Phase II. We hope to be under construction in 2019. The 70/30 split will take place once construction starts.

Dave Fullerton, 7010 Arbor Lane, was curious about the design of Northfield Road and wanted to know if he could see it somewhere. VM Sigman indicated it is essentially the same from curb to curb like you see today. He then wondered if the truck loading and unloading problem would be addressed. VM Sigman answered that Phase I engineering shows a profile with what is out there today. Mr. Fullerton stressed that the Mariano's loading is horrible. VM Sigman responded that it's on private property. He then wondered if there would be more room for the trucks to maneuver. VM Sigman said the Phase I drawings do not show any changes to the profile of the road. She suggested he email her with any suggestions and then it could be given to TransSystem, but they are required to stay in substantial compliance with the Phase I drawings. Mr. Fullerton said the parkway on the south side of his drive and the property to the north of Mariano's is about a foot below grade because it has been trampled on by trucks.

President Frazier then requested a roll call vote to approve the Local Public Agency Agreement for federal participation with the Illinois Department of Transportation for reimbursement of up to \$89,687 of the Phase II engineering costs related to the Northfield Road reconstruction project.

AYES: Roszak NAYS: 0 ABSTAIN: 0 ABSENT: 0
Kaplan

Lungmus
Terrill
Gregorio
Goodwin

CONSIDERATION OF THE APPROVAL FOR THE LONGMEADOW LAKE MUSIC FESTIVAL FOR A THREE YEAR TERM

Trustee Lungmus made a motion, seconded by Trustee Goodwin, to approve the Longmeadow Lake Music Festival for a three year term.

Mr. Adam LeFevure, 100 Longmeadow Road, was present. VM Sigman advised that the residents at 100 Longmeadow have been holding a music festival the past couple of years. It started as a small event and has grown over time. This is a charitable event and is held Ravinia-style in their backyard. Because of the size of the event last year, it was brought to the Village Board for approval as a temporary special event under the Code. They provided an outline and worked with staff to address issues such as parking, hours, porta-potty, electrical and permits. They operated the event under those conditions last year and there weren't any problems. The LeFevures requested a more permanent approval of the event, but because it is under the temporary use provisions of the Code, staff is recommending a three year term or whatever the Board feels is appropriate. This term can then be reviewed going forward.

President Frazier felt it was a great event they are doing, but agreed that it needs to be limited to three years initially.

President Frazier then requested a roll call vote to approve the Longmeadow Lake Music Festival for a three year term.

AYES: Roszak NAYS: 0 ABSTAIN: 0 ABSENT: 0
Kaplan
Lungmus
Terrill
Gregorio
Goodwin

CONSIDERATION OF AN ORDINANCE AMENDING APPENDIX A, ARTICLE XVII, "PLANNED UNIT DEVELOPMENTS," SECTION 17-7, "AREA REGULATION VARIATIONS"

Trustee Gregorio made a motion, seconded by Trustee Kaplan, to approve an ordinance amending Appendix A, Article XVII, "Planned Unit Developments," Section 17-7, "Area Regulation Variations."

Community Development Director Steve Gutierrez said this item involves a text amendment to the Planned Unit Development regulations contained in the Zoning Code. These regulations currently prohibit the Village from granting certain variations under a PUD

application unless the proposed plan meets all of the perimeter setback requirements. The language in the draft ordinance would allow exceptions to these bulk regulations to be considered if a proposed PUD were to meet all of the Zoning Code's PUD approval standards and objectives. On January 17, 2018, the Plan & Zoning Commission voted unanimously to recommend approval of the text amendments as drafted by the Village Attorney.

President Frazier, through the advice of the Village Attorney, reminded the trustees and the audience that the matter before the Board is a general text amendment to the Zoning Code. The development of 1725 Winnetka Road is not the subject of discussion tonight. That will come at another meeting and everyone will have an opportunity to comment on that specific development at that time. The Plan & Zoning Commission has given the Board a unanimous recommendation. If adopted by the Board, it will affect every developer who might wish to establish a PUD in Northfield. If it is not adopted, that too will affect every developer of a PUD in Northfield. As Director Gutierrez has explained, the Plan & Zoning recommendation will allow greater flexibility in the PUD process. She indicated it is the Board's duty to answer the following question: Is it better for our Village to allow PUD's only if there is strict compliance to the setback requirements of the underlying zoning district, or is it in the best interests of the Village to be able to consider exceptions to the setback requirements in the context of a PUD? Comments that do not address this specific question are out of order. She asked those present to confine their discussion or remarks to the general advisability of the text amendment and not to the merit of the James development.

Trustee Terrill asked if what President Frazier is asking for is flexibility with the 15 feet setback, period. Village Attorney Everette Hill answered that it is the potential flexibility, with any setback requirement, if a PUD is under consideration. VM Sigman clarified that it only gives a petitioner the ability to request a variation, it doesn't say how much or how little.

Trustee Roszak asked Village Attorney Hill, when he made his opinion on this matter, did he look at other municipalities and similar conditions in terms of this ability to have a PUD without satisfying the underlying setbacks and what did he find. Village Attorney Hill said in researching the municipalities that his law firm represents, about 30 municipalities, and in researching our neighboring municipalities on the North Shore, they were not able to find any that had a similar restriction to what Northfield now has in place.

Trustee Gregorio directed a question to Attorney Hill asking when the current Code was formed, was there a specific intent to address this? Attorney Hill responded to the best of his memory no, and in attempting to help his memory, they went back and looked at the Village records along with Judge Murray and they weren't able to find anything that addressed this specific issue.

James Murray, 4 Landmark, said he has resided in Northfield for the past 14 years. He is a retired Judge of the Circuit Court of Cook County. He opposes the enactment of the text amendment which changes the mandatory setback requirement of a planned unit development ordinance. This particular ordinance permits variations in the bulk regulations. The mandatory nature of this ordinance goes to the boundary lines surrounding the planned unit development. It basically requires that the setback requirements of the particular district be applied around the boundary. Internally, within a planned unit development, variations and setback requirements can be made. This is the only restriction that it relates to. When it is discussed that somehow this particular ordinance prevents variations is simply not correct. It restricts and requires that along the boundary line, you have to have the setback requirement. He said it makes sense because under the old ordinance, a PUD had to be larger. Now, you have 1-1/2 acres for a PUD. So you want to make certain that along the border, there are sufficient setback requirements, especially the main arterial streets such as Winnetka Avenue and 30 feet. He disagrees with his honorable colleague, Mr. Hill. Mr. Murray did look at other ordinances in the North Shore. Winnetka has a similar ordinance as Northfield relating to the border of a PUD. There is one modification and it is very restrictive and very difficult to accomplish. Glencoe doesn't have a PUD ordinance. Wilmette has exceptions (variations), and in order to get through the exceptions, there are 30 separate standards that a developer would have to deal with in order to get a variance. Mr. Murray said he talked to the planners in Wilmette and Glencoe. They said there is no way that they would ever grant a 15' setback on a main arterial street.

He said at the time Mr. James purchased the AT&T site in late 2015, he had constructed knowledge of the restrictions contained in the Northfield PUD ordinance. The setback restriction as pointed out in his legal memorandum states that setbacks serve a number of important functions. One is to prevent overcrowded structures on the site. Why does Mr. James want this change in the mandatory setback requirement of the PUD ordinance? So he only has to have 15 front yard setback along a major arterial street instead of a 30' front yard setback along the perimeter of his PUD. This request was made which was never acknowledged by Mr. Gutierrez in his submission. In his January 4, 2018 letter to the Village requesting this change, he said he could develop the AT&T site to meet the 30' front yard setback requirement.

President Frazier interrupted and said at this point, we are not talking about that development. Mr. Murray said all he is trying to convey is the fact of what the record, as it relates to this text amendment, demonstrates. He is not concerned about what he wants as far as the setback. He doesn't care – all he cares about is what he wants in the text amendment. President Frazier stressed keeping the focus on the ability of the text amendment to the

community at large. Mr. Murray went on to say this new zoning code that we are confronted with started being developed back in 2000 and took over three years to develop and approved by the Board of Trustees. This zoning code went out to the public and saw their input and 40 issues were developed and those were reduced to 8. One of the 8 primary issues of this zoning code was a PUD. He said this particular ordinance is an integral ordinance – it makes sense as to the way it's structured. When you talk about the PUD, you cannot ignore the history surrounding how this ordinance was developed. He said VM Sigman was the Community Development Director at the time and was the Director for all the committees that met on this ordinance for all three years. There was a Plan & Zoning Commission hearing in which VM Sigman went through point by point for each of the specific provisions of this zoning and specifically mentioned about the setbacks and carried over the setback requirements of the old zoning ordinance into the new one.

President Frazier indicated these things get changed from time to time, such as a new text amendment for the New Trier tennis courts. It's been 14-15 years since the entire zoning code was revamped which was a lengthy process, but these things are looked at occasionally and we do make changes. She explained that is why we have the Plan & Zoning Commission and why all these people are sitting here tonight. The fact that there was a rule in the past doesn't mean we'll never, ever change it. Mr. Murray said if that is the case, he would suggest to her that if she is going to change something that took over three years to develop, we ought to consider it more than an hour and a half because that's all the Plan & Zoning Commission considered. President Frazier indicated she read the transcripts of the proceedings and listened to the tapes and has read all the materials and everyone here has read them as well as the Plan & Zoning Commissioners. She said they may be sitting in the room tonight for two hours, but it has taken hundreds of hours. The Board looked at it, the attorney looked at it, the staff looked at it and Plan & Zoning Commission looked at it. President Frazier pointed out that these things are given very careful consideration. She said it is an absolute fallacy that this has been rushed. It is false. The 2003 proceedings were the entire Zoning Code and it did take a long time. This is one text amendment.

Mr. Murray then said the fact is that one of the primary elements of the Zoning Code over that three year period was the PUD. He submitted a Memorandum and an abstract of all the material that he gleaned out of it and one of the elements was the December 3, 2003 agenda related to this particular provision and they changed the language to basically the existing. They talked about that the setback would be along the peripheral border line of a PUD ordinance and that it was changed to the current zoning. The purpose behind this particular provision makes sense. Mr. James knew about it at the time and this was a self-created

hardship that he needed this text amendment and he respectfully submits that we should not change something that where it went through three years of thought through a variety of committee meetings and a variety of things. He urges the Board not to do a disservice to the members of the committee who developed the zoning ordinance and the Board of Trustees who authorized this change at the whim of a developer. Mr. Murray emphasized one thing; he is not opposed to the development of this property as a multi-family residential development and is not against change but instead wants the development of this site to be done in accordance with Northfield's Zoning Ordinance.

Beverly Smith, 772 Happ Road, has lived in Northfield for 20 years. She has had a lot of experience with zoning on both sides of the podium since 1980. She understands the point Mr. Murray is making about how sacred the front yard setbacks are. She attended 1,000 zoning hearings either as an official or representing clients and it is very hard to get any kind of variance to a setback because you are trying to create harmoniousness, create safety and if you are on an arterial street, you might have to have it widened. It was a common thread throughout all of the zoning hearings that she has ever attended. People wouldn't even ask for a foot because they knew they wouldn't get it. Some villages don't even allow stockade fences, even if they abide by the setback because there is a safety issue. She understands why that was put in the ordinance. If you are going to allow a PUD with all sorts of exceptions, they should have to abide by the setbacks at least. Ms. Smith said another common thread is the people surrounding the site were usually viewed as experts because they know what is going on in their neighborhood. A drive-thru McDonald's was opposed because the wall was proposed where the Walgreens is in Wilmette. The people behind there knew that the alley was treated as a street and they didn't get their drive-thru because as Village officials, you take your obligation very seriously to protect the residents. She hopes that everyone present will really think about duty; trust is part of the word trustee and also give some thought to the experts that surround the project proposed. She doesn't live near it, but can see the precedent that could be set.

President Frazier again emphasized that what is being considered is whether to adopt a text amendment that would give the Board flexibility to make decisions. No decisions are being made tonight about changing the setbacks for this property or any other property. It is just a question of whether the Board should have discretion to make that decision if a PUD meets the other requirements under the Code.

Richard Brown, 2 Landmark, said the reason they are here looking at this text amendment is because James and his latest proposal required it. He said that is the only reason they are here. So you can't say that they are not talking about the James' proposal and

the text amendment. He proposed that there is flexibility but a 15' versus 30' setback is a very key area that everyone has talked about that should be given major consideration as to whether you should consider a variation. Rather than making the change to allow the text amendment for the James proposal, he thinks the reverse should be done. He doesn't think the text amendment is a good idea for all the reasons talked about, even though it does give flexibility, but it also lets future developers push into that flexibility. People don't think they should be given 15', 10' or 5'. Mr. Brown indicated James has made some major improvements, 34, 32, 28. He said he read some good things that came out of the Architectural meeting in terms of the design and quality of products. What has not happened is going to the 15' setback. There have been very good proposals made by people to James to make a very small modification. Were he to make a very small change recommended by Sam Giambacorta going to 26 units and back to 30' and it's done. A 7% reduction in density and everyone is done. You wouldn't have to worry about a text amendment. If the Board grants the text amendment, it will lead right into Mr. James' proposal and rather than hold his feet to the fire and make a small change to his proposal which wouldn't require the setback and Mr. James has never presented to Steve Gutierrez what is financially required. This was asked of him back in September.

President Frazier responded that down the road, perhaps another developer comes into town with a project that we actually need and like, but the developer looked at the Code and said the setback isn't quite right, it's a foot off of what I need, so he decides not to come to Northfield. Ms. Smith said that sometimes you want flexibility on other things that are very, very strict. She thinks it would be a good thing if they didn't want to come to Northfield then.

Liz Crow, 1015 Arbor Lane, and lived in Winnetka for 50 years and about 4 years ago she and her husband wanted to downsize and were attracted to Northfield. She said it is a lovely, charming community. She sat on the Design Review Board in Winnetka for 6 years. Ms. Crow said what is being considered tonight is not a small thing. It is opening a door to any person who wants to come and develop, but what kind of shaping of the community is the Board going to be building? She is very concerned about that. The Board would be opening the door to inalterably allowing anybody to come in and begin to build, but it will not be the Northfield that has been set out to establish. She hopes that the Board will think very seriously about this. She found a lovely article about Northfield and the former Village President has said that we have prided ourselves in being such a charming village. She doesn't believe that Northfield should be like every other community. An article by Blair Camden of the new project that just went into Wilmette and it didn't come off very well in his review. They were trying to build urban connectivity with the railroad and do a big, rental project. It did not come off well. Progress has many nuances to it.

Tanna Hitch, 23 Landmark, said she has been to all the meetings and has listened to everything. She asked if Northfield now has a policy that we can allow variances depending on what the Board and the Architectural Commission and the Zoning Board approves, why do we need to have an amendment that makes it easier to do? If we are doing something this important, it should take some time and we should have to have rules and should be looked at carefully.

Chuck Hirsch, 350 Latrobe, has lived in Northfield the last 44 years and respects this Village and its governance. It defies logic to think that this does not relate to the proposed development on Winnetka. All of a sudden, the Village Board decided it needed to look at this issue and make a change. To say that it is not related, is not clear. He would like to quote President Frazier from a recent edition of the Winnetka Current relating to the Walden Lane development, as she spoke of the Village as a traditional community with low density, single family lots. He wondered how this change would then relate to PUD's and the traditional values that we value so highly is hard for him to understand. He suggested that everyone who shares his concerns could stand up to show what their feelings are so that the Board could get a good sense of how many feel it is a matter of concern.

Don Whiteman, 545 Happ Road, served as Village President for 8 years from 1997 until 2005. It was his Board that he served on that approved the plan and the subsequent ordinances that were designed to match the approved plan. Variance is a very, very dangerous word because if you don't treat it with respect and care, it is a time bomb. When the ordinance was designed, it was designed a specific way for a specific reason. Variances need to be treated very carefully. If you let a variance occur, you will now have created the situation for anybody in the future to take advantage of. When he served on the Board, they were very careful knowing that they did not want to do anything that might make it difficult for a future Board to deal with something that might come up that they couldn't have thought of. He suggests that the Board treat the variance word very, very carefully. He went on to say that Northfield is a residential community. New homes in Northfield are required to be set back by 30'. In fitting with the residential nature of our community, a PUD should also have the same setback requirements. An example of what can happen when you don't do that, on Happ Road his next door neighbor is the original Happ family farmhouse. Its setback is probably 15 – 20'. He suggested taking a look at the house and how it looks compared to the other houses down the street. You can see the difference it can make. He would hope that the Board would say no to this proposed change. He doesn't think it is appropriate.

President Frazier thanked Mr. Whiteman for his thoughts. However, she pointed out that she was quite sure there were all kinds of variances that took place when Meadowlake and The

Landmark were built. The Landmark exceeds the setback requirements. Residents responded no. VM Sigman indicated that the Code considers the Winnetka Road frontage as a front yard. Along there, it is an 11' setback. The Code doesn't require a door to be there if it fronts on a street. It is considered a front yard if it is adjacent to a roadway.

Trustee Gregorio asked Director Gutierrez to explain. Director Gutierrez responded that it is a front yard. VM Sigman added that under the Code they have two front yards – on Happ and Winnetka. All corner lots have two front yards and they are required 30'. The Landmark on Winnetka Road is 11' back from the property line as opposed to 30'. President Frazier agreed with some of the points Mr. Whiteman made on variances, but has sat for many, many hearings and there are variances all the time. There are very few projects that come in that don't require us to tweak here and tweak there. It would be easier all the way around if someone came in and fit every single requirement, but it seldom happens.

Mike McIntyre, 370 Thackeray Lane, has been a resident for 30 plus years. He is not directly impacted by the Winnetka Road project. He attended the Plan & Zoning Commission meeting that went close to 1:00 a.m. While Northfield slept, decisions were made and Northfield woke up, and they still don't know what's going on as it relates to the text amendment. He made numerous calls to his neighbors and found out that the minutes of the Plan & Zoning meeting were not online. The meeting was a month ago and he doesn't have the verbiage to tell his neighbors what the text amendment is. He also wants to be able to go and intelligently discuss with his neighbors what some of the committee members of the Plan & Zoning Commission had indicated and what they said so there could be a discussion about that. He couldn't do it and was disappointed. He indicated they are a community and he served on the Park Board for 8 years and there was a trilateral commission that came together with the Village, the school and the park board and built the community center, new gym and the workout facility that everyone enjoys as a community. He said we are here to work together – it's not about the zoning board or the architectural board, he wants responsible development. When he wants to talk to his neighbors and he cannot refer to actual facts and statements because it's not posted, there is a problem. He submits to the Board that we are not representing the Village by not communicating the text amendment.

Mr. McIntyre then wanted to talk about this canvas that we have. At the last meeting, he asked the Board how many PUD's have been developed in the last 10 years. It was responded that it is possibly two. He explained that we are not experts in the PUD development business. Decisions made today will impact the future. If we come together as a community, we will be better off. The Board has the control in their hands with the standards of today without having to have a text amendment. You can work with each developer. His fear is that you take that

text amendment, change it, and make it toothless, so you won't have any kind of leverage for future discussions with developers. He said for the Board to give themselves credit and confidence that they can carve out a plan on that canvas that works for the whole community.

Bob Crow, 1050 Arbor Lane, endorsed what has been said before and in particular that everyone knows the context in which this whole discussion is being carried on. Making it easier to change a strict setback requirement in the setting that is taking place now or at the next meeting is setting a precedent and is going to involve the entire Village in a way that is very negative. He feels it is very important that this not be viewed in the abstract. It is being considered in the context that if it is approved and the setback requirements are lessened, it will be a result of the flexibility that is being introduced and a precedent will be set that he thinks will be very difficult. Setbacks throughout the Village are a very important part of how the public and the private interests meet and how a Village looks if it hasn't been given full consideration. He urges the Board not to approve this without understanding the implications it will have in the Village. If approved, it will affect the appearance and the livability of the entire Village.

Bill Mooney, 4010 Arbor Lane, said he respects the efforts that the Board has put in with regard to the Village of Northfield. The Board is consciences and is trying to do the right thing. He asks that before the Board makes their decisions tonight, take into account what the citizens of Northfield who are gathered here have said.

Jim McKeivitt, 4010 Arbor Lane, asked how many Board members received a letter from the concerned citizens of Northfield. He asked if they all sent the card back. Trustee Gregorio said no. Trustee Terrill acknowledged the letters. Mr. McKeivitt said they have been following the various changes and each time they go out and get petitions objecting to the various proposals being made. In the minutes of sometime in 2016, the Village Board met and considered zoning in R-6. What he understands from what one of the two ladies said to the Board, let's not set zoning here, let's let the developer come in here and work with the developer. When you say that to a developer, you start up here. Through attrition you worked on it this way. Normally, these people would not be here at this meeting except that attrition has brought it down to 28 units. The petitions have been a waste of time, although the Board knows they have them. When they were all put together, they had about 400 residents. This time around, they decided to try the referendum approach. They sent that letter to every resident in Northfield. This is an issue that really might call for a referendum. Their problem is that they don't have enough time to react to that to get responses back. Their position was to vote against the James development and this text amendment. They are still coming in. They had Fox Meadow still waiting to get it from the mailman. The 121, 123 building at Regent Woods and a lady was working on all the residences in there to get the petitions signed. They don't

have them back yet. Mr. McKeivitt is suggesting to the Board that when they are finished with this, they could have over 1,000 residents objecting to this text amendment. If the Board votes on it now and passes it and then vote on it later and it works for anybody, the first recipient will be the James development. The Board has then turned down the majority of the citizens of Northfield. He suggests delaying this matter. This is not a little issue, but it is being treated like a little issue. After going to all the meetings, he feels like he's running into a brick wall. Every time they turn around, there was an obstacle from the various boards of this Village. Not one person on the Zoning Board asked questions. He thinks the chairman already had the memo done when he made the motion. This issue should not be treated lightly because everyone will live with it in the future. He said if you drive down Winnetka Road to Waukegan and when you come out of Enid or wherever, your car's front is almost touching the asphalt. Winnetka Road is a street that is building in traffic and all of the entrance points to it are on the road. At Meadowlake, when you come out, that two block area is the worst 2 block area in the Village as to access to Winnetka Road. So what happens in the development that has a 15' setback with landscaping in front and has a wall behind it and you have to come out and look right and left. The green light changed and the cars are coming and you have a side bender. He said that someone will get killed on Winnetka Road between Happ Road and Waukegan because of the access on a small front yard.

President Frazier respectfully requested Mr. McKeivitt to stick with the text amendment. Mr. McKeivitt indicated that they are still collecting the petitions and the Board will hear the results of that despite what the vote is. Life safety is an important issue on this text amendment. President Frazier responded that this issue has been out there for a long time; maybe not the text amendment, but the whole James development since last fall. This matter has been delayed over and over again because people are opposed to it. That is your absolute right, you can continue to do that and if you're within your rights, it will be granted. There have been no obstacles as far as the boards and commissions are concerned. She said he may not agree with their rulings, but they have done their jobs. She said she knows there is an online petition, but wanted to state for the record that she hasn't seen 1,000 signatures. Right now, they can only deal with what is before the Board now. She said she saw the letter and didn't agree with all the representations that were put in it, but when they have the signatures, the Board would be happy to look at them. President Frazier then said Mr. McKeivitt said the Board is treating this like a little issue. Like she said earlier, countless hours have been spent on this. Nobody takes it lightly and we understand the ramifications. Whether you agree or disagree with how the Board votes tonight, she doesn't accept that it has been treated lightly. It has been treated anything but lightly. The Village has many issues before it. This issue has taken up the bulk of

the Village's time and probably will continue to. President Frazier read the Plan & Zoning transcript and there were questions asked. Mr. McKeivitt may not be satisfied with the number of exchanges, but there were exchanges and she remembered Mr. Berlinghof had a number of comments to make. Mr. McKeivitt may disagree to the comments that were made, but he should not malign the work of that group. They did their job. She said she also disagreed with the statement made that he thought the chairman already had his memo done. President Frazier said that isn't fair and will not let that stand on the record without a response. She said it wasn't fair. She said Board members and Commission members do not make decisions in advance. We hear everyone out and respond. So saying that the chairman already wrote his memo is false.

Beverly Smith said with respect to The Landmark setbacks, that it was built in the 1970's and most villages have an ordinance where the front yard is the narrowest dimension that fronts a street when you have a corner lot. She asked if that could have been the side yard. VM Sigman responded that on a corner lot, it is always two front yards as long as she has been here which is 20 years. The residents responded it was built in the 1980's. VM Sigman indicated that the zoning code hadn't been substantively updated for about the 50 years before that, which is why it was done in 2001, 2002 and 2003. There were a series of exceptions for that planned unit development, but neither Steve Gutierrez or her were here. Director Gutierrez researched the file to determine what the setbacks were set that are out there today and on Winnetka Road, that building is set back 11'. Ms. Smith said it still brings up the issue that you do need to actually do more statistical studies of what is going on with setbacks.

Trustee Roszak commented on planned developments and urban developments in general. He has been involved in quite a few of them and was a witness to the one for Meadowlake which was very controversial at the time. Planned developments opens up creative and unique solutions. Meadowlake is a very unique and beautiful design. The planned development process allows for this type of creativity. It also allows a discourse between the community and the boards, a discussion with give and take which is a process. He said he doesn't know if the text amendment will take it away from the community. He clearly remembers how Meadowlake was changed five different times before it was approved. It was a public process and the outcome was beautiful. The last planned development is the precedent for the next one. It's a process of thousands and thousands of hours and comments which becomes the final solution. The developer has to abide by that whether they are complying with the underlying zoning setback or not, there is always the ability to negotiate with the developer and the Board and the community has a voice to make that happen.

Trustee Terrill indicated he is one of the people who live on Winnetka Road and the rear of his home and the length of his home borders Winnetka Road. His setback is 35'. He wouldn't want to be one foot closer to Winnetka Road. The noise from the trucks are on the road all the time. He wouldn't be a resident there at the proposed development.

Trustee Kaplan said he sat in on all the Plan & Zoning meetings and he enjoyed watching democracy in action. He doesn't have a final opinion on anything other than its good to see everyone has their feet on the ground and are standing up for what they believe. He had a development behind his house and couldn't stand it, but they put a house in there. He doesn't know what people really want here. The Northfield Corridor study was done a couple of years ago and the community bought into it. There were representatives from the residents, businesses; about 30 people on the committee. There was specific reference to the AT&T site and at that point they were recommending a 48 unit place as the only viable way to do anything there. At this point we're down quite a bit from that. That property is undevelopable other than a multi-unit building. He said people need to ask themselves, do you want a piece of concrete sitting there or do you want something that will be put together by a first rate builder that has a good track record. Between the P&Z Commission and the residents, this is jelling and it will get done and look good. There are issues that everyone here is identifying and he thinks it will all work out. His personal opinion of the text amendment is that he is a believer of changes in management, leadership and you never know what will come down the pipe so he likes having a firm text amendment and not change it. We're not changing the variance for anything other than a PUD which gives the Board the ability to make sure that all the other things are done right. Somebody could put something in there that nobody likes just because it fit into the zoning. On Northfield Road, there was a storage unit that went in and the crowd then was as big as it is now. No one wanted it, but the guy got in because the zoning was there and it wasn't a PUD. If you have a PUD, it gives the Board the ability to make other changes to offset that. The Board is not done.

Donald Whiteman, 545 Happ Road, addressed the Board saying that he doesn't think people are here to say they don't want anything on that property. Most everyone would like to see something nice go there. The question at hand is the changing of the wording that was established when these ordinances were put in place back in 2003. Mr. Whiteman doesn't think the world has changed enough between then and now to change the wording of the way that particular item reads at the moment. He encourages the Board not to change the wording of the existing ordinance. Keep your leverage because you will need it in the future. They are not opposing something going in there.

Trustee Lungmus felt the staff has been great about advancing all of the letters that were sent and he read every single one of them carefully. What influences him with his decision tonight is the recommendation of the Plan & Zoning Commission, the staff and Buzz. There was a lot of hard work that went into that. He emphasized that the Village, VM Sigman and Director Gutierrez work hard to make sure that the communications that they send are sent and read by all.

Trustee Gregorio responded to the residents that he doesn't take any of this lightly and he certainly got the message in the letters and materials sent and the turn out of the residents. He does treat the word "variance" with care. It can be dangerous. He also favors development in the community of the highest character and quality. He believes that everything being done should enhance the Village. He understands and respects the importance of the Code and setbacks. The reality is that there are variances that happen all the time. The discretion in that has to be very careful. All prior boards, this board and future boards will be responsible with that and at the end of the day; we all want what is best for the community. There is also the issue of Winnetka corridor where there is a building that is 11' setback. He tries to look at the whole picture. He has confidence in the commissions and this board to do the right thing for the Village and to be responsible on a case-by-case basis on each development to make sure it's done in the highest quality and keeps the character of the Village. He favors the Board having some flexibility, depending on the project, to make responsible decisions so each project is done in the best way possible for the Village.

Trustee Goodwin appreciated the residents coming to the meeting. He said he spent hours reading all the testimony and letters. It is very important to him and at this point he is leaning toward keeping the teeth in the ordinance as it was written. He has great respect for Don Whiteman, who is one of his mentors. If it goes toward the flexibility to change the text amendment, he is okay with that, but he is working with Mike toward future things that are more in his area and keeping some teeth in those setbacks is important to him. He thinks making it any easier is not good.

Trustee Terrill said he doesn't feel a negative vote tonight on the text limits at all their flexibility. If anything, he thinks it gives them the teeth and puts out an advisory in a way to other developers to see what we are trying to do. He likes the idea of keeping the text as it is, but he also feels that it doesn't limit their flexibility in the slightest.

Trustee Roszak questioned Attorney Hill asking if someone wanted to have a development like The Landmark and it seemed to be the right thing with a certain setback on Happ and a certain setback on Winnetka, what would be the procedure then if it doesn't comply with the 30' setback. Attorney Hill responded that they would have to do what we are doing now

which is asking for a text amendment. The way the ordinance reads now, not making a judgment on it, perimeter setbacks no exceptions are allowed irrespective of the quality of the project. Trustee Terrill asked if they could not ask for a variance. Attorney Hill replied that's what the pending ordinance is all about. If this is not approved, they could not ask for any perimeter set back variances. Trustee Terrill said what Attorney Hill is saying is that if no petitions can come up, then why did it come up in the first place? Why did it get to this point if you can't do it? Attorney Hill responded that is the very reason why they are asking for it. Trustee Terrill interpreted it to mean that if another PUD wanted to come in, they could do the same thing that James is doing and we would be here voting on it. He said if the vote is against this, no other petitioner can ever come before this Board and ask for a 15' variance. Attorney Hill clarified that and said unless this amendment is granted, the Board could not consider or grant them that 15' variance.

Chuck Hirsch asked why would the Plan & Zoning people even entertain the subject, if what Mr. Hill is saying is true, because they had no standing to bring the issue up to the Plan & Zoning since you couldn't do it without a text amendment. Attorney Hill said they were asking for a PUD ordinance that would allow them to do this and the recommendation that came out of the Plan & Zoning was that subject to the text amendment being adopted, then the PUD could then be voted on. That is why we are considering this. The fact that the text amendment may be necessary in order for a PUD to be appropriate does not prevent the recommending body, Plan & Zoning, from considering the application. That has been settled many times in various cases. It does not rob them of jurisdiction, the fact that their recommendation may be contingent on a text amendment. Mr. Hirsch said he is not challenging Mr. Hill, but is trying to understand how the Plan & Zoning Commission make that part of the language that was contingent when they reported back that it was contingent upon what would be voted on tonight. Is that part of the language in the minutes? Attorney Hill indicated that clearly if this text amendment is rejected tonight, then the plan that they voted on is moot. Mr. Hirsch asked did they in fact make their recommendation contingent on what the Board is considering tonight, yes or no? Are the minutes of that meeting showing that was the case? VM Sigman clarified by saying that the Plan & Zoning Commission first considered the text amendment to the Zoning Code and they recommended approval and after that they considered the James development. There was a two tier recommendation, the first was for the text amendment and then they considered the development that included the variation and that variation cannot proceed unless this text amendment is approved.

Jerry James said he appreciated the opportunity to say a brief remark. He has done two projects in town. He is an owner of land in town and as such, he believes he has a right to

speak his perspective on this and he says that with all due respect and concern and with great appreciation to the commission, the staff, Mr. Hill and this Board in terms of trying to do the right thing for the town. He has been here for 56 years and he traverses this stretch of road at least twice a day, he shops here, his kids go to the schools and so he has a clear sense of more than just a purely economic interest, but also an interest in this community. He has friends here and his parents live here. That being the context, his point is that they engaged in this property because he saw a vacant piece of land that was an eyesore. The Comprehensive Plan was amended effectively by the adoption of the Northfield Corridor Plan. That occurred in 2015. The Zoning Code was amended in 2003. Based upon the needs and the vision of the Comprehensive Plan as it exists today, there are a set of obsolescent properties along Northfield Road an obsolescent piece of property that he owns today. As a developer, he took the cues from the Comprehensive Plan as any other developer would do and worked tirelessly for the last two years to devise a plan within the context of a planned development. In so do, he has tried his best within the confines of the planned development ordinance as it exists today to come up with a plan that is not necessarily the best economic plan going from 34 to 28 units, and he fervently believes is appropriate but for this restriction that exists in the planned development ordinance which binds him and anybody else, the Board and the Village in the absence of a text amendment. He is suggesting that times have changed and the Code that was existed and formulated and scrutinized back then applied to what was in place as the Comprehensive Plan then. The Village has taken a lot of time to develop that Corridor Plan, it was a message and process that we have followed and he has tried to do his very best and will continue to do that, but the fact of the matter is, the issue the text amendment relates to this Corridor Plan and the constraints and the reality, there is no leverage that you are giving up whatsoever by virtue of this text amendment. A PUD, as Trustee Roszak has said, gives you every power to scrutinize the architecture, the setbacks, the height, everything. The Landmark and Meadowlake would never have existed today, but for the fact that variances were granted through what effectively was a planned development process. That is what is going on tonight. If the text amendment is approved, you are not giving up your leverage, you are holding developers accountable to the Boards and Commissions.

Jim McKeivitt said his recollection in reading the text amendment as it was presented was very short and brief. He read that there would be a person appointed, the Czar, and he would consider the variation the decision at the time and his decision would be final. Is that a true statement? Attorney Hill said no. He asked that the text amendment be read. Mr. McKeivitt then said when you take quaint little Northfield and all of the properties, when the time changes and the present owner leaves and his children or somebody else comes in to buy the

property and they are not going to want to do four acres of landscaping and they will look at that property over here and say four vacant lots, PUD. They can work with the setbacks on it and keep the house and sell each of those lots for \$700,000 to \$1 million, or they can leave it where it is and not do anything with it. But for the future boards, with this change and the flexibility in allowing the owner to come in for a PUD on those properties, a lot are 1-1/2 acres or more, he can see in the next 20 years, quaint little Northfield will be a subject of major PUD litigation and expansion in the resident side to look like Evanston. It is something to be concerned about for the future.

President Frazier said she sees no problem with the text amendment. She has been sitting and watching the Board for 10 years and she has never seen the Board act irresponsibly. She has seen the Board act very, very strictly and stringently and she sees no rational basis for handcuffing this Board and future Boards. They are perfectly capable, together with the Plan & Zoning Commission, to look at PUDs and say this fits or this doesn't fit. She thinks the Board should have flexibility.

President Frazier then requested a roll call vote to approve an ordinance amending Appendix A, Article XVII, "Planned Unit Developments," Section 17-7, "Area Regulations Variations."

AYES:	Roszak Kaplan Lungmus Gregorio	NAYS:	Terrill Goodwin	ABSTAIN:	0	ABSENT:	0
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President Frazier indicated that this concludes the action items for this meeting and asked for the monthly departmental updates.

Department Updates

Northfield Now!

Trustee Goodwin reported that Northfield Now! had their last meeting on Friday, February 2nd. He was unable to attend that meeting and Joan was also out of town. He asked if Assistant to the Village Manager Melissa DeFeo was able to attend the meeting. She said yes. Trustee Goodwin said they are working on the website but it isn't up yet. AVM DeFeo said they talked about the concept of starting a membership model. There were only 5 in attendance and the meeting evolved into a dialogue of what they see Northfield Now! becoming and whether there is value in creating this membership model when people aren't attending the meetings. At the end of the meeting, they said they wouldn't have any meetings until something came up, such as the brochure that was put together.

Trustee Goodwin also reported that there was a Go Green meeting which he was also unable to attend. Mark Pruitt, the energy consultant from the Village did attend and gave a nice presentation about energy. President Joan Frazier attended that meeting. The outcome is that we are moving slowly toward renewable energy. President Frazier indicated that at some point, Go Green will come before the Board to talk about renewable energy credits. She personally was not persuaded by the efficacy of those credits. The next meeting is March 12th.

Administration

VM Sigman indicated that staff continues to work on Happ Road Phase I and expect to have it wrapped up by early summer. The Committee met and locked into the general approach and directed staff and the consultant to work with any of the neighboring property owners that may be impacted by any loss of parking in the right of way and encouraged them to continue to work with Cook County to see if we can't acquire the land behind some of those parcels to find a way to make up any loss of parking in the right of way. There will be a second public hearing on presenting the final plan to the public sometime this spring. Staff has been working closely with the Village of Glenview and Cook County Highway Department on a grant application into MWRDGC for funding for the trunk main on Winnetka Road. The application will go in by the end of the week and it is being proposed as a joint funding project working with the County, MWRDGC, Glenview and Northfield. It is a lengthy time process, but we are hoping to be successful. We have received letters of support from Representative Gable, Senator Biss, Commissioners Goslin and Suffredin along with the Village of Glenview.

Community Development Department & Building Department

Director Gutierrez reported that the Plan & Zoning Commission will be meeting on March 5th. They have a special use application for a restaurant going into the cafeteria in the Willow Hill complex at 540-550 Frontage Road.

The Comprehensive Plan Consultant Selection Committee has been interviewing three consultants for assisting the Village with revamping the Comprehensive Plan. They voted to recommend a firm called Houseal Lavigne Associates. Staff will be working with them on comments that the Committee had on tweaking some components of the scope as well as asking that the team be adjusted somewhat. The hope is to bring a professional services agreement with them and bring to the Board's March meeting for its consideration.

Director Gutierrez then reported that staff continues to work with Wintrust Bank on the proposal they have submitted for the Youngren site. They are trying to get it in shape for the Architectural and Plan & Zoning Commissions. Trustee Gregorio asked if it is a consummated sale. Director Gutierrez said they will be leasing the land. His understanding is that the lease has been signed but there are contingencies on it.

Trustee Roszak noted that someone in the audience tonight mentioned that the Plan & Zoning Commission minutes weren't posted and wondered if that is true. Director Gutierrez said they normally aren't. He said those minutes are currently being revised. VM Sigman added that meeting minutes are never posted until they are approved by the body that had the meeting. She said anybody who called and asked were given the audio of the meeting and all the sections of the Code, the amendments and the detailed text were posted on the website. Director Gutierrez said all the written material is out there.

Finance Department

Finance Director Noble reported that staff is putting the final touches on the draft Budget. Those should be delivered to the Board members on Friday electronically or by hard copy. The first Budget meeting will be on March 6th. Also in the packets are the December financial statements. Not a lot has changed but you will see in the draft Budget projections how we think we will end the year. Staff has gotten very granular with things this year and will discuss at the budget meeting how we have transpired this year and how we are moving forward next year.

Fire-Rescue & Public Works Departments

Director Mike Nystrand reported Public Works has been busy removing snow, salting and de-icing. There were over 12 inches of accumulation in town. They then switched gears to maintain the storm sewers that are open and taking all the drainage with the 1.4 inches of rain. Sanitary sewers are being checked and storm sewers opened. There have been four water main breaks in the last two weeks due to the temperature swings.

Chief Nystrand indicated that they once again had a very successful Girl Scout cookie drop off and distribution at the fire house. MABAS Division 3, comprised of 16 communities in the North Shore area, have finalized and successfully submitted a grant application for portable radios for all the fire apparatus in Division 3 to the new Starcom System which is an accountability system as a component of the radio so people can be tracked should something happen.

President Frazier noted that a number of people were impressed at how quickly the snow was plowed in the last couple storms.

Police Department

Chief Lustig reported that VM Sigman reported most of the department's latest news in her Friday update. He indicated that when events like the Florida incident that happens even though far away impacts our community. The schools are trying to calm students down. Some parents came to pick up some high school students. The challenge is always how to provide a safe environment. The officers at the high school will be in their uniforms and a squad car is parked on the school sidewalk. He said he emailed all of the superintendents and principals in

Northfield to tell them what is going on and his expectation of them in talking to the students and going over all the safety rules. Chief Lustig said officers are keeping a high visibility by walking and talking at the schools to give the schools a sense of security.

Trustee Gregorio said in the new school, you can't get past the lobby unless someone buzzes you in. So, how are the people passing in? Chief Lustig responded that the good thing is they lock it so if somebody goes in, they are not coming out until police get there. Eventually, when the system is up and running which it is not fully up and running there will be a by-passer system for police. Trustee Gregorio said in the high schools where incidents have happened can they just walk in off the street and go right into the school. Chief Lustig said yes but in our schools, you have to be buzzed in. The Northfield officers are trained in rapid deployment system and they have shields in their cars. In the old days, the officers would surround a school before entering and now we don't. They will go in to defuse the situation before that individual makes it worse. Once that scene is secured, then EMS and Mike's crew come in and start treatment for the injured.

PUBLIC COMMENT

None.

ADJOURNMENT

There being no further discussion or issues to come before the Board, Trustee Gregorio made a motion, seconded by Trustee Roszak to adjourn the meeting.

Upon the following roll call vote, the motion was approved.

AYES:	Rozzak	NAYS: 0	ABSTAIN: 0	ABSENT: 0
	Kaplan			
	Lungmus			
	Terrill			
	Gregorio			
	Goodwin			

The meeting was adjourned at 9:19 p.m.