

PLAN AND ZONING

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

COMMISSION

REPORT OF PROCEEDINGS had before the Village of
Northfield Plan and Zoning Commission taken at the Northfield
Village Hall, Board Room, Northfield, Illinois on the 5th
day of March, 2018, at the hour of 7:01 p.m.

MEMBERS PRESENT:

BILL VASELOPULOS, Chairman
THOMAS BOLLING
DAN deLOYS
KATHY ESTABROOKE
E. LEONARD RUBIN
CONNIE BERMAN

MEMBERS ABSENT:

STEVEN HIRSCH
TODD BERLINGHOF
TRACEY MENDREK

ALSO PRESENT:

STEVE GUTIERREZ, Community Development Director

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

7 COMMISSIONER BERMAN: Connie Berman.

8 COMMISSIONER ESTABROOKE: Kathy Estabrooke.

9 COMMISSIONER DELOYS: Dan deLoys.

10 COMMISSIONER BOLLING: Tom Bolling.

11 CHAIRMAN VASELOPULOS: Thank you. The purpose of
12 tonight's meeting is to conduct a public hearing and to
13 discuss a request for approval of a special use permit
14 located at 540 Frontage Road. Petitioner's name is
15 Craig Stone on behalf of Stone Trading Post, LLC, that's
16 the tenant, and Imperial Realty company as agent for
17 Klairmont Investments, LLC, that's the landlord.

18 The public hearing format will provide an overview
19 of this proposal and a forum for public comment and
20 input. This Commission is a recommending body only and
21 we will forward our recommendations to the Village
22 President and the Board of Trustees for final
23 determination on whether or not to grant this item

1 before us today. The Board will then consider this item
2 being discussed this evening at the next Board meeting
3 which is scheduled for Tuesday, March 20th, 2018 at 7:00
4 p.m. right here in this boardroom.

5 The Commission meetings require that all persons
6 wishing to be heard and to enter testimony must be sworn
7 in. This includes all petitioners, individuals with the
8 petitioners and any interested parties or other property
9 owners. Following the Petitioner's presentation and
10 after the Commission has had an opportunity to ask
11 questions and discuss amongst ourselves, then all other
12 interested parties will be given an opportunity to
13 speak. Prior to speaking, we request that all parties
14 step forward to the microphone, be sworn in, and provide
15 their name, address and interest in this matter for the
16 record. These proceedings are being recorded and that
17 is why we request you to speak only at the podium where
18 the microphone is located.

19 Our first order of business is to pass the minutes
20 of our last two meetings from January 17th, 2018 and
21 February 5th, 2018. Is there a motion?

22 COMMISSIONER DELOYS: Motion.

23 COMMISSIONER BOLLING: Second.

1 CHAIRMAN VASELOPULOS: All those in favor?

2 (Chorus of ayes.)

3 CHAIRMAN VASELOPULOS: All opposed?

4 (No response.)

5 CHAIRMAN VASELOPULOS: Motion carries. Before the
6 Petitioner steps to the microphone, Steve, do you have
7 any introductory comments?

8 MR. GUTIERREZ: Thank you, Mr. Chairman. The
9 Petitioner is seeking a special use to operate a
10 restaurant in the Willow Hill Executive Center. That's
11 that large office building at 540 Frontage Road,
12 actually two office buildings there in that complex,
13 this is at 540. The restaurant, there's an existing
14 restaurant space there that occupies 1,600 square feet
15 of tenant space in the office complex. The total
16 complex is 131,000 square feet, just to give you a sense
17 of the scale of this small tenant space.

18 This restaurant most recently has been operated by
19 an operator operating under the name of Willow Hill Deli
20 & Cafe. They actually were granted a special use back
21 in 2015. This Petitioner would be the seventh operator
22 of this restaurant space/cafeteria space in this
23 building --

1 COMMISSIONER BOLLING: Since?

2 MR. GUTIERREZ: Dating back to the 1990's I
3 believe. The restaurant again is a special use in the
4 O-R Office-Research Zoning District which this building
5 is zoned as. The proposed restaurant, I'm going to let
6 the Applicant here give you a little rundown on their
7 operation. He is here and prepared to answer any of
8 your questions and to just introduce himself.

9 CHAIRMAN VASELOPULOS: Okay. Would the Petitioner
10 step forward to the microphone and be sworn in? Let the
11 record show that Commissioner Rubin has arrived. I'm
12 sure he's a little tardy due to the terrible elements
13 outside.

14 COMMISSIONER RUBIN: It's only hail.

15 CHAIRMAN VASELOPULOS: It's still soft. The heavy
16 stuff won't be coming down for a little while.

17 MR. STONE: Hi, my name is Craig Stone. My company
18 is Stone Trading Post, LLC.

19 MR. GUTIERREZ: Craig, I'm going to swear you in
20 real quick.

21 (Witness sworn.)

22 MR. GUTIERREZ: Thank you.

23 CHAIRMAN VASELOPULOS: Do you have any introductory

1 comments you'd like to make? Tell us a little about
2 yourself and the business.

3 MR. STONE: Sure. I'm going to go in there, that
4 place is a little rundown and we're going to clean it
5 up, paint it, make it a little brighter. We're going to
6 come in and bring some, I think a little bit better food
7 products in there and just make it a little nicer I
8 think than where it's been right now.

9 So, I know we're the seventh person to be in there,
10 so we'll see what happens. The rent is pretty good, so
11 I figure we'll give it a go.

12 CHAIRMAN VASELOPULOS: Okay. Where else have you
13 had operations of business?

14 MR. STONE: I have a real estate company and I also
15 used to be in the wholesale and meat packing business
16 and we sold to restaurants, bars, nursing homes, pretty
17 much anyone that was preparing center plate food or meat
18 items. So, we did that, that was a family business for
19 a long time. I also, my wife started a school lunch
20 business a few years back and she's a really good cook,
21 she's a great chef. So, hopefully, we'll come out with
22 some, you know, better products and, you know, serve,
23 this is a big office building, I know it's only about

1 half occupied, but there's a lot of offices and car
2 dealers around. So, hopefully, we'll be able to bring
3 some people in there.

4 COMMISSIONER DELOYS: So, it is available for
5 outside people to go in?

6 MR. STONE: Oh, yes.

7 COMMISSIONER DELOYS: I was never sure. I always
8 thought it was just the complex.

9 MR. STONE: Yes. The building has a lot of doors,
10 and if you go in the back of the building, there is a
11 door that's pretty much right there. So, you just go
12 right in, go up the stairs and the restaurant is right
13 there. There's an elevator, too, so it's easy access.

14 COMMISSIONER BOLLING: And the idea is that you
15 would also be having some sort of, like a catering
16 business? If somebody wanted to have sack lunches or
17 whatever?

18 MR. STONE: Yes, exactly. So, kind of an ancillary
19 use, you know, people order and hopefully I'll get some
20 car dealer and maybe some of the mechanics in there
21 maybe coming in. Or we could bring out, you know, a
22 bunch of bag lunches or something to them and kind of do
23 that. You know, we have a school lunch business, so you

1 know, we basically work with vendors like Potbelly's,
2 Panera, Once Upon a Bagel, and all these pizza places.
3 So, we do that and we're hoping to get, you know, some
4 other people to know about us over there and hopefully
5 come in and start doing, you know, a little bit of
6 outside catering, but it's kind of an ancillary use.

7 COMMISSIONER RUBIN: What kind of food will you be
8 specializing in, if you specialize?

9 MR. STONE: More like, more healthy options. We're
10 only going to be open for breakfast and lunch, like kind
11 of a late breakfast and lunch. So, you know, like --

12 COMMISSIONER RUBIN: Hamburgers, hotdogs?

13 MR. STONE: Not really hotdogs but burgers, more
14 healthy options like sandwiches. My wife makes a really
15 mean turkey club, and we'll do egg sandwiches and turkey
16 bacon. Breakfast, we're going to do some smoothies and
17 some healthy protein drinks and stuff like that.

18 CHAIRMAN VASELOPULOS: You mentioned you've, in the
19 past you've serviced other food establishments,
20 supplying them with products. Would you use this space
21 as a storage facility for that type of business also?

22 MR. STONE: No, we're not going to do any, I'm not
23 servicing any, you know, that was a wholesale meat

1 company I had before. So, we're not going to be doing
2 that. I'm not going to service any, you know, any type
3 of, you know, wholesale accounts like that. That was,
4 we were a manufacturer and a distributor. I was saying
5 that because I've been in the food business pretty much
6 my whole life.

7 CHAIRMAN VASELOPULOS: Okay.

8 MR. STONE: So, I was always in restaurants and
9 hanging out with chefs and, you know, that type of
10 thing.

11 CHAIRMAN VASELOPULOS: Any other questions,
12 Commissioners?

13 COMMISSIONER BOLLING: I'd like to make a motion.

14 CHAIRMAN VASELOPULOS: Before that, does anyone in
15 the audience have any questions? I have to ask, you
16 know.

17 COMMISSIONER BOLLING: I'd like to make a motion to
18 recommend to the Village Board approval of the special
19 use to operate a restaurant at 540 Frontage Road, Suite
20 2305, in accordance with the Petitioner's application
21 and supporting materials date stamped January 26th, '18
22 subject to the following conditions one through 13.

23 CHAIRMAN VASELOPULOS: Is there a second?

1 COMMISSIONER BERMAN: I second.

2 CHAIRMAN VASELOPULOS: Connie seconds. All those
3 in favor?

4 (Chorus of ayes.)

5 CHAIRMAN VASELOPULOS: All opposed?

6 (No response.)

7 CHAIRMAN VASELOPULOS: Motion carries.

8 Congratulations and good luck to you! We wish you all
9 the best.

10 MR. STONE: Great. Thank you so much, we
11 appreciate it.

12 COMMISSIONER ESTABROOKE: Motion to adjourn.

13 COMMISSIONER RUBIN: Second.

14 CHAIRMAN VASELOPULOS: All those in favor?

15 (Chorus of ayes.)

16 CHAIRMAN VASELOPULOS: All opposed?

17 (No response.)

18 CHAIRMAN VASELOPULOS: The motion carries. Thank
19 you, good night.

20 (Whereupon, at 7:11 p.m., the above meeting
21 was concluded.)

22

23 APPROVED 4/3/18

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

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

12
13 _____
14 ROBERT LUTZOW

15
16 SUBSCRIBED AND SWORN TO
17 BEFORE ME THIS _____ DAY OF
18 _____, A.D. 2018.

19
20
21 _____
22 NOTARY PUBLIC

23