

PLAN

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 3rd
day of April, 2018, at the hour of 7:00 p.m.

MEMBERS PRESENT:

BILL VASELOPULOS, Chairman
THOMAS BOLLING
TRACEY MENDREK
DAN deLOYS
TODD BERLINGHOF
KATHY ESTABROOKE
STEVEN HIRSCH
CONNIE BERMAN

MEMBERS ABSENT:

E. LEONARD RUBIN

ALSO PRESENT:

STEVE GUTIERREZ, Community Development Director

1 CHAIRMAN VASELOPULOS: I'd like to call to
2 order the meeting of the Plan & Zoning Commission. My
3 name is Bill Vaselopulos, I'm the Chairman of the
4 Commission. At this time, I'd like the Commissioners to
5 introduce themselves starting with Steve.
6 COMMISSIONER HIRSCH: Hi, I'm Steven Hirsch.
7 COMMISSIONER ESTABROOKE: Kathy Estabrooke.
8 COMMISSIONER BERLINGHOF: Todd Berlinghof.
9 COMMISSIONER MENDREK: Tracey Mendrek.
10 COMMISSIONER DELOYS: Dan deLoys.
11 COMMISSIONER BOLLING: Tom Bolling.
12 CHAIRMAN VASELOPULOS: Thank you very much.

13 Before I continue with my prepared remarks, I just want
14 to make two points regarding conflict of interest. One,
15 Commissioner Berlinghof has asked if the fact that his
16 son works for Wintrust Bank created a conflict of
17 interest, and the Village Attorney was contacted and he
18 does not believe that there is a conflict of interest
19 but advised that we should disclose that fact at the
20 outset of tonight's hearing. Also, Commissioner Berman
21 has recused herself tonight from this hearing due to
22 conflict of interest as her employer is a competing
23 bank.

24 So, the purpose of tonight's meeting is
25 to conduct a public hearing and to consider and discuss
26 a request for approval of a special use permit located
27 at 1852 Willow Road. Petitioner's name is Northbrook
28 Bank & Trust which is a Wintrust Community Bank.

29 The public hearing format will provide an
30 overview of this proposal and a forum for public comment
31 and input. This Commission is a recommending body only
32 and we will forward our recommendation to the Village
33 President and the Board of Trustees for final
34 determination on whether or not to grant this item
35 before us today. The Board will then consider these
36 items being discussed this evening at the next Board
37 meeting which is scheduled for Tuesday, April 17, 2018,
38 at 7:00 p.m., right here in this boardroom.

39 A Commission meeting requires that all
40 persons wishing to be heard and to enter testimony must
41 be sworn in. This includes all petitioners, individuals
42 with the petitioners, and any interested parties or
43 other property owners. Following a petitioner's
44 presentation and after the Commission has had an
45 opportunity to ask questions and discuss amongst
46 ourselves, then all other interested parties will be
47 given an opportunity to speak. Prior to speaking, we
48 request that all parties step forward to the microphone,
49 be sworn in, and provide their name, address and
50 interest in this matter for the record. These
51 proceedings are being recorded, and that is why we
52 request you to speak only at the podium where the

1 microphone is located.
2 Our first order of business is to pass
3 the minutes from our last meeting of March 5th, 2018.
4 Is there a motion?
5 COMMISSIONER ESTABROOKE: Motion to approve.
6 COMMISSIONER BOLLING: Second.
7 CHAIRMAN VASELOPULOS: All those in favor?
8 (Chorus of ayes.)
9 CHAIRMAN VASELOPULOS: All opposed?
10 (No response.)
11 CHAIRMAN VASELOPULOS: The motion carries.
12 Before the Petitioner steps to the microphone, Steve, do
13 you have any introductory comments?
14 MR. GUTIERREZ: Thank you, Mr. Chairman. The
15 Petitioner is Northbrook Bank & Trust, a Wintrust
16 Community Bank. The Petitioners are seeking approval of
17 a special use in order to construct a one-story, 3,200
18 square-foot bank branch with a drive-through facility
19 and automatic teller machine on the property at 1852
20 Willow Road. The subject property is zoned Village
21 Center which requires a special use for drive-through
22 facilities and ATM machines, which is why they are here
23 before you tonight. The bank itself, a bank use in and
24 of itself is actually a permitted use within the Village
25 Center.
26 The Petitioner is, in addition to the
27 special use, is seeking variations to the transitional
28 yard requirements, drive-through facility and trash
29 enclosure requirements contained in the zoning code.
30 The variations I can describe in more detail if you'd
31 like, but they are stated in your memo, detailed in your
32 memo that you've received.
33 The consultants, excuse me, the Village
34 Departments and our traffic engineer reviewed the plans
35 and provided their reports which again are included in
36 the packets that you received. We did have the Village
37 Engineer this morning review the latest iteration of the
38 engineering plan. Again, as I noted, as late as last
39 week, we were tweaking the plans with the Petitioner,
40 and those plans again do have to be received, but the
41 engineering plan was tweaked as well. That engineering
42 plan now reflects the revised, or I should say the
43 submitted site plan.
44 The Village Engineer reviewed that plan
45 this morning and he reports in that short report in
46 front of you that he has reviewed the updated civil
47 engineering plans received on April 2nd for the above-
48 referenced proposed development which is the Wintrust
49 Bank proposal. Changes from the previous plan include
50 the addition of a sidewalk along Northfield road east of
51 the parking lot. To accommodate the sidewalk, the 90-
52 degree parking has been changed to angled parking, and

1 the 24-foot wide two-way aisle has been changed to a 20-
2 foot wide one-way aisle. The revised plan resulted in a
3 small increase in the impervious surface area and the
4 resulting stormwater runoff, but this is accommodated by
5 a proposed increase in the volume of the stormwater
6 detention to be provided. So, we will make sure that
7 that is done in the final, if this project were to be
8 approved, that through a permitting process we'll make
9 sure that the public detention that's required by the
10 code has been provided.

11 So, I just wanted to read out to you the
12 other materials again that have been provided from the
13 departments. Really, the only other thing of note was
14 that the Fire Department, in reviewing the angled
15 parking plan, the submitted plan, the most recent plan,
16 indicated that they wanted to make sure that there was
17 no parking, that parking would be prohibited on Alice
18 Place. So, that was something that they felt was
19 important for them to be able to maintain enough room to
20 do emergency operations if needed for any of the
21 properties that are adjacent to Alice Place. So, again
22 I just wanted to note that.

23 That's what we have. We have sent you
24 two correspondences from neighbors, from two of the
25 adjoining property owners. You should have those. I
26 have printed, I have e-mailed those but I also printed
27 out copies for you that are on the dais. I believe the
28 neighbors are here this evening and are prepared to
29 provide comment testimony, so I'll leave that to them to
30 do that.

31 Unless you have any questions for me
32 right now, I can turn it over to the Petitioner.

33 CHAIRMAN VASELOPULOS: Okay, if the
34 Petitioners would step to the microphone? To make it
35 easier, if all Petitioners could stand up and be sworn
36 in that may possibly be speaking tonight? Steve will
37 swear you in.

38 MR. GUTIERREZ: Please raise your right hand.
39 (Witnesses sworn.)

40 MR. FRANK: Thank you. Mr. Chairman, members
41 of the Commission, ladies and gentlemen, my name is Hal
42 Frank. I'm an attorney with the law firm of Meltzer,
43 Purtill & Stelle. I'm pleased to be before you this
44 evening on behalf of Northbrook Bank & Trust Company who
45 is the Petitioner for the subject property.

46 We are here to present you what we feel
47 is a very exciting plan for a strategically located
48 corner in the Village, and we believe that this project
49 will bring many benefits to the community at large and
50 to the immediately surrounding neighborhood.

51 We have a full team. We have a full
52 PowerPoint presentation that we're going to share with

1 you this evening. I wanted to let you know that
2 Wintrust has assembled, as you would expect, I believe a
3 first class team of consultants to prepare this plan and
4 present it to you.

5 You're going to hear from the project
6 architect, John Myefski, from Myefski Architects. He is
7 here this evening with his colleague, Brian Wagner, to
8 answer any questions you might have the site plan, the
9 architecture, the landscaping, lighting, any of those
10 kinds of questions. You also have the president of
11 Northbrook Bank here this evening, Richard Rushkewicz,
12 and also John Reagan from Wintrust who is vice president
13 of real estate. I would like you to note that these
14 gentlemen have met prior to this evening on multiple
15 locations with different neighbors in the area. Also,
16 to answer any technical questions you have, accompanying
17 us this evening is Brett Bewer from Manhard Consulting,
18 and Javier Milan from KLOA, the company that, the
19 consultant that did the traffic report.

20 So, we look forward to answering any
21 questions you might have or members of the audience.
22 With that, I'd like to turn the floor over to John.

23 MR. MYEFSKI: Thank you. Good evening,
24 everyone. Thank you very much for having us tonight and
25 having the opportunity to present this project. I'll
26 try to be brief because there's a lot of material to run
27 through, and I'll try to just kind of take you through
28 the key topics on top of it. Then if you have specific
29 questions, feel free to jump in and let us know.

30 We are excited to do this project. We're
31 excited because, you know, we were involved with the
32 master plan for this community, and this is actually the
33 type of building we were hoping we could get into the
34 community. That wasn't something that we had decided.
35 That's something that we heard from the community when
36 we were working on that master plan.

37 It's a very unique site, so I think a lot
38 of what you'll see tonight when it has to do with
39 variations and hardships has to do with the fact that,
40 fundamentally, it's probably the only parcel that I am
41 aware of where it's effectively an island. It has
42 streets on three sides of it right now, Alice Place,
43 Willow and Northfield Road. Effectively, we're creating
44 a new street as we connect Alice Place through to
45 Northfield, so by then it will be an island.

46 So, effectively, it has a front yard all
47 the way around it which makes it very unique. It also
48 is part of the contributing factor for many of the
49 things that have come up. But I will say having worked
50 with Staff over pretty much the last six weeks, we've
51 been able to get through a lot of the subtle issues that
52 are there. But with that, I'll kind of walk you through

1 the project, and Hal did a great job of kind of
2 describing the team.

3 The zoning on the site, I think you
4 probably have a good chance to really look through, but
5 fundamentally, we're really talking about this being
6 Village Center zoning, and the specifics probably show
7 up a little bit better as I walk you through the
8 project. The detail and the zoning information is here
9 if you would like to look at it. I will try to
10 highlight some of the things as we go through it.

11 The site itself, when you look at that on
12 Google Earth, first of all it's the red box that's up
13 there, especially for anybody that hasn't had the chance
14 to see it. It's in a unique location and it's uniquely
15 broken up into a different piece that's kind of jogged
16 back by Alice Place, and then effectively is very
17 narrow. So, it left us a pretty big challenge to try to
18 design a building that looked right on the site. We did
19 go through about 15 or 16 different iterations that we
20 took very far.

21 But what it really came down to is we
22 were trying to create as much architecture as we could
23 at the corner of Northfield Road in Willow,
24 predominantly because we wanted to fill in along Willow
25 to reinforce that because that's very important as you
26 go across the street. We wanted that to be as
27 substantial as possible to help fill in the gap that
28 sits there today, but we also wanted a building that had
29 some mass on it. You know, fundamentally, this building
30 works as a one-story building, and our hope was that we
31 could get the height of that element up to be more like
32 a story and a half. So, when you see dormers on it, the
33 intent is when you go inside of it there will be higher
34 spaces where that dormer light can come in.

35 But to really give a crescendo to the end
36 and to the corner of it, we really wanted to put a
37 teller element at the corner. So, you'll see that in
38 what we've done as well. Then as you go down
39 Northfield, the idea was to try to stretch the building
40 as long as we could so that we would be fronting the
41 parking lot from Mariano's and obviously taking
42 advantage of that large open space that sat there. So,
43 architecturally, that was the goal.

44 The other thing is we knew nobody would
45 want the drive-through lanes to be in the front of the
46 building. They might have worked out better but it
47 never would have worked out from a traffic circulation
48 perspective. So, the other idea was to try to screen
49 those. Then, we knew as far as the residential
50 community that we kind of have to our southwest and to
51 the south effective, we wanted to push all of that
52 activity as much as we could up to the corner and keep

1 it away and then just have parking in the park behind
2 it.

3 There were some questions about would it
4 be possible if Alice Place were abandoned, what would
5 that do the project? We spent a lot of time working on
6 that, just we didn't even know if that was a
7 possibility, but it was something that we thought could
8 come up. It just didn't work, it just, there wasn't
9 enough land left over. Then there was all of the
10 problems that would have obviously come up with trying
11 to get traffic circulation to work for the existing
12 buildings that are there, not only the townhouses but
13 predominantly the project which is just to the west that
14 has Dunkin' Donuts and the other retail in it, and given
15 that it has a drive-through facility within it, too.
16 So, we just wanted to know that we actually tried to
17 study that.

18 So, effectively, what we ended up with
19 was the idea of creating this building that wrapped
20 around the corner, pushed itself right up to reinforce
21 the street front which is really a strong traditional
22 planning element, placing the parking as back and as far
23 as we could, trying to work within all of the different
24 guidelines. We're screening the parking, setting it
25 back, but you can see that it's difficult because it
26 gets to be very narrow at a certain point. So, as we go
27 farther south, we're just getting very close to where
28 these setback portions can go. But we were able to work
29 with the Village and get the right amount of kind of
30 screening and elements that we needed for that.

31 The other thing that was important and we
32 spent a lot of time looking at is how could we connect
33 Alice Place. Could we complete it and create an
34 easement to allow that to pop through? So, effectively,
35 we have done that in this plan. You'll see it's just a
36 continuation of Alice Place that comes out and brings it
37 out on Northfield as far to the south as virtually you
38 could because there are utilities that are around on
39 that southern edge right now.

40 The parking was a most recent change
41 where it went from perpendicular parking to diagonal
42 parking. That creates basically, effectively, a one-way
43 to the north traffic flow through the site. The drive-
44 through lanes themselves are two drive-through lanes.

45 I do want to point out that they are
46 uniquely reversed so the traffic is actually going to
47 the north, so you'll do your transaction to the left.
48 When you do your transaction to the left, you are
49 actually dealing with a TV screen and it helps us to
50 really control the sound that comes out of that and any
51 noise, and it actually projects that noise back at the
52 building. So, it stops it from going out to the other

1 westerly area. I don't think it's as much of an issue,
2 but I just wanted to point it out because it is one of
3 the variances that we are seeking is that distance. So,
4 we wanted to make sure that you understood we did try to
5 find and make an effort to try control any sound that
6 would occur.

7 I'd also like to point out that overall,
8 Wintrust, since I think we've done 16 or 17 of these
9 facilities, has very low traffic volumes traditionally
10 compared to other banks. This is not a traditional big
11 bank. It is important, especially in our community in a
12 Village like this that we do offer drive-through. But
13 the stacking is very limited, so we just wanted you to
14 understand. I think you could see that if you've gone
15 to other Wintrust Banks whether it be North Shore
16 Community or Northbrook Bank & Trust, it's very rare
17 that you get any more than two to three cars that would
18 ever stack up in a facility like this before they would
19 just abandon that transaction and go somewhere else and
20 do another errand and then come back, or simply just
21 park in the parking spaces and going to the building.

22 The building itself is really what we've
23 worked on from the perspective of trying to find
24 something that can work for a small facility. It's
25 about 3,200 square feet. A big part of that is
26 predominantly so we could have a branch manager and two
27 personal bankers within the bank itself. There is
28 always a station for a third personal banker and
29 somebody who may come in and out, and then the tellers
30 that we effectively would have.

31 There is the ability, as is usually the
32 case with a Wintrust banking facility to create a
33 conference room that can often be used by the community,
34 and so we kind of consider that to be a community room.
35 We have located that up on to Willow Road, so that's the
36 farthest north thing. Because it's very interesting,
37 we're trying to get the teller area to be as located to
38 the south of the building as possible, so that when you
39 walk in the door from the parking you don't have to go
40 very far. All of those things pulled together to drive
41 where this floor plan really ended up working.

42 But I think what we thought was really
43 important, although that southern vestibule probably
44 becomes the most dominant access point to the project
45 for anybody who is actually doing a transaction here. I
46 really appreciate the fact that Wintrust overall was
47 really willing to do this. We thought it was really
48 important that there be a very strong entry on the
49 corner, and that's really where that corner entry
50 element came, because the overall goal is to really
51 create more pedestrian traffic in the Village. That
52 only comes with time, so as each project goes ahead, who

1 knows what will happen in the future. This hopefully
2 will make and create kind of a landmark for that
3 landmark entry on the corner.

4 The architecture that we picked up on
5 really had to do with really what Northfield is, and
6 that's a lot of village community of residential
7 elements. So, we looked to the strong tradition of many
8 of those residential buildings and a lot of the
9 basically shingle style elements of projects, and
10 decided to pull some of those in so it could be the
11 gable ends that you'd see on several of these projects.
12 It can be the columns at the base that have stone on
13 them. It can be the use of other architectural
14 elements. But overall, all of the materials on this
15 project are extremely high quality.

16 We also then really, you know, spent our
17 time trying to go around the site and understand it.
18 For the most part, there's a lot of things about this
19 site. It's effectively 100 percent paved right now, so
20 in our minds, we only, it gave us a great opportunity to
21 find improvements on it. We are taking one of the
22 telephone poles off. That will be kind of the one that
23 goes just to the south of our actual new building and
24 south of the existing dry cleaner, and then we will
25 actually bury the lines underlying to connect to the
26 poles that are actually south of all of our parking in
27 Alice Place. So, we do think that will be an aesthetic
28 cleanup as well.

29 Then, we spent a lot of time looking at
30 the scale and the mass of the existing buildings. I
31 think, as you can see from some of these areas, although
32 there is the ability to go taller, we're taller by
33 virtue of the fact that we have a roof. So, when you
34 see our higher height, that's really for the roof and
35 the chimney elements that stick up above. The
36 fundamental building itself is really a story and a
37 half.

38 Here you see that element. You start to
39 see how the tower is what really pushes this up.
40 Hopefully, it creates kind of this iconic element at the
41 corner with the arch, and then basically creates two
42 gable ends as we wrap around. I think the elevations
43 are a little stagnant, the actual renderings will come
44 up and are probably a little bit more helpful.

45 Here you see what I think is your view
46 when you're kind of turning down Northfield Road,
47 heading west on Willow Road. You get a sense of the
48 project, the corner element, the fireplace, the gable
49 ends, and how we tried to kind of go from the crescendo
50 on the corner and transition down to a lower scale
51 building as we got to the parking lot.

52 Then this is the view when you'd be

1 coming heading eastbound on Willow Road, just going past
2 Alice Place. We do want people to know that this is the
3 bank and that there is the opportunity for a drive-
4 through here, but you would go down Alice Place. It's
5 also very good to see that it's a limited distance, the
6 site between here and Northfield, so it's not a real
7 long distance on that side. But we tried to do the best
8 we could within the setbacks and the limits to really
9 create architecture that made sense. We wanted the
10 drive-through itself to not be something that felt
11 foreign to the project but was really, has more of a
12 feel of kind of a drop-off for a building like this.

13 When you'd see the entry, kind of if
14 you're looking to the west, if you're coming from
15 Mariano's across the way, this is where we tried to do,
16 which is effectively, you know, the vehicular access
17 point for parking where you'll come in, probably used a
18 lot. But from a bank perspective, we know that from the
19 fundamental needs, that parking is really well met with
20 the standard that's required which is 11 parking spaces.

21 Then kind of getting the view from the
22 north looking to the south and seeing how the project
23 kind of pushes up against the street reinforces it. It
24 does have landscaping. We are working with all the
25 traditional elements in the Village plan for lighting
26 and the way that we use some of the materials.

27 This is a view from the parking lot as
28 you would approach from the bank. Here you are when
29 you're kind of on the very back of Alice Place. Here
30 you get a sense of scale along Willow Road just to see
31 that the building is pretty much in scale with the
32 roofline and the building that is immediately to the
33 west.

34 Materials are listed. I know a lot of
35 this is all materials that will be covered with
36 Architectural Review, but we do like to make you aware
37 of everything. If you have any questions about this,
38 please feel free to ask.

39 We've worked really, I think, to a great
40 detail with Teska to design the landscaping to pretty
41 much have something that has both the feel of a
42 commercial property, but we really are introducing the
43 scale of residential materials and really trying to keep
44 this in that tradition of the character of something
45 that, traditionally if you put something in the downtown
46 area or the village town center, there isn't a lot of
47 opportunity for landscaping. But here I think we've
48 actually been pretty lucky because of some of the
49 setbacks we had along Willow where physically we just
50 have space to landscape in front of the building and
51 then what we were able to do to the south. We've
52 provided a lot of landscaping when we really get to the

1 southern portion of the property.

2 There is a fence that's located to the
3 west and it actually will cut across to this point.
4 That's where we currently have a fence. Part of that
5 fence is the townhouses' and then part of it is the
6 fence we're connecting along this southern portion.
7 That brings us over to right about where one of the
8 telephone poles are located.

9 CHAIRMAN VASELOPULOS: John, let me interrupt
10 you real quick. Which fence is going to be a new fence
11 versus existing fence?

12 MR. MYEFSKI: So, this is the existing fence,
13 and then this is the new fence. Then this is all
14 landscaped, and then this, you know, the kind of creek
15 runs through here and this kind of drops off and it's
16 pretty heavily wooded in that area to the south.

17 CHAIRMAN VASELOPULOS: Okay.

18 MR. MYEFSKI: The landscaping, all the
19 different types of species that we intend to do, it's
20 really a beautiful plan and we'll really run through
21 that in great detail.

22 The main signage elements I think are
23 things that will be addressed, but you should be aware
24 of it. Really, we're just calling out in a very
25 traditional way the drive-through, similar to what we
26 see in the community, pretty much a simple sign with a
27 hanging element on it. The north, the main sign on the
28 actual building is located up in the stone and are just
29 raised bronze letters that are backlit internally, so
30 they'll just have a subtle glow to them. Then
31 effectively, we have signs that are located like type
32 three and type two that have a stone base with a column
33 and then just a small wood element that runs across.
34 So, it will be something that's very sturdy, it will
35 hold up, and I think it has the kind of character of a
36 very simple residential scale sign even though obviously
37 it's a commercial property and we're trying to advertise
38 what's going on in this particular parcel.

39 Here you get a sense of the scale for
40 that. So, even though these are simple wood elements
41 with stone on the bottom, the lettering is actually just
42 applied and it's actually backlit from within the
43 letter. This is typically something that is usually
44 really well appreciated by most communities where we do
45 lighting because it's probably the most subtle way to
46 create a lit sign without the letters themselves glowing
47 at you. They're just subtly backlit to glow and
48 illuminate.

49 So, with that, I'll be more than happy to
50 cover anything specifically, but I would like to turn it
51 over. We do have all the traffic information up here.
52 I probably don't want to run you through that. I have

1 all of the rest of the information that's in the
2 presentation, but perhaps the best thing to do would may
3 be to open it up to any questions you might have.
4 CHAIRMAN VASELOPULOS: Okay, thank you.
5 COMMISSIONER MENDREK: Do you want to start or
6 shall I?
7 CHAIRMAN VASELOPULOS: Go ahead.
8 COMMISSIONER MENDREK: How many employees will
9 be in the bank?
10 MR. MYEFSKI: I'm going to let Rich, do you
11 want to get that?
12 CHAIRMAN VASELOPULOS: Just state your name
13 when you reply.
14 MR. RUSHKEWICZ: I'm Rich Rushkewicz, I'm the
15 vice chairman of Northbrook Bank & Trust and the
16 founding CEO. For a smaller office like this, we would
17 probably only have three to four employees in the office
18 at any one time. We'll probably have more available,
19 occasionally have people come in from some of our
20 specialty lines of business, wealth management, mortgage
21 services and that type of thing. But generally, we're
22 going to have probably about four there. We do let them
23 go to lunch and stuff so they have that little coverage.
24 COMMISSIONER MENDREK: And they will be
25 parking in the lot, correct?
26 MR. RUSHKEWICZ: They will be parking in the
27 lot. One of the things that we shared with the
28 neighbors last evening was that very same question, how
29 many employees, how was parking going to be. In this
30 day and age with alternative delivery systems and, you
31 know, I'm a dinosaur but my kids and probably soon my
32 grandkids, they're swiping the phones in front of the
33 ATMs and money comes out magically and they're doing
34 online banking and all that, we don't have the foot
35 traffic that we used to. That having been said, there
36 are still people like me that like to go into a bank and
37 there are still people even in the millennial segment
38 who actually, while they may be using the mobile apps in
39 the online banking, still are going to come in and
40 consult about their mortgages and their home equities
41 and talk about junior savers accounts and 529 plans for
42 their young ones.
43 COMMISSIONER MENDREK: Obviously, you intend
44 to close Orchard Lane?
45 MR. RUSHKEWICZ: That's correct. We met last
46 night with some of the neighbors, some of whom I see
47 here tonight. It was like, you know, anchovies in a
48 can, there isn't too much room there to accommodate more
49 than about eight or 10 people. This is more of a bank,
50 in my opinion, and Northbrook Bank has, this will be our
51 ninth project actually we've placed in Orchard, so we
52 have in essence eight offices, but all of them are in

1 this high quality architectural style. The parking was
2 a question that did come up and we said, yes, there will
3 be adequate parking for our employees and our staff, but
4 we just don't have the foot traffic that we used to. We
5 want to generate more foot traffic, but people are now
6 doing things remotely far more than they did when I
7 started my career.

8 COMMISSIONER DELOYS: What will the hours be
9 for the drive-through?

10 MR. RUSHKEWICZ: 8:30 to 5:30. So, there
11 shouldn't be any issue with noise pollution from, and as
12 John has pointed out, the speakers, it's like this kind
13 of a conversation. You wouldn't be able to hear it even
14 up to the street, for like confidentiality standpoint
15 and for obviously the concerns of our neighbors.

16 COMMISSIONER ESTABROOKE: Will there be ATM in
17 the vestibule?

18 MR. RUSHKEWICZ: I think we did put one in,
19 didn't we, John? Or did we just add the drive-through?
20 We do have an ATM --

21 MR. MYEFSKI: Drive-through at the moment.

22 MR. RUSHKEWICZ: Just a drive-through at the
23 moment.

24 CHAIRMAN VASELOPULOS: Did you contemplate an
25 ATM in the vestibule and the bank itself?

26 MR. RUSHKEWICZ: We did. We have done that,
27 and that's why I looked back because we, I don't think
28 that final decision has been made. But we will have at
29 least one there for sure.

30 COMMISSIONER HIRSCH: Are you saying in lieu
31 of the drive-through ATM or in addition to?

32 COMMISSIONER ESTABROOKE: In addition to.

33 MR. RUSHKEWICZ: Probably in addition just
34 from, yes, from a safety standpoint.

35 CHAIRMAN VASELOPULOS: I'm assuming it's in
36 addition.

37 MR. RUSHKEWICZ: Yes, we don't like
38 pedestrians to be standing at the drive-through from a
39 lot of different reasons. Yes, safety being foremost.

40 CHAIRMAN VASELOPULOS: Since you're up here,
41 could you articulate the corporate relationship between
42 Wintrust, Northbrook, Northfield, and what the
43 connections are within the independences between all
44 those organizations?

45 MR. RUSHKEWICZ: I'd be happy to do that.
46 Northbrook Bank & Trust is one of 15 independently
47 chartered banks. We all have our own individual board
48 of directors. Pat Caruso, one of our legacy directors,
49 is here with us tonight. Of those 15 charters, we're
50 all subsidiaries of Wintrust Financial Corporation which
51 is a \$28 billion holding company. It is the second
52 largest banking company headquartered in Chicago. We

1 started out at Northbrook Bank and we have had \$6
2 million in capital, and we were in a 1,100 square-foot
3 storefront. We have since parlayed that into eight
4 offices, as I mentioned, with \$2.3 billion in assets,
5 and that's about in 18 years time.

6 One of the acquisitions that we made in
7 2004 was the Northview Bank & Trust Company, and we
8 thought highly enough of them that we wanted to partner
9 with them and have them cover part of our footprint for
10 Northbrook. So, each of these 15 banks has its own
11 geographic footprint. We're all subsidiaries of
12 Wintrust which is the holding company which has
13 additional banking subsidiaries, has wealth management
14 and mortgage company that covers 48 states and that type
15 of thing.

16 I think the differentiating factor, quite
17 frankly, is a couple of things. One, we are a community
18 bank still. As you can tell, we take the local names as
19 much as it's a branding expense, but we still call
20 ourselves Northbrook Bank & Trust. Our other office is
21 Buffalo Bank & Trust, Deerfield, Glenview, Des Plaines.
22 So, we like to keep that local identity. We're very
23 involved in the local communities. I can't tell you how
24 many meetings and commissions and committees our
25 officers sit on.

26 We've been a partner with Northfield for
27 25 years and we thank you for that partnership. I felt
28 really good coming in tonight and looking on the Park
29 District sign that says Northview Bank & Trust Field up
30 here on Willow. So, that's a little bit of the
31 differentiating factor that separates us from other
32 banks that have an entirely different business model
33 that are international in scope, and yet at the same
34 time we feel very strongly that we have the same or
35 better products, same or better rates, same or better
36 delivery systems.

37 Our differentiating factor is service.
38 We hire people that we think are more professionals.
39 We've been consistently voted by the Tribune as one of
40 the best places to work. We want to retain those good
41 people so we can deliver the kind of service that people
42 in Northfield and other communities deserve.

43 CHAIRMAN VASELOPULOS: So, if I have accounts
44 at Northbrook Bank, I can come to Northfield Bank?

45 MR. RUSHKEWICZ: That's absolutely correct.

46 CHAIRMAN VASELOPULOS: And do my banking
47 there?

48 MR. RUSHKEWICZ: You can do your banking
49 there. In addition to that, we have 15 bank charters I
50 mentioned, they're all independent, but we have a way
51 that we call affiliated banking to deliver services to
52 you at all of our 150 plus locations that we have in the

1 Chicagoland area. So, as much as I'd like to see you at
2 Northbrook Bank, if you're doing business at Northview
3 Bank, when you're on a business call or something down
4 in Hinsdale, you can bank at our Hinsdale Bank & Trust
5 bank down there.

6 CHAIRMAN VASELOPULOS: And the Northbrook
7 location is the one on Shermer and Waukegan?

8 MR. RUSHKEWICZ: Shermer and Waukegan, 1100.
9 We opened that in 2000 and it's been a fun run. It's a
10 great place to work and I'm proud to be one of their
11 employees.

12 CHAIRMAN VASELOPULOS: Thank you for that.

13 COMMISSIONER DELOYS: And Saunders down by
14 Dundee Road also.

15 MR. RUSHKEWICZ: I'm sorry, please?

16 COMMISSIONER DELOYS: And Saunders Road over
17 by Dundee also.

18 MR. RUSHKEWICZ: Exactly right. That's our
19 West Northbrook location. That's your bank I hope.

20 COMMISSIONER DELOYS: That's where I go.

21 MR. RUSHKEWICZ: Very good. Thank you for
22 that.

23 COMMISSIONER MENDREK: I have another
24 question, but probably not for -- anybody else?

25 COMMISSIONER BOLLING: I've got questions with
26 regards to parking. The folks at Crooked Creek were
27 concerned that sometimes they park on Alice Place and
28 now that is being proposed that that's not going to be
29 allowed. So, their overflow parking, I guess there was
30 a suggestion, Steve, that in the past the cleaners
31 sometimes allowed overnight parking or there would be
32 other arrangements? How exactly is that being handled?
33 Or is it being handled or addressed?

34 MR. RUSHKEWICZ: We want to be very sensitive
35 to the needs of our neighbors. We had that discussion
36 last evening with the good people from Crooked Creek.
37 From my position, we want to accommodate them. You
38 know, there may be insurance issues and that type of
39 thing, but from my perspective we're happy to have
40 people park there for their parties and social
41 obligations and bridge clubs and whatever else they
42 might have that would necessitate them to find a parking
43 spot after business hours.

44 So, that is my position. We feel
45 strongly about being not only good bankers, but good
46 corporate citizens as you've heard from my remarks
47 earlier. So, I'm very sensitive to that and, you know,
48 we want to make sure that we can help those people out
49 and let them have a good time and their guests have a
50 convenient, close, safe place to park.

51 COMMISSIONER MENDREK: Where is the snow going
52 to go during snow removal times? It doesn't look like

1 there's much space here for any piling of snow.

2 MR. RUSHKEWICZ: No. Tracey, from our
3 perspective, I know we've wrestled with that issue up at
4 Northbrook. In fact, when we had our ordinance passed
5 in 2001 for our building at Waukegan and Shermer, they
6 did actually say what are you going to do with the snow?
7 Well, we pile it up in our lot but you get some winters
8 where we have to take a truck and haul it away. So, we
9 do that.

10 There's more than enough parking with the
11 11 spots that we have. So, we'd probably put it towards
12 the extreme south end there and maybe take up a spot or
13 two which I think we would have enough of. The Alice
14 Place one, I'm not sure where that would go or where the
15 Crooked Creek snow would go as well. But that's a
16 subject I think I would defer to some of our real estate
17 people on that. I don't know exactly the answer at this
18 point.

19 COMMISSIONER MENDREK: Well, why don't we
20 further that discussion then about where the snow
21 removal from Crooked Creek is going to go? Alice Place,
22 it just doesn't seem to have a home. So, whoever needs
23 to address that, it would be great to hear what they
24 have to say.

25 MR. MYEFSKI: Sure. Well, I think when we're
26 talking about the public ways, that's all just going to
27 get plowed and pushed fundamentally onto the sidewalk
28 and any of the spaces that's adjoining to the property.
29 So, for Alice Place, that really should take care of it.

30 We do, if you look to the south, we do
31 have an area for any kind of really extreme snow event.
32 Sorry, I'll go through this quick. I appreciate that
33 question because I am from Marquette, Michigan where we
34 get about 300 inches of snow. So, the intent is, sorry
35 to take you all the way back, is south of this area we
36 have this area that we can actually store snow.

37 So, as Rich said, in a normal event, it
38 probably ends up being two parking spaces. But in a big
39 snow event, we would move it to that southern area.

40 COMMISSIONER MENDREK: That would be where
41 you're proposing new vegetation?

42 MR. MYEFSKI: We do have some vegetation, but
43 most of the low growth vegetation is pushed to the back
44 and there are some trees that are along that area. But
45 our main problem is we can't put a lot of vegetation
46 under the power lines, but we can put snow under the
47 power lines.

48 COMMISSIONER MENDREK: What are the specific
49 rules about under the power lines? I mean I know that
50 ComEd will cut them down eventually if they grow up too
51 high, but from a starting point, what do you put? 10 to
52 12-foot growth?

1 MR. MYEFSKI: Usually it's the species. I
2 mean, honestly, you can probably put anything you want,
3 but it's a very good question, we don't want to do that.
4 So, we're trying to find a tree that actually is
5 somewhat of a dwarf and probably only grows or tries to
6 grow out or pinnacles in a small fashion that's
7 generally no higher than about 25 feet at its full
8 growth. Many of those will still be topped off when
9 they will come to trim the lines, but our intention is
10 not to plant anything that's going to go straight up.

11 CHAIRMAN VASELOPULOS: I have a couple more
12 questions. I noticed on the front that faces
13 Northfield, you have a chimney element. Is that, will
14 there be a fireplace inside or is that just to vent?

15 MR. MYEFSKI: No, there is actually a
16 fireplace right here on the plan when you look up.
17 That's kind of our lobby living room.

18 CHAIRMAN VASELOPULOS: Oh, I'm sorry, I missed
19 that. Okay, thank you.

20 MR. MYEFSKI: Yes. So, that's something that
21 the bank does like to have. They actually really do
22 promote people visiting and staying, and so there's a
23 nice little living room area for them to do that.

24 CHAIRMAN VASELOPULOS: Okay. Water retention
25 on the lot?

26 MR. MYEFSKI: If you'd like me, I could have,
27 why don't I have Brett just briefly talk to you about
28 the water retention?

29 CHAIRMAN VASELOPULOS: Yes, please.

30 MR. BEWER: I'm Brett Bewer, Manhard
31 Consulting. Do you have any specific questions or
32 should I just kind of go over the major scheme?

33 CHAIRMAN VASELOPULOS: If you can go over it
34 please.

35 MR. BEWER: I've been talking to Greg Kramer
36 about the best way to accomplish this. Typically, we
37 like the entire boundary of the site to be contained
38 within the detention area which will be kind of a square
39 underground facility, basically under the parking lot.
40 Several parts of the site we won't be able to get into
41 the system. For instance, along Northfield here, that
42 sidewalk and that fairly can be a good slope from the
43 sidewalk down to the curb which we won't be able to
44 contain in there, so we're actually oversizing the
45 stormwater slightly to accommodate that area which we
46 can't capture, .

47 Basically, Alice Place is going to have
48 two inlets here and here to collect the stormwater
49 coming down Alice Place which will just continue down to
50 the river which it does now. Then this area here will
51 continue down to an inlet which will then go into the
52 underground storm system, and then that will all

1 discharge to the south down to the creek.
2 COMMISSIONER BOLLING: Can you clarify what's
3 underneath the parking lot again?
4 MR. BEWER: There is going to be an
5 underground detention vault.
6 COMMISSIONER BOLLING: There will? Okay.
7 MR. BEWER: Correct, and I've been talking to
8 Greg to verify that it has to stand up to fire
9 truckloads, and he was going to send me information on
10 that so we can verify that it's not going to collapse
11 when fire trucks run on it, because that's one of the
12 main reasons for this coming through here and the fire
13 trucks may have to come this way, too.
14 So, that may be a concrete; right now we
15 show it as plastic arches under there to contain the
16 water. So, there will be a few inlets; there will be an
17 inlet at the end of the drive-through here, here will be
18 one kind of at the frontage on the east side of the
19 site, and one down here that will collect all the water
20 and then discharge those into the underground detention
21 which, that will slowly release it to the south.
22 COMMISSIONER BOLLING: And the vault would be
23 across to where?
24 MR. BEWER: It's about 30 by 90 feet, so it's
25 going to be about the width of this and kind of almost
26 cover the whole thing.
27 COMMISSIONER BOLLING: Wow.
28 COMMISSIONER MENDREK: What's the capacity of
29 it?
30 MR. BEWER: 5,700 cubic feet.
31 COMMISSIONER MENDREK: Is that two inches of
32 rain, five inches of rain, when will it be full in a
33 storm event?
34 MR. BEWER: It's sized for the 100-year no
35 release because we are going to be slightly below the
36 100-year base flood elevation which just barely comes on
37 to our site. So, zero release means it basically stores
38 down into your storm from the site.
39 COMMISSIONER MENDREK: And so, with what
40 you're proposing, putting in that isn't there now, the
41 runoff to the river will be less?
42 MR. BEWER: Significantly less. It's 0.15 CFS
43 per acre which is very restrictive. Basically, the 100-
44 year storm is going to be like the one-year storm.
45 Right now, everything just sheets those off, so it's
46 going to be significantly less.
47 COMMISSIONER BOLLING: There is no storage
48 right now?
49 MR. BEWER: There is nothing right now.
50 COMMISSIONER ESTABROOKE: I understand your
51 concern about the fire, you know, engines coming through
52 that parking lot. But the way the trash is set up here,

1 you're going to have the garbage truck going through
2 there more often than a fire engine.

3 MR. BEWER: I think garbage trucks weigh less
4 than a fire truck, but obviously if it can hold up to a
5 fire truck, it will handle that, too. We'll put a
6 concrete pad in front of the garbage area so it doesn't
7 settle.

8 CHAIRMAN VASELOPULOS: Downspouts coming off
9 the building are going to feed right into this detention
10 area with the --

11 MR. BEWER: I believe so. I don't know if the
12 downspout locations have been finalized, but that will
13 be, that's taken into account into the stormwater
14 calculations. We just have to work on the routing to
15 get into the system.

16 CHAIRMAN VASELOPULOS: The architect is
17 nodding yes.

18 MR. BEWER: Correct.

19 CHAIRMAN VASELOPULOS: For the record. Any
20 other questions on the water detention?

21 COMMISSIONER MENDREK: I wanted to cover a
22 couple more topics. So, with regard to the remediation
23 and the EPA letter in 2013, obviously we assume that
24 everything was done successfully and that letter has
25 been evidence of that. But as you demo the site, what
26 kind of precautions are you taking to make sure that
27 you're not, I don't know, stirring up something else
28 that's going to run off into the water that neighbors or
29 anyone else further down the line would need to be
30 concerned with?

31 MR. MYEFSKI: Well, speaking from a great deal
32 of experience, because if you think about all of the
33 banks, where do they always end up going? You know, we
34 talk about Northbrook Bank & Trust, that was the old
35 Shell Gas Station.

36 COMMISSIONER MENDREK: Right.

37 MR. MYEFSKI: So, to be honest with you, we've
38 had nothing but tanks on most of these sites. So, I
39 think we're going to be pleasantly surprised here, but
40 there is always a protocol that we go through during the
41 excavation portion that immediately when we find
42 something, it usually involves getting the State Fire
43 Marshall out so that we know what we have to do for a
44 cleanup. We have put together the cleanup plan. We
45 basically have a good contingency setup prior to that
46 point, but immediately at that point then we work with
47 the State Fire Marshall to actually begin the cleanup.

48 We have had as many as 20 tanks on some
49 projects that we didn't know about. So, these tend to
50 be the kinds of places where that stuff occurs. We've
51 never had any blooms or issues of anything. It's
52 usually actually the opposite; we're usually taking care

1 of a big problem that was already there on the site.
2 So, it's hard to say what that could be.
3 I am cautiously optimistic that we are not going to face
4 that here because it isn't a gas station. It doesn't
5 mean that somebody doesn't have an old fuel oil tank or
6 something like that that we would potentially have to
7 deal with.
8 COMMISSIONER MENDREK: Okay.
9 COMMISSIONER HIRSCH: But there isn't an FR
10 letter on the property?
11 MR. MYEFSKI: Yes.
12 COMMISSIONER HIRSCH: Phase one I'm assuming?
13 MR. MYEFSKI: Yes, there's a phase. Yes.
14 CHAIRMAN VASELOPULOS: To be clear, you will
15 be leasing this land from the current owner, right?
16 MR. MYEFSKI: Correct.
17 CHAIRMAN VASELOPULOS: Can you give us some
18 specifics on that please?
19 MR. MYEFSKI: Yes. I'll turn that back over
20 to either John or Rich. Do you want to just talk about
21 the specifics of the lease?
22 MR. REAGAN: Sure. I'm John Reagan with
23 Wintrust. The lease is a 20-year ground lease with
24 options to renew. It will become, well, it will be
25 enacted as soon as approval is granted once we hit the
26 ball and start rolling. Any other specific questions?
27 CHAIRMAN VASELOPULOS: What are the options?
28 MR. REAGAN: Options to renew, five-year
29 options.
30 CHAIRMAN VASELOPULOS: Five-year options. Is
31 there a ceiling on that?
32 MR. REAGAN: No.
33 COMMISSIONER BERLINGHOF: How many?
34 CHAIRMAN VASELOPULOS: How many five-year
35 options I guess?
36 MR. REAGAN: Two, I think it's two, isn't it?
37 MR. RUSHKEWICZ: Two, I think.
38 CHAIRMAN VASELOPULOS: So, 30 years total,
39 okay.
40 MR. REAGAN: Yes, it's two.
41 COMMISSIONER HIRSCH: So, I have a question
42 for Staff. They're pursuing a special use permit. Can
43 you give some detail as to why? Is it because of the
44 requested variances to any codes or ordinances?
45 MR. GUTIERREZ: What triggered the need for
46 the special use was the drive-through facility one and
47 the ATM machine. Both of those are designated as
48 special uses in the Village Center which this is zoned
49 as.
50 COMMISSIONER HIRSCH: Okay, and along those
51 lines, then could somebody illuminate or discuss the
52 requested variances that are alluded to from homeowners

1 in the area? What they may be?

2 MR. MYEFSKI: I think the specific plan, if
3 you ever want to look at it, is really well documented
4 in Steve's Staff report. But specifically, one of them
5 is for the transitional yard. We're required to have a
6 30-foot for the transitional yard, but as you can see by
7 our site plan, it's not building that's the issue, it's
8 parking, and any of our roadways are within that
9 transitional yard. So, that will be one item that we
10 would seek.

11 I think, clearly, the fact that we are
12 trying to do the best thing we can when we're up against
13 multifamily, and then respectfully we're up against
14 single family as well, but we do have a road between us
15 which is an easement for this public road to continue
16 through the site. But that's one of the ones that
17 really creates a tricky one for us.

18 The other one is the location of the
19 trash enclosure. It's not permitted in the front yard,
20 but we only have front yards. So, this is the best
21 front yard I think we could find to locate it. It's
22 located right here.

23 COMMISSIONER HIRSCH: Yes.

24 MR. MYEFSKI: The number of drive-through
25 lanes, one is actually permitted and we are actually
26 requesting two. Two is actually down from the normal
27 that we've done for all of the other banking facilities
28 where they would usually have three. Two I think is
29 reasonable, and I think the idea with many of these is
30 just to have this discussion, why do you have it?

31 Then the location of the drive-through
32 speakers. So, that has to be 100 feet from the
33 residential zoning, and we are 74 feet away from the R-
34 6. So, that is another element, and we really just
35 can't, I can't physically get these drive-through lanes
36 up any farther. If I start to get them up any farther,
37 now they're going to come out in a zone where nobody
38 wants me to dump traffic out right next to Willow Road.
39 So, we've tried to do that by balancing it, flipping it,
40 having the speakers actually, you know, go directly the
41 opposite direction.

42 So, those are predominantly I think the
43 four. Which other ones, Steve?

44 MR. GUTIERREZ: The last one is this driveway
45 that is closer to the intersection than the code
46 permits.

47 MR. MYEFSKI: Yes.

48 MR. GUTIERREZ: The code requires a 65-foot
49 distance from the driveway to Willow, and I believe it's
50 55 feet?

51 COMMISSIONER HIRSCH: 55?

52 MR. GUTIERREZ: 54 feet is being proposed.

1 MR. MYEFSKI: 54 feet, yes. That's for this
2 actual, the exit through the drive-through lanes.
3 COMMISSIONER HIRSCH: Right.
4 MR. MYEFSKI: So, the main actual exit point
5 is much farther away for our main traffic flow for the
6 parking lot itself. Thanks for bringing that up.
7 COMMISSIONER HIRSCH: I've read also that the
8 stacking is not an issue or should not pose an issue
9 even though you're landlocked.
10 MR. MYEFSKI: Correct, correct. It honestly
11 will not be a problem. We've done that and we've
12 rechecked everything. We've turned those numbers over,
13 our traffic folks have looked at that. It's typically
14 no more, if you saw four cars in there, you're not going
15 to wait around. You're just not.
16 COMMISSIONER HIRSCH: Okay, thank you.
17 COMMISSIONER MENDREK: Can we talk about that
18 transitional area for a little bit?
19 MR. MYEFSKI: Sure.
20 COMMISSIONER MENDREK: Two things,
21 transitional area and lighting which I think is sort of
22 part of the same discussion in terms of what kind of
23 screening there might be for any neighbors from any
24 direction. So, the fence that you're proposing, and I
25 think if I am reading this right, connects to, I think
26 it's Mrs. Wilson's property on the corner there?
27 MR. MYEFSKI: Correct.
28 COMMISSIONER MENDREK: That would be a new
29 fence that isn't there right now, correct?
30 MR. MYEFSKI: Right, right.
31 COMMISSIONER MENDREK: Okay, and so then when
32 that fence ends on the easterly side, you're just
33 proposing to put in some plantings and that would be it
34 in your mind in terms of screening for car lights or
35 facility lights on the property?
36 MR. MYEFSKI: Yes. I think, and what I'd like
37 to just show you is that, I think you're referring to,
38 so here is the adjoining landowner's fence.
39 COMMISSIONER MENDREK: Right.
40 MR. MYEFSKI: This is the one that we talked
41 about that we're going to run a new fence from here to
42 here. Then we transition to the landscaping which we'd
43 probably get here. I can't remember if it's this
44 direction or the other direction. Here we go.
45 Then we transition to this landscaping
46 that runs along here. There are the overhead power
47 poles that are here. We're trying to keep some of the
48 space under the trees open for snow. Then, that we're
49 trying to pack pretty heavily with landscaping to really
50 cover up and buffer this issue of potential light. Then
51 to the south, it actually adjoins directly to the
52 Village's property.

1 So, that's the Village property, so I'll
2 go back to this aerial, where what we're trying to do is
3 make sure that we have, there's a fence, there's a
4 screen here, and then there's landscaping in this
5 portion. Then there's just landscaping and trees along
6 this area. The predominant, I think the predominant
7 streetlights or any lighting that would potentially come
8 would be probably Alice Place, and that would actually
9 shine right down here along the road.

10 COMMISSIONER MENDREK: Yes.

11 MR. MYEFSKI: If somebody were to come in this
12 direction, then for the most part, if we go back to the
13 site plan, you'll see those lights can't shine anywhere
14 but at that fence.

15 COMMISSIONER MENDREK: So, where is the
16 closest streetlight, residential lighting on your
17 property to the southernmost portion?

18 MR. MYEFSKI: Yes, I'm trying, I know there's
19 one right here. I've got to get up closer.

20 Anywhere you see the F4 symbol, so it's
21 this one right here. Then there is one right down here.
22 It's right below those two power, one below the power
23 line pole and one is in the middle of the parking lot.

24 COMMISSIONER MENDREK: You mean F1s, not F4s,
25 right?

26 MR. MYEFSKI: I'm sorry, it's F1.

27 COMMISSIONER MENDREK: Okay.

28 MR. MYEFSKI: That's F1, and then there's an
29 F1 right there.

30 COMMISSIONER MENDREK: Okay, got you.

31 MR. MYEFSKI: Then those do have to meet a
32 lighting level that drops it when we go to the adjacent
33 land where we're not allowed to be above a foot candle.
34 So, we do have to meet that. It's a balancing exercise,
35 I totally understand it, but we're not trying to
36 illuminate that southern part too much. But I would
37 imagine the Village would like to see it illuminated
38 because it's the street cutting through.

39 COMMISSIONER MENDREK: Right, right. Okay.

40 COMMISSIONER BOLLING: And that's the purview
41 of the Architectural Commission?

42 MR. MYEFSKI: Correct. They'll run through
43 all of the specifics of those light fixtures. They're
44 the standard light fixture that the Village would like
45 us to use, that's the light fixture we're using.

46 COMMISSIONER MENDREK: Mostly down-facing and
47 not shining up or out? I know this is not the purview
48 of P&Z, by the way, I thought I was just going to ask.

49 MR. MYEFSKI: No, it's okay. Yes, they do
50 predominantly shine down and around. That is the goal
51 of that fixture.

52 COMMISSIONER MENDREK: Okay.

1 MR. MYEFSKI: It's not as direct as maybe
2 some, because some you'll see the dark skies ones where
3 they cap it off. This does have a top on it. It's
4 trying to give some illumination but most of that is
5 directed down because it's trying to look like a
6 traditional streetlight as well.

7 COMMISSIONER MENDREK: Okay. Was there any
8 conversation at all about whether it might just make
9 more sense to just extend the fencing to create that
10 buffer? Or, you know, or you're comfortable with
11 landscaping or trees that are going to lose their leaves
12 in the winter? I'm just exploring options.

13 MR. MYEFSKI: Yes, we've tried to find a
14 compromise of providing landscaping and trees so it's
15 not just one or the other because obviously one is lower
16 and one is higher, and not have it just be perhaps like
17 a wall of arborvitae which does provide something. But
18 we are hoping we've found a balance of a compromise of
19 what could go in between there.

20 COMMISSIONER MENDREK: Okay, okay.

21 CHAIRMAN VASELOPULOS: Have you been talking
22 to the neighbors about that?

23 MR. MYEFSKI: Yes.

24 CHAIRMAN VASELOPULOS: I'm sure that will come
25 up later.

26 MR. MYEFSKI: Yes.

27 CHAIRMAN VASELOPULOS: When they share their
28 viewpoints, so we'll look forward to hearing from them.
29 Tracey, are you done?

30 COMMISSIONER MENDREK: I think I'm done for
31 now.

32 CHAIRMAN VASELOPULOS: For now? That's okay,
33 no worries.

34 COMMISSIONER MENDREK: I reserve the right.

35 CHAIRMAN VASELOPULOS: Steve, I had a couple
36 of questions for you. The Petitioners mentioned about
37 maintaining their staff parking on site. Normally, our
38 policy with downtown properties and I think when we put
39 in the, for lack of a better term, the Dunkin' Donuts a
40 little off 1900 Willow, that we asked that employees
41 park in the municipal lots. Have you contemplated this?

42 MR. GUTIERREZ: Yes. The context of that
43 requirement was that they were seeking off-street
44 parking variation. So, they weren't providing the
45 required number of parking spaces. As a hedge for that,
46 that's why that recommendation was made.

47 Here, they are providing the 11 parking
48 spaces that the code requires. Frankly, I don't think
49 they're going to need any more than that.

50 CHAIRMAN VASELOPULOS: With the four going to
51 employees?

52 MR. GUTIERREZ: Right.

1 CHAIRMAN VASELOPULOS: So, there are seven
2 left for the customers.

3 MR. GUTIERREZ: Yes. So, we require one space
4 for 300 square feet of building area. That really is
5 designed to accommodate, to assume that part of those
6 are used by employees as well as customers. So, we're
7 comfortable with the 11.

8 CHAIRMAN VASELOPULOS: Okay, thank you. The
9 other thing I'd like you to articulate a little bit if
10 you could, you know, one of the advantages of this
11 development is the extension of Alice Place is now, will
12 be a through-street. But that is still being
13 negotiated, right? Because of different ownerships of
14 lands to extend that? Could you articulate that a
15 little bit please for everyone?

16 MR. GUTIERREZ: Sure. John, can you go back
17 to the site plan?

18 MR. MYEFSKI: Sure.

19 MR. GUTIERREZ: Yes. There is a portion of
20 this area here that's really the west half of this area
21 that is owned by this resident, the owner of the
22 townhome here, Ms. Wilson. That is not under the
23 Petitioner's control, my understanding is that's not
24 under the Petitioner's control at this point in time.
25 Ms. Wilson I think is here and she can maybe speak to
26 her intentions on that and/or the bank can. I am not,
27 we have not been directly involved in those discussions,
28 but this is what's been reported to us.

29 What we have suggested to the Commission
30 is that if you are in favor of this proposed development
31 and you vote to recommend its approval, that that vote
32 be conditioned upon that little piece being brought
33 under the control of the project. So, that's what the
34 Village Attorney suggested would be more than adequate,
35 and he actually drafted that condition that we have
36 included in the memo.

37 CHAIRMAN VASELOPULOS: So, the property lines
38 that are listed on the screen here, will that be the new
39 property lines or that is the existing property lines?

40 MR. MYEFSKI: That would be the new property
41 lines.

42 CHAIRMAN VASELOPULOS: Can you outline how
43 much the, where the current property line is?

44 MR. MYEFSKI: If you could just take this line
45 and run it straight up.

46 CHAIRMAN VASELOPULOS: Okay.

47 COMMISSIONER BOLLING: Hold on. So that's,
48 yes, that's on this one.

49 MR. MYEFSKI: Yes.

50 CHAIRMAN VASELOPULOS: Yes, that's on that,
51 you're right.

52 MR. MYEFSKI: That actually, that parcel, that

1 separate parcel is a separate parcel. So, that little
2 piece that's left over is its own dedicated parcel.
3 COMMISSIONER BOLLING: And that parcel is --
4 MR. MYEFSKI: It's a tax parcel.
5 CHAIRMAN VASELOPULOS: It's Mrs. Wilson's.
6 MR. GUTIERREZ: Maybe just a little quick
7 history. The Village many years ago actually vacated
8 this dead end of Alice Place. Half of it went to the
9 Youngren Cleaners property, as vacations normally do,
10 half of it went to the other adjoining property owner.
11 That's how that occurred so to speak.
12 CHAIRMAN VASELOPULOS: Okay.
13 COMMISSIONER MENDREK: Steve, I have another
14 question. In our, you know, overall view of Northfield,
15 we try to do a really good job of, and we've done a
16 really good job of connecting sidewalks and we're all
17 about walkability. It appears we have a sidewalk that
18 goes to nowhere and it's at Alice Place, with no
19 crosswalk.
20 MR. GUTIERREZ: Right.
21 COMMISSIONER MENDREK: Any thoughts on how the
22 Village might address that? Because I see, you know,
23 people running out of the bank, they may have even
24 parked in Mariano's parking lot because they went to the
25 grocery store, they need to go to the grocery store. I
26 see a lot of people scurrying across Northfield Road,
27 and then you've got this kind of dead end that doesn't
28 really link up with Mariano's driveway.
29 MR. GUTIERREZ: Right.
30 COMMISSIONER MENDREK: What's the Village's
31 thought on that?
32 MR. GUTIERREZ: A couple of different things.
33 Right now, you could go back to the aerial, John?
34 MR. MYEFSKI: Sure.
35 MR. GUTIERREZ: So, this is the site here,
36 Mariano's obviously, and then we have a pedestrian
37 bridge, the Bosworth pedestrian bridge that runs across
38 the river here. We have been studying the possibility
39 that's very preliminary, just studying the engineering
40 really more than anything, the possibility of creating a
41 sidewalk on the west side of Northfield Road that would
42 connect this site in this area with that pedestrian
43 bridge. The idea being that it may be a nice amenity
44 for the people in this neighborhood if they wanted to
45 walk up into any of this area, this intersection in
46 general, and didn't want to walk across this area here
47 where you've got a lot of congestion with deliveries and
48 whatnot.
49 So, we had asked the bank, suggested to
50 the bank that we'd like to see, where they had
51 originally just had a sidewalk here around the building
52 itself, to extend that to the driveway in anticipation

1 that that sidewalk between Bosworth and the original
2 site could possibly go in. We do also think if that
3 sidewalk can receive some of the cross shoppers that you
4 mentioned that might stop, be shopping in here and want
5 to run across the street, and it can receive some of
6 that as well.

7 Now, they did, John, sorry, can you go to
8 the site plan?

9 MR. MYEFSKI: No problem.

10 MR. GUTIERREZ: That sidewalk terminates right
11 here as proposed, and you know, until that, if and when
12 that sidewalk were to go in, the connection to Bosworth
13 and to the Bosworth bridge, we feel it does kind of make
14 sense not to extend that any further as that really does
15 drop off to nowhere.

16 CHAIRMAN VASELOPULOS: And the land that is to
17 the west there, this is all Village-owned land, is that
18 right?

19 MR. GUTIERREZ: Well, that's again part of one
20 of the conditions that we are suggesting to you if you
21 want to approve this project. Right now, what we've
22 asked for is our standard carriage walk. So, there's
23 two different types of sidewalk, one with a parkway and
24 that could be a standard five feet in width. If you
25 push it up against the curb, our standard for that type
26 of sidewalk is seven feet in width. The area here, and
27 they're doing that up here, so they're providing a
28 seven-foot carriage walk along with, before you get the
29 landscaping, before you get to the parking.

30 Now, here, we only have three or four
31 feet between the curb and the property line. So, what
32 we did in the suggested motion is included a condition
33 that there would be a commitment to allow the Village to
34 use another couple of feet down here so we can build an
35 adequate sidewalk if needed and if we create that other
36 sidewalk.

37 COMMISSIONER DELOYS: What about a crosswalk?

38 MR. GUTIERREZ: We really hadn't contemplated
39 a crosswalk. There is, maybe again go back to the, yes,
40 we've got this driveway here, their driveway would be
41 here. We are, if this is approved as proposed with this
42 drive-through, it's a little hinky up in here with this
43 driveway here and this driveway here, and that would
44 require a little bit of study.

45 COMMISSIONER DELOYS: If you want it walkable,
46 that would make sense.

47 MR. GUTIERREZ: Yes.

48 MR. MYEFSKI: Yes, our hope was that, you
49 know, that cross could happen at Willow Road right now.
50 I realize that's farther, for now it's Willow.

51 COMMISSIONER DELOYS: You go into bridge in
52 the neighborhood.

1 MR. MYEFSKI: Right.
2 COMMISSIONER DELOYS: People don't like
3 walking down Willow, they'd rather go to the bridge.
4 MR. MYEFSKI: Correct, or they're just going
5 to go straight across.
6 MR. GUTIERREZ: Well, that's why that sidewalk
7 would accommodate that.
8 MR. MYEFSKI: Yes.
9 MR. GUTIERREZ: Then you wouldn't need to --
10 COMMISSIONER DELOYS: Right, but that's longer
11 term.
12 MR. GUTIERREZ: Without that sidewalk, people
13 may be trying to get across, they're coming back and
14 this is --
15 COMMISSIONER DELOYS: Right. So, is that
16 sidewalk long term or is it in the same timeframe?
17 MR. GUTIERREZ: Near term. Willow Road,
18 excuse me, Northfield Road is in the second phase of
19 engineering for its reconstruction. Hopefully, the
20 reconstruction will take place within the next 18 to 24
21 months. So, it would make sense, you know, just
22 typically, if Engineering finds that it's feasible
23 because it does drop off into a flood plain right away
24 behind that curb, if it's feasible, then they'll try to
25 make it work during that reconstruction of Northfield
26 Road.
27 COMMISSIONER BERLINGHOF: Would it make sense,
28 so you're saying it could not, maybe it won't be
29 feasible?
30 MR. GUTIERREZ: Yes, there's a chance that it
31 might not go in.
32 COMMISSIONER BERLINGHOF: So, should we put
33 something in this that says that we should put a
34 crosswalk across? I presume the city owns the sidewalk
35 land to the west of Mariano's?
36 MR. GUTIERREZ: Yes.
37 COMMISSIONER BERLINGHOF: So, you could put in
38 a handicap accessible sort of cut-through there on the
39 sidewalk across the street, you want right across where
40 this dead ends.
41 MR. GUTIERREZ: I would suggest that if, what
42 I would suggest is that you might say that it should be
43 studied, well, we do need to study it to make sure that
44 it's --
45 COMMISSIONER BERLINGHOF: Sure, that it should
46 be one or the other.
47 MR. GUTIERREZ: Right. But we could
48 accommodate that, I think the Village could accommodate
49 that.
50 COMMISSIONER DELOYS: Because you know people
51 are going to do it anyways and it won't be safe, because
52 people are going to walk across.

1 MR. GUTIERREZ: I think that thing would be to
2 figure out the best way to accomplish it.

3 COMMISSIONER MENDREK: That perhaps doesn't
4 eliminate all the screening into the neighborhood so
5 that there's random people, you know, the way the bridge
6 is constructed currently, it is not 100 percent evident
7 that you're walking across the bridge into a residential
8 neighborhood.

9 MR. GUTIERREZ: Yes.

10 COMMISSIONER MENDREK: So, you know, driving
11 that sidewalk down along Northfield Road may not be
12 exactly what the neighborhood would want.

13 MR. GUTIERREZ: Absolutely.

14 COMMISSIONER MENDREK: But there will be time
15 for that.

16 MR. GUTIERREZ: Yes, we would engage the
17 neighbors on that. It may be something we discuss
18 during our upcoming Comprehensive Plan review.

19 COMMISSIONER MENDREK: Yes.

20 MR. GUTIERREZ: That's something else we can
21 talk about, maybe rolling that into that discussion
22 which then we have an opportunity to really do some,
23 like maybe a focus group on that particular issue.

24 COMMISSIONER MENDREK: Okay. I have exhausted
25 my questions at the moment, Mr. Chairman.

26 CHAIRMAN VASELOPULOS: As have I, at the
27 moment. Do the Commissioners have any other questions
28 that they would like to ask at this time? Thank you.

29 At this time, we're going to open it up
30 to the audience, and we would like to hear if any
31 audience members have any questions or comments. I
32 would suggest you make your comments as brief as you can
33 and as pointed as you can, and you address the
34 Commission but certainly questions can be directed to
35 the Petitioners so that they can respond and provide
36 answers. So, does anyone from the audience have any
37 questions or comments? Please step to the microphone
38 and be sworn in please.

39 COMMISSIONER DELOYS: Should we have everybody
40 who's going to make comments be sworn in all at once?

41 CHAIRMAN VASELOPULOS: Yes, why don't we, to
42 expedite things, anyone who thinks that they're going to
43 make a comment or a question, if you would stand up
44 right now and be sworn in all at one time please?

45 MR. GUTIERREZ: Please raise your right hand.
46 (Witnesses sworn.)

47 MR. GUTIERREZ: Thank you.

48 CHAIRMAN VASELOPULOS: Just state your name
49 and address.

50 MS. WILSON: My name is Trudy Wilson, and I
51 live at 336 Crooked Creek Lane. I'm the property owner
52 of the little piece in question. I do have a couple of

1 comments. We've had a lot of conversations, they have
2 been very good conversations I thought, a lot of the
3 questions tonight, Tracey, particularly from you, but I
4 don't feel completely answered. So, I'll just start.

5 For example, tonight is the first time
6 that I heard that the Fire Department is absolutely
7 going to say no parking on Alice Place. Never heard
8 that before. We have no parking then at all. The bank
9 is generous and, you know, but they do have a business
10 to run. We don't always have our friends come over at
11 5:30 at night, after hours.

12 So, some kind of accommodation, in the
13 past we've had to use, have guests park at Mariano's and
14 come traipsing across. Maybe we could make an
15 arrangement with the Dunkin' Donuts people. But that is
16 still a question that hasn't been solved.

17 CHAIRMAN VASELOPULOS: You have no guest
18 parking on your property?

19 MS. WILSON: Right now, I can fit two or maybe
20 three cars along Alice Place.

21 CHAIRMAN VASELOPULOS: No, I don't mean Alice
22 Place. I mean on Crooked Creek.

23 MS. WILSON: No, there is nothing. We have
24 garages and then it's --

25 CHAIRMAN VASELOPULOS: I just want you to
26 explain to everyone what you currently have.

27 MS. WILSON: Oh, sorry, yes. We don't have
28 any guest parking at all except right in front of the
29 doors of our garages. They are detached garages. So,
30 that's one question that still needs a little work.

31 Another thing, the snow plowing. In the
32 past, I didn't get a sense of where the snow from
33 Crooked Creek Lane is going to go. It's a six-unit,
34 fairly large parking lot, and it has to go somewhere.
35 In the past, where Crooked Creek dead-ended, but all of
36 Alice Place snow got pushed back there, all of the
37 Crooked Creek snow got pushed back there, and then it
38 just melted come spring. There is no place for our snow
39 to go at the moment, and that's a detail that does have
40 to be worked out.

41 COMMISSIONER MENDREK: Do you have a private
42 service that does your snow removal, ma'am?

43 MS. WILSON: Yes, yes. Then the other
44 question that comes to mind, connecting my existing
45 fence with that fence will provide some buffer zone. My
46 fence is eight feet. This fence is six feet, and it's
47 not going to look quite right unless it's probably all
48 the same. But I'm not a designer, so that's just my
49 thought off the top of my head.

50 Then the other thing to be aware of is in
51 that picture, almost all of that greenery has been
52 practically clear-cut. So, what looks like there's

1 plenty of buffer zone in there, it isn't. Even when the
2 leaves come out, it's scrubby and it's dead, a lot of
3 dead trees, a lot of dead fallen over trees. ComEd did
4 a very fine job going through it, but there's almost
5 nothing back there anymore. So, that makes a transition
6 zone even more important because there is practically
7 nothing there to stop a headlight.

8 Then one last thing that occurs to me, I
9 did not know when Alice Place was vacated. Steve, you
10 mentioned the word vacated. But I know that when my
11 late husband purchased our house, he also purchased that
12 property and it's on the title deed together.

13 COMMISSIONER BOLLING: You get taxed on it.

14 MS. WILSON: Yes, I have, sir, for 20 plus
15 years.

16 CHAIRMAN VASELOPULOS: So, it may have
17 occurred, that vacation may have occurred prior to your
18 purchase of the land of your home and that was included
19 as part of the transaction at that time.

20 MS. WILSON: He specifically mentioned he
21 purchased it so that no one could build on it. Just for
22 what that's worth, anyway.

23 COMMISSIONER MENDREK: So, your fence that's
24 currently on the corner there of your property, in the
25 purchase agreement, will that fence still be yours and
26 on your lot --

27 MS. WILSON: It should be, it's right on the
28 property line. It's been there, it was grandfathered in
29 back in '96, so I'm pretty sure it's right on the
30 property line.

31 COMMISSIONER MENDREK: Okay.

32 CHAIRMAN VASELOPULOS: As part of the
33 conditions for the Petitioner, we have asked that Alice
34 Place be extended. For that to happen, an agreement has
35 to be reached between you and the Petitioner. Do you
36 feel comfortable that that's moving in the right
37 direction? I know no agreement has been finalized yet.

38 MS. WILSON: It hasn't been finalized, we're
39 working on it. I know that the Village wants that
40 extension very much. It's possible to build the bank
41 and have the drive-through without extending Alice Place
42 using the existing cut-throughs that are there at
43 Youngren's Dry Cleaners. That's just, it's a
44 possibility. We're talking about everything and we're
45 in negotiation now. But there is, you know, there is a
46 plan B.

47 CHAIRMAN VASELOPULOS: I think because one of
48 the advantages of it is to provide emergency vehicle
49 access to Crooked Creek residential area in a much more
50 efficient manner and only coming through Willow Road.
51 With the newly reconstructed road, it limits the ability
52 for emergency vehicles to get there quickly.

1 MS. WILSON: That's true.
2 CHAIRMAN VASELOPULOS: That's the big
3 advantage and I think that's the reason, the main reason
4 why the Village has been looking to extend Alice Place
5 is to the benefit of Crooked Creek from that standpoint.
6 COMMISSIONER MENDREK: Can I ask Mr. Myefski
7 to address what you just brought up regarding the
8 opportunity to do this development without extending
9 Alice Place? Because that's nothing I heard before. Is
10 that actually feasible? Did you study that when you
11 started this process?
12 MR. MYEFSKI: I'd say we have studied
13 everything, so the answer is absolutely yes. It is
14 feasible but you can't, you don't have Alice Place
15 coming through.
16 COMMISSIONER MENDREK: Right.
17 MR. MYEFSKI: So, or it just wouldn't work out
18 at all the same way we're doing it right now. You'd end
19 up having to just move it up a little bit, and then we'd
20 have to move all of our parking all the way down. So,
21 we would end up actually doing the development all the
22 way to the very farthest southern border just because of
23 the way it lays out in that it's so skinny.
24 If this was just five or 10 feet wider at
25 that chokepoint, we could a lot of different things.
26 But you can see it's just really tight.
27 CHAIRMAN VASELOPULOS: And the language that
28 the Village has suggested in our motion asks for the
29 Alice Place to be extended, and that this would go
30 forward only if Alice Place is extended. That's how the
31 motion reads right now just so we're clear.
32 COMMISSIONER MENDREK: Okay.
33 COMMISSIONER BOLLING: While you're up there,
34 what about the issue with the fence heights? Do you
35 have an issue with --
36 MR. MYEFSKI: We won't have an issue with
37 doing an eight-foot fence. That just is a variance, so
38 that's the only reason we didn't do it. Six feet is all
39 that's permitted.
40 MR. GUTIERREZ: Actually, when you have
41 commercial property bordering a residentially zoned
42 property, you can go to eight.
43 MR. MYEFSKI: Okay.
44 CHAIRMAN VASELOPULOS: To be clear on the
45 fencing and the landscaping of this area, that's going
46 to be before the Architectural Commission. So, we're
47 not going to, we may suggest something in our motion
48 tonight that that's what we would like to see, but
49 that's something that has to be dealt with with the
50 Architectural Commission.
51 COMMISSIONER MENDREK: But also in fairness,
52 we're asking, we are being asked to make an exception on

1 a plan that hasn't been fully baked in terms of, if
2 we're going to allow for a no transition, I just would
3 like to know that we've got a plan that everybody can
4 agree upon.

5 CHAIRMAN VASELOPULOS: Right.

6 COMMISSIONER DELOYS: Especially when there's
7 no deal on Alice Place yet.

8 CHAIRMAN VASELOPULOS: Right. Right, there
9 are a few conditions that I think we would be
10 recommending be made if we vote for it.

11 COMMISSIONER HIRSCH: Yes, contingent.

12 CHAIRMAN VASELOPULOS: Yes, contingencies,
13 excuse me. I said conditions, I meant contingencies,
14 yes.

15 MS. WILSON: That's all I have, thank you.

16 CHAIRMAN VASELOPULOS: Thank you. Anyone else
17 from the audience wish to, please step forward and state
18 your name and address.

19 MR. GLOGOWSKI: Walter Glogowski, 1873
20 Bosworth. My biggest concern is the lighting to the
21 west and to the south. So, I'd like to ask the
22 Petitioners, the lighting in the parking lot I'm sure is
23 going to be 15-18 feet high. It's a streetlight that's
24 going to shine down. Is there any provision to block it
25 completely going to the west and to the south?

26 Also, the building lighting inside, I'm
27 not sure but I assume that the bank is going to be lit
28 throughout the night. Is there any provisions to not
29 have the west and south windows lit? Are shades going
30 to be put on there or could a provision be that those
31 windows are false windows and they're not even existing?

32 CHAIRMAN VASELOPULOS: So, this is interior
33 lighting you're referring to?

34 MR. GLOGOWSKI: Right, right, because you made
35 a very good point. A lot of that greenery has just been
36 decimated by ComEd in their zeal to make sure that we
37 don't lose power, which is good. But it doesn't exist
38 anymore, and in the wintertime especially, you could see
39 from my house, the house with the pool over there, you
40 could see all the lights in Mariano's and all the lights
41 on Willow Road there.

42 COMMISSIONER BOLLING: Excuse me, sir. Right
43 there?

44 MR. GLOGOWSKI: Yes, right. Right now, the
45 cleaner basically has no lights at night. It's pitch
46 black there. So, any lighting on that property would
47 drastically increase the amount of light.

48 I don't know what comment this is, fourth
49 or fifth comment, but the idea of arborvitae being put
50 there, something green and tall, I'd like the Petitioner
51 to address what kind of plantings are going to be. If
52 this is going be low planting that just sort of screens

1 the fence, that's going to be pretty but that solves
2 none of the light issues to the west and to the south.
3 I think you do need something very, very high and green
4 all year round to solve some of those issues, especially
5 the light again on the parking lot. It's going to be a
6 huge concern.

7 CHAIRMAN VASELOPULOS: Okay, these are issues
8 that also need to be raised with the Architectural
9 Commission, but I'd like to hear the Petitioner's
10 response if they would please.

11 MR. MYEFSKI: Well, the specifics of the plant
12 species and the landscaping that's going to go there, I
13 don't want to punt that but I really want to go through
14 that in detail when Teska is here. So, we certainly
15 will address that issue.

16 The lighting on the actual building, yes,
17 I can take you. The fixtures themselves, that's
18 probably something we are very willing to put a shield
19 in, but we're trying to light Alice Place. So, we have
20 to find a way to work with the Village to make that
21 happen, to make both happy. It could be black on that
22 side and it wouldn't matter to us because our parking
23 lot is going to be lit on the other side. We just have
24 to find a balance so that that side of that fixture is
25 directed down just enough to light Alice Place.

26 So, I do think we can do that. It's just
27 going to take working back and forth with the Village.

28 COMMISSIONER MENDREK: So, you're talking
29 about the F1 lighting in the, like adjacent to the trash
30 area on the south?

31 MR. MYEFSKI: Correct.

32 COMMISSIONER MENDREK: You're trying to light
33 Alice Place as well as your parking lot.

34 MR. MYEFSKI: Yes, those two fixtures are the
35 predominant ones because the lighting, I mean I'll show
36 you what we've done on the building, but the lighting on
37 the building itself is really screened by the
38 townhouses. So, for the residents that live in the
39 back, it's pretty limited. We didn't design the
40 building to specifically do this, but it does achieve I
41 think what you're looking for.

42 CHAIRMAN VASELOPULOS: And the lighting within
43 the building?

44 MR. MYEFSKI: That's what I was going to
45 address right now.

46 CHAIRMAN VASELOPULOS: Okay, thank you.

47 MR. MYEFSKI: Basically, the lighting within
48 the building is, these are all offices, this is one
49 office on this side, so that would be the predominant
50 area that would be of some concern. These are secondary
51 back windows, and so the only time that those would be
52 lit would be during operational hours, probably in the

1 middle of the winter, December 21st, you know, that
2 longest day where those lights need to stay on until
3 6:00 p.m. because the bank closes at 5:00. But we could
4 put them on an internal timer so that those lights went
5 down, but the predominant lights for the bank itself
6 would be lit up on the front.

7 COMMISSIONER DELOYS: But not on overnight
8 though?

9 MR. MYEFSKI: Correct, but it's not, I mean,
10 the bank has security issues so it needs general
11 lighting and illumination. But we could find a way to
12 keep that lighting level way down. I would love to be
13 able to show, and maybe for the Architectural Review we
14 can actually put in another diagram to show how that
15 would work so we could address that, talk about what we
16 do with the landscaping, and then specifically talk
17 about these light fixtures and the shield that can go
18 there. I know there's a solution. We just, it's kind
19 of the owner, us, and the Village to work that one out.

20 CHAIRMAN VASELOPULOS: Okay, thank you.
21 Anyone else in the audience have any other questions or
22 comments?

23 MS. SHEILER: Diana Sheiler from 1865 Bosworth
24 Lane, a 45-year resident of Northfield at that address.

25 I'm mostly concerned about the flooding
26 area. I know you've addressed that, but we've had
27 severe flooding in the past, and in the last few years
28 we haven't had that flooding. But I am concerned with
29 the amount of blacktop or cement, whatever else is going
30 on on that property. Water, some water, I know you
31 mentioned retention, but some of the water will drain
32 into the creek, and we can't afford to have any more
33 water draining into that creek. Some of the houses
34 right along the edge of the river get water almost up to
35 their house at this point. That needs to be very
36 carefully considered.

37 Secondly, I'm very concerned with, I'm
38 not real clear on the walkway along Willow Road and the
39 safety, how close the building is.

40 CHAIRMAN VASELOPULOS: You mean Northfield
41 Road?

42 MS. SHEILER: Northfield Road not yet because
43 that's coming, but along Willow Road. Is how close this
44 is going to be to Willow Road going to affect the safety
45 of the children and the mothers pushing baby carriages,
46 et cetera, kids on bikes? I know a lot of them use the
47 foot bridge but not everybody, so that's another
48 concern.

49 The lighting which was just mentioned is
50 a big concern because even though we're on Bosworth, we
51 get a lot of noise and lights from the Village. The
52 noise I hope won't be a consideration but the lighting

1 is because the lights of Walgreen's shine in into our
2 bedroom windows. Now, we didn't object to that when
3 Walgreen's was built, so I want to make sure, as Wally
4 said, that we won't have the lighting from the bank
5 coming in.

6 The eight-foot fence, the highest it
7 could be is good, and transition also of the yard to
8 make it attractive at the back part of the property of
9 the bank and of our own property so that we're not
10 looking at more buildings back there. I think that's
11 about all I have to say. Thank you.

12 CHAIRMAN VASELOPULOS: Okay, thank you.
13 Petitioners, if you could step up and address some of
14 her concerns? Particularly the sidewalk as it relates
15 to 1900 to the west and how it transitions across Alice
16 Place to your property and what the size of the
17 sidewalks are in relationship to the two? Also, if
18 someone could address the water retention issue as it
19 exists now versus what it will be in the future just to
20 explain to them.

21 MR. MYEFSKI: So, the sidewalk, first of all,
22 the sidewalk on Willow Road is basically the existing
23 sidewalk that's there. The width of that is actually an
24 extra wide one compared to what's on Northfield Road.
25 Northfield Road is just going to the standard that the
26 Village would like to see for the sidewalk. I would
27 just, you know, I would just clarify, the sidewalk is
28 stopping here right now because at least it goes
29 somewhere, it goes to the driveway.

30 We're open to working on the crosswalk.
31 My gut hunch is a crosswalk in the middle of here is not
32 a good idea. I'm just going to share that because we
33 have this driveway coming out and a major one from
34 Mariano's really coming out. So, I would think that
35 study is going to probably say maybe doing something to
36 the south along to the north might be the best way to do
37 it. So, we don't have any issue with working with the
38 Village to extend that down later, and so going across
39 that little strip property is not an issue.

40 So, I think the sidewalk part is
41 addressed with what the Village standards are for the
42 sidewalk. So, hopefully, I understand the issue but I
43 think we have the acceptable --

44 CHAIRMAN VASELOPULOS: And along Willow Road,
45 it's going to be akin to what's, to the west of you?

46 MR. MYEFSKI: Correct, correct. We do have
47 landscaping. We have a big landscape area here. But
48 the sidewalk is actually adjacent to the street, it's
49 just much wider.

50 COMMISSIONER BOLLING: And it's no different
51 than the Dunkin' Donuts.

52 MR. MYEFSKI: Correct. It basically just goes

1 across to that, and I think that's the new Village
2 standard.

3 CHAIRMAN VASELOPULOS: That's what she was
4 asking.

5 MR. MYEFSKI: Okay. Then what was the other
6 question? Oh, the stormwater.

7 CHAIRMAN VASELOPULOS: The water, what it is
8 now versus what it's going to be. I think you said it's
9 going to be much better.

10 MR. MYEFSKI: Right. Right now, I mean Brett
11 could give the calculations if you would like to have
12 those. But you know, fundamentally, there is no
13 stormwater retention right now, 100 percent. I know
14 this is a fair question, but this has been scrutinized
15 like every other plan that we do, and it's been kind of
16 a back and forth. As discussed, there's basically a
17 huge tank that's going under here to store that water
18 and then release it at a very slow rate. So, that
19 shouldn't be a culprit for a problem in a huge event.
20 Basically --

21 CHAIRMAN VASELOPULOS: In fact, you're
22 mitigating that problem.

23 MR. MYEFSKI: Correct. The idea is that we
24 really are mitigating it.

25 CHAIRMAN VASELOPULOS: Okay, thank you. Sorry
26 to delay you.

27 MS. BOND: That's okay. Tev Bond, 1854
28 Bosworth Lane. So, I am the next-door neighbor to
29 Mariano's, so I'm very familiar with this. I'd like to
30 say that I think that, Myefski, that you are, your
31 proposal, the vernacular of the architecture will
32 enhance the downtown area. I think that it is spot on.

33 I also think on an urban design aspect of
34 this, you're not going to have more foot traffic,
35 because it's a bank, than the dry cleaner brings, right?
36 If it was maybe a Jump Zone, yes, we would have some
37 concerns.

38 I also agree that, urban design-wise,
39 that trying to create a mid-pedestrian area on that
40 street is not necessarily effective. Then the strip
41 that the Village is considering creating a sidewalk,
42 that's going to be a challenge because that's a really
43 very narrow area and then it drops off. So, I
44 personally, if I want to get to that area, I just walk
45 on the grass, you know. There is a lot of vehicular
46 traffic but not outrageous.

47 I would like to encourage the Petitioner
48 to look at a fence that does continue across the entire
49 south edge that would create a year-round barrier
50 visually for the car headlight traffic, because being
51 the next-door neighbor to Mariano's, I see headlights
52 frequently. Especially like for four months out of a

1 year, I'm on paradise because I actually have foliage.
2 The rest of the time, I've got headlights coming into my
3 house, it's unpleasant. So, if there is a physical way
4 to create that year-round, I think that would be
5 advantageous for the neighbors, and eight feet to match
6 makes sense.

7 So, those are my comments. Thank you.
8 COMMISSIONER BOLLING: I'm sorry, are you over
9 here?

10 MS. BOND: I am right across from Mariano's.
11 I'm the house that is, if you come across the bridge,
12 I'm that house with the dog that looks like a wolf, yes.

13 COMMISSIONER BOLLING: Okay, sure. She's the
14 house across the street with the --

15 MS. BOND: Yes. So, those are just some
16 thoughts. Thank you very much.

17 CHAIRMAN VASELOPULOS: Thank you.

18 MR. KARIAKOPULOS: Good evening, everyone.
19 Chris Kariakopoulos, 1853 Bosworth. I am the house that
20 Mr. Bolling just pointed out directly behind. The bank
21 is basically my backyard, if that makes any sense, and I
22 did send you guys all a letter showing highlighted
23 versions of where I'm at in perspective to everything
24 else.

25 Now, I must confess that in sitting here
26 tonight, I have learned a lot more than I have in the
27 last few days because that's been the extent of my
28 involvement in this project, believe it or not.
29 Unfortunately, I've been one of the residents that
30 hasn't had these lengthy conversations shy of some
31 recent conversations with the developers which is really
32 difficult for me to understand being that it's in my
33 backyard. So, I would have imagined so far what I've
34 seen is topnotch, the plans look great. We've got a
35 group of serious professionals that are eager to do
36 business with Northfield and further their business with
37 Northfield. That's great, I would have expected that
38 that same professionalism would have been extended to
39 involve me a little more since this project is in my
40 backyard.

41 So, aside from concerns that I had before
42 tonight's meeting, I now have more concerns. One of
43 them that I'd like to voice is the whole snow scenario.
44 When we're all asking questions where is the snow going,
45 I'll tell you where it's going. It's going on the south
46 end of their lot where it's not fenced right now.
47 That's going to continue killing any tree growth that we
48 have, a.k.a. the transitional yard is gone.

49 Now, we have considerable amount of
50 detailed engineering, architectural, financial,
51 everything happening everywhere, but something has got
52 to give. In this situation, it's the transitional yard

1 that separates this development with its neighboring
2 residential properties. That's not something that gets
3 jeopardized. That's not something that gets lost in the
4 wind. The proof is in the pudding.

5 Look at the plans. There's considerable
6 thought everywhere. After a couple of days of speaking
7 to Mr. Reagan, I just got myself another 20 feet of six-
8 foot fence. Really? What's that going to do? Now,
9 we're talking about a cedar fence, folks, think about
10 that. Cedar expands and contracts. You put that fence
11 up, within two-three months, you've got gaps between all
12 the slats. How is that going to screen and protect my
13 property? It's not. What's going to happen when the
14 wood starts to decay and fall apart? Do I have to
15 continue to calling them to come fix the fence? I'm
16 sure they'd be eager to do it, but right there, folks,
17 we're talking about compromising the most vital
18 component between neighbors of Northfield.

19 I encourage a development such as this.
20 I encourage to see the professionals such as these come
21 into our neighborhood and make it better and help us
22 make it better. But in this instance, we've missed the
23 mark on a few things. The biggest things we've missed
24 the mark on is the transitional yard, something that
25 they're actually asking for relief.

26 Now, I understand that a fence and some
27 landscaping is Architectural, I get it. However, Plan &
28 Zoning needs to make sure that everybody understands the
29 importance of a transitional yard. In our code, the way
30 it's written where commercial abuts residential, we're
31 talking about 30 feet of significant planting with a
32 continual fence to get both horizontal privacy solid
33 screening in addition to vertical planting that will
34 give you the vertical screening. That will minimize so
35 much of this confusion and concern that every homeowner
36 has on the other side.

37 How can we possibly miss that mark on a
38 beautiful development like this? What that proves to me
39 is we're losing thought and vision towards the detail.
40 What makes me a little more upset, the last couple of
41 days I have spoken to John Reagan. I met last night, I
42 was formally invited after my few days of involvement,
43 which by the way I got involved because I preempted my
44 involvement. They were to be in contact with me several
45 weeks ago which would have been the right thing to do,
46 but I got involved because I saw the friendly signs on
47 Willow.

48 I contacted Mr. Gutierrez. Mr. Gutierrez
49 told me go online and look at the plans. I'm like,
50 really, Steve? I was involved in the Northfield study
51 for God's sake. I've put time in showing that I care
52 about what we're doing over here, the Northfield Road

1 study, right? I have to find this out on my own? That's
2 not nice.

3 Then when I reviewed the plans, I see
4 Willow facade, really nice, Northfield facade, really
5 nice. The back of the building, meh. The transitional
6 yard, I'm like where is the transitional yard? Then
7 when Mr. Reagan came to my property, I gave him a tour,
8 his remark was, oh, this is a lot closer than what I
9 thought it was for my house, which by the way my house
10 has a baseball field vision of everything to the north,
11 northeast and beyond.

12 So, this transitional yard, once again,
13 it can't be compromised. It's not something that we're
14 going to say, hey, let's get it done, let's shake our
15 hands and get it done. No, this sets a precedence to
16 what we do.

17 I also heard in this meeting conversation
18 about walkways along Northfield Road. Steve and I
19 briefly discussed that not that long ago. So, if we
20 don't deal with a transitional yard in a development
21 such as this that begins further consideration of what
22 Northfield may do once again on the other side of my
23 property, what's going on here? Now we're talking about
24 a sidewalk that may go down. We've got the bank on the
25 north and a sidewalk that's going to go down on the east
26 side of my property. I mean, really, if that's not
27 intrusion or invasion of privacy, I don't know what is.

28 So, when I bought the property before I
29 built the house, I went in and confirmed that I had
30 guaranties from the Village that no one is going to
31 impede or intrude or invade my property even though I
32 abut commercial property. That guaranty was my
33 insurance policy that basically says transitional yard.
34 Here we are tonight talking about, meh, we've got a nice
35 bank building, we've got plenty of parking for customers
36 and a handful of employees, and now we're going to throw
37 on a street, don't worry about the transitional yard.
38 Uh-uh, that's not fair to me, that's not fair to the
39 rest of the residents.

40 In my opinion, the plan starts with the
41 transitional yard and Willow Road and you fill in the
42 blanks. Not backwards. All the money shot is up front.
43 So, what about us in the back?

44 I'm not telling you I want to see Taj
45 Mahal in the back. What I'm saying is close it up. I
46 don't want to see you, I don't want to deal with your
47 garbage, and I sure as heck don't want to chase you to
48 fix the cedar fence. I want to see plants. With these
49 professionals, I am convinced with good communication
50 and these professionals, under your supervision, they
51 will come up with a plan that's going to wow you on the
52 transitional yard. If they can't accomplish it in 30

1 feet and they've got eight feet, then they need to
2 figure out how they're going to accomplish the results
3 of a 30-foot transitional yard in eight feet for the
4 same results.

5 I don't want to hear excuses. I don't
6 want these very intelligent people telling me, heh-heh,
7 can't do it, we don't have room. Village wanted a road,
8 we want a new bank, so something has got to give. It's
9 not going to be me, it's not going to be my neighbors,
10 and it's not going to be anyone else's property.

11 I'm not investing with the bank. I'm not
12 making money with the bank. My investment is my home.
13 That's where I have my family. That's where my friends
14 are and my neighbors are. So, today, I am a little
15 insulted. If you were in my shoes, I think you would be
16 as well.

17 Did all of you have a minute to go to the
18 site to see the existing transitional yard? Now, close
19 your eyes for a minute, throw a new bank over there in
20 the front, turn around the new Alice Place extension,
21 what do you look at when you look right? My backyard,
22 my kids on the trampoline, and a six-foot fence that's
23 falling apart with slats that are missing or whatever it
24 is. In the wintertime, there will be a mound of snow on
25 that one part of the property that they're saying
26 nothing much we could do there. I'm disappointed.

27 John, you and I met. I told you what I
28 wanted. I told you what I think would work. You gave
29 me 25 feet of a six-foot fence. We talked about a fence
30 that goes all the way through to Northfield. All this
31 money that's being spent, all this consideration on curb
32 appeal and presentation means nothing to me, because the
33 truth is in the back, folks.

34 So, please consider that and understand.
35 The days of the mullet is gone. What I mean by that,
36 party, right, serious up front, party in the back?
37 Well, guess what, my backyard is not going to be a
38 party. My backyard is not going to be collecting other
39 people's garbage because I already deal with that with
40 Mariano's. I don't want that.

41 So, I've heard you guys talk about let's
42 pass this along with some contingencies and let
43 Architectural Committee deal with the transitional yard.
44 I may be completely missing the mark as they did with
45 the transitional yard, I don't see that being an
46 Architectural Committee topic. I see that being P&Z
47 saying, hey, you got the manpower, you got the brains,
48 you've heard people complain, figure it out I'll see you
49 in a month. That's what needs to be heard tonight. Put
50 them back to the drawing board to get it right, and to
51 get it right the right way with communication with
52 neighbors that share property lines that feel that they

1 have been neglected not because they woke up one day and
2 felt neglected, they've been neglected.

3 Me finding out about this thing a few
4 days ago, really? Do you know how much progress I could
5 have made just communicating with them should I have
6 more time? You wouldn't be getting this reaction from
7 me right now at all. We may have even had more
8 solutions. We may have had more answers towards the
9 concerns of other homeowners.

10 So, in all due respect, I know you all
11 have experience in many different lines, many different
12 directions. I highly value and regard the professionals
13 that are sitting behind me as well that are interested
14 in investing in our community the way we all have
15 thought about it for the betterment of the residents and
16 everyone involved. In this instance, it is not the
17 betterment for everybody. It is the betterment of some
18 with the ignorance of others thinking they may not catch
19 on to it. That's how I view it.

20 So, with that being said, I kindly ask
21 that you guys consider the things that you've heard
22 tonight, consider the feelings of residents that have
23 felt neglected, understand the value of a transitional
24 yard before you pass it along to yet another committee
25 that will help them choose lighting, trees, wood,
26 shingles, and other things that are very important in a
27 development itself, but this is the nuts and bolts of
28 the development. I think I've said enough. If I
29 insulted anybody, forgive me, but you can't disagree
30 with what I'm saying. Hopefully, we could figure it
31 out, work together, and make sure we're all happy and
32 not just some people. Thank you, ladies and gentlemen.

33 CHAIRMAN VASELOPULOS: Before you leave the
34 podium, what we've been contemplating, Architectural
35 would deal with landscaping, with fencing. What other
36 proposals do you have, you know, I understand it's only
37 been a few days apparently since you've looking at this,
38 do you have that would address your concern, that would
39 satisfy you?

40 MR. KARIAKOPULOS: Absolutely.

41 CHAIRMAN VASELOPULOS: If you can articulate
42 those please?

43 MR. KARIAKOPULOS: Here is an idea. So, I'm a
44 reasonable guy, and what I mean by that, if we all want
45 a new bank, if we all want a road extension, and I've
46 got to tell you guys something, I'm getting a triple
47 whammy here from the south, which irks me even more
48 thinking that you're compromising the transitional yard.

49 So, one suggestion, and thank you for that question, if
50 they can't figure it out on their property, well, they
51 should have the decency to ask me to say can we plant
52 more stuff on yours.

1 Don't come to me with something looking
2 like that because I find it insulting. Don't not make
3 the effort to communicate with me. Don't disregard me
4 and my backyard. This is where I raise my family, this
5 is where I live.

6 There are plenty of solutions. That's my
7 point to you folks. What we need here is time.
8 Everything should be closer to a resolution. Mrs.
9 Wilson should feel a little more comfortable as to
10 whether or not she sells her parcel. I get it, it's
11 all, we're going to call it the conceptual phase of the
12 project.

13 I'm beyond conceptual phase here. Why?
14 Because my heart and soul is in the thing. I was
15 involved with the Northfield study and I've got the best
16 interest for Northfield in mind. So, when I see this
17 kind of activity where we're not thinking creatively and
18 outside the box, I'm not going to accept mediocrity.

19 COMMISSIONER MENDREK: So, you -- go ahead.

20 CHAIRMAN VASELOPULOS: So, landscaping on your
21 property is one solution. Is there anything else?

22 MR. KARIAKOPULOS: We need a solid privacy
23 fence that is constructed of non-wood material, the same
24 type of material that you see in other pretty
25 applications that is simplified maintenance, that would
26 hold its structure a lot better, minimum of eight feet
27 at grade which means there's going to be certain
28 demographics where that fence is going to be 14 feet
29 high because once you encroach my property, guess what
30 happens? You're dropping four to six feet.

31 Alice Place is here. My property starts
32 to go down once you cross into that dirt cesspool that
33 you see when you guys walk back there. That's the kind
34 of stuff I'm looking to improve. When I went out there
35 to look, it looks bad from my neck of the woods, but
36 when I got to that side of the property, I'm like, holy
37 bejesus, what are we doing? Then to leave it alone so
38 it can get worse?

39 Snowplowing, same thing. You're going to
40 clear the lot and throw snow over there? Guess what
41 goes with snow? Garbage. So, keep on shoveling garbage
42 over there? No, I won't tolerate it.

43 So, we need a solid privacy fence from
44 grade and a screen above eight, I would prefer 10 feet.
45 I'd like to mask that fence with vertical tall trees on
46 both sides. They could even plant more trees on my
47 property. They could plant more trees on my property
48 because we need the transitional yard. That's something
49 that we could discuss, that's something that we could
50 look into.

51 But I'm still, I'm confident that these
52 professionals, they're very knowledgeable, if they put a

1 small percentage of time into the transitional yard that
2 they have applied in everything else that we're looking
3 at, they're going to come up with great things on their
4 own. I could certainly help. It's my property, and I'm
5 sure some of the other neighbors wouldn't mind doing
6 that as well. So, there are options, and that's what
7 this is all about.

8 Is that too much of an assignment to give
9 the Architectural Committee?

10 CHAIRMAN VASELOPULOS: Too much?

11 MR. KARIAKOPULOS: Yes.

12 CHAIRMAN VASELOPULOS: No, I don't think it's
13 too much, no.

14 MR. KARIAKOPULOS: I don't know. I
15 personally --

16 CHAIRMAN VASELOPULOS: But that's for them to
17 decide.

18 MR. KARIAKOPULOS: Right. I would personally
19 like to see more at the front end, at the Marines level
20 of the Army. You guys are the first hand at this pass.
21 There's details that are missing. There is work that
22 hasn't been completed. I have a hard time saying, or
23 giving it my thumbs up.

24 At the meeting last night, at the end of
25 the meeting, I was there, a couple of Crooked Creek
26 neighbors were there, and something was said about we'd
27 like to make sure that you guys are on board with what
28 we're doing. I made myself clear where I stood, same
29 thing like I am in front of you. I didn't go over there
30 to sugarcoat anything. I didn't go over there to
31 misrepresent myself because that's one thing I'm not
32 going to do. You're going to get the truth, you're
33 going to get the honest approach.

34 So, my fear, my true fear here is to see
35 it pass P&Z tonight, get into Architectural, whether or
36 not they're capable of doing it, that's fine, but I just
37 know once we start making that forward movement, things
38 get lost in the transition and the shuffle. I think
39 that as talented and strong as these plans are, it would
40 be nice to see a complete scenario on everything we're
41 talking about and not trying to shuffle in the ninth
42 hour.

43 Those are my feelings. Please consider
44 them. I don't mean to be a spoke in the wheel, I'm only
45 here to help. Thank you.

46 CHAIRMAN VASELOPULOS: If you'd like to
47 respond?

48 MR. FRANK: Could I respond briefly? First, I
49 want to say on behalf of the bank, we obviously
50 appreciate the concerns. You know, going back to the
51 opening remarks from Mr. Rushkewicz, our goal is always
52 to be a good neighbor. This is a long-term relationship

1 being established, so obviously we're listening. I can
2 assure you that the intent will be to address the
3 concerns we've heard tonight as is always the case.

4 I do want to point out that which I think
5 all of you appreciate which is your codes provide for
6 the Architectural Commission to consider the
7 landscaping, the lighting, the fencing, et cetera. I
8 think it's important to note for the record that the
9 same neighbors who got notice, public notice of this
10 meeting, have also received the public notice of next
11 week's meeting before the Architectural Commission. The
12 notice that went out to them also highlighted the
13 request for transitional relief.

14 So, this issue, and now, you know, we'll
15 have to respond to based on what we heard tonight, this
16 issue will be dealt with and addressed in detail at the
17 meeting next week. You know, I believe that Mr. Myefski
18 is prepared based on what he has presented to you this
19 evening and we've talked about to make an additional
20 submission to Village Staff promptly this week so that
21 it's ready to be reviewed and considered at next week's
22 meeting. As you know, the proposed --

23 CHAIRMAN VASELOPULOS: As it relates to?

24 MR. FRANK: The transitional yard.

25 CHAIRMAN VASELOPULOS: Thank you.

26 MR. FRANK: Right, and the requests and the
27 concerns that have been expressed this evening.

28 As you know, the proposed conditions that
29 have been included in the Staff report specifically
30 contemplate if you do pass this application out of this
31 Commission with a positive recommendation this evening
32 which we would request, you know that one of those
33 conditions is that the issues of landscaping, lighting,
34 et cetera, be addressed to the satisfaction of the
35 Architectural Commission. That's in your list of
36 conditions.

37 Finally and lastly, I would like to say,
38 you know, I think going back to our opening comments, we
39 think there's a lot of positive in this petition for the
40 whole community. There are some issues of time
41 constraints, most notably some that are created by the
42 ground lease itself, but more importantly some created
43 by the realities of construction in the Chicago area.
44 So, we are on a timeframe where we're hoping to move
45 quickly through this process so that the bank's schedule
46 for moving forward and being under construction long
47 before bad weather hits is achieved. Thank you.

48 CHAIRMAN VASELOPULOS: Thank you.

49 MR. MYEFSKI: Chairman, could I just add one
50 thing? I do just want to point out the area that we're
51 talking about so that there's no confusion, because the
52 transitional zone is basically from the center of Alice

1 Place, it would jog on here, and then it would go down
2 here, and it would jog along here. So, I just want to
3 make sure everybody understands, the only thing that's
4 in the transitional zone would be the new Alice Place
5 extension. It's up to you to decide, but I'm pretty
6 sure that had always been contemplated. It doesn't mean
7 it's a reality until it's a reality, but when Alice
8 Place was put in, I'm pretty sure the idea was that
9 there would eventually be, if possible, an extension.
10 It happened to have been vacated, so I understand it.

11 I just wanted to point out that we're not
12 putting parking, garbage, anything in that transitional
13 area. Right now, it's just basically half the street
14 and the landscaping. We'll do our best to make it work.
15 I can assure you if we did do a fence, there is no
16 reason why we can't do a solid fence that isn't going to
17 shrink that would --

18 COMMISSIONER DELOYS: That's going to be all
19 the way across?

20 MR. MYEFSKI: It could go all the way across
21 and we would do a board on board fence that actually
22 looks good from both sides and has a board in between so
23 no light can get through it. That's the traditional way
24 you try to do it. It allows the wood to shrink and do
25 whatever it wants to do but no light can get through it.

26 CHAIRMAN VASELOPULOS: And you can extend it
27 all the way to Northfield Avenue?

28 MR. MYEFSKI: That's what we have to meet with
29 the client and figure out.

30 COMMISSIONER HIRSCH: John, had you considered
31 anything like a berm or build up the landscaping itself?

32 MR. MYEFSKI: There's just no room for it,
33 unfortunately. It's kind of going the wrong way. It's
34 going down and not up. It doesn't give us that chance,
35 there's just not enough distance between it. I think
36 the distance would allow for the sign and, you know,
37 landscaping.

38 COMMISSIONER HIRSCH: Fencing and landscaping.

39 MR. MYEFSKI: Right.

40 MR. KARIAKOPULOS: I do have more space if
41 that's --

42 CHAIRMAN VASELOPULOS: If you want, wait, if
43 you could step to the microphone to be heard?

44 MR. KARIAKOPULOS: Yes. Great comments. My
45 point again is I've got plenty of space where we could
46 incorporate berms. I do realize that time is always the
47 issue, time is always the key. But I also understand
48 that time could be your enemy if you try to put
49 something along a little faster than it should. But I
50 do understand the essence and the importance of time.

51 As far as the wood fence, yes, slat on
52 slat, it's still wood, it still expands and contracts.

1 The beauty of a composite fence is simplified
2 maintenance that would make the requirements, too. I
3 would imagine anything done to the transitional yard
4 scenario, whether it be even on my side if I permit,
5 that is the full responsibility of the developer to
6 maintain and see to it that everything lives vicariously
7 and grows and blossoms just like the residents of
8 Northfield. Correct? Would that be true?
9 MR. MYEFSKI: I'm sorry, the one thing I did
10 want to point out was the commercial zone ends here.
11 This is, I believe, Steve, can you, this is Village
12 property, right?
13 MR. GUTIERREZ: That's Village property,
14 correct.
15 MR. MYEFSKI: Wouldn't that be considered
16 commercial?
17 MR. GUTIERREZ: Yes.
18 MR. MYEFSKI: So, there is no transitional
19 zone from that.
20 MR. KARIAKOPULOS: No, that's the added
21 request that I am asking tonight because we now have a
22 new road. As I sit in my house or my backyard, I have
23 no interest in seeing fire trucks coming for emergency
24 purposes or people frequenting the bank or visitors of
25 Alice Place.
26 MR. MYEFSKI: But wouldn't that just be this
27 fence?
28 MR. KARIAKOPULOS: No, it would not, sir.
29 Come sit on my deck and you will see the full
30 perspective.
31 MR. MYEFSKI: Right here? You can see right
32 there?
33 MR. KARIAKOPULOS: Let me get you something.
34 AUDIENCE MEMBER: Yes, but the trees are all
35 gone; this picture is old.
36 MR. MYEFSKI: I understand. I'm just trying
37 to, your reasoning, I'm trying to understand your
38 reasoning with the transitional yard. Now is that your
39 reasoning is that you --
40 MR. KARIAKOPULOS: No, Mr. Reagan was in my
41 backyard.
42 MR. MYEFSKI: I understand that.
43 MR. KARIAKOPULOS: It would have been nice if
44 you'd joined us but perhaps on another visit you could
45 come as well, you could view the things that Mr. Reagan
46 and I viewed. As you could see, what I'm showing Mr.
47 Myefski is the same schematic that I forwarded on to you
48 folks. So, if you look at my house and the way that
49 it's placed on the southwest corner of the lot, I have
50 full view of everything. Whatever trees that are
51 compromised right now, when you're at the corner of
52 Alice Place getting onto Northfield, you might as well

1 just wave at me at my house and check in with me.
2 CHAIRMAN VASELOPULOS: Okay, thank you. Thank
3 you. Discussion?

4 COMMISSIONER BERLINGHOF: One of the things I
5 think that's important to note is that we do have a
6 process. Not only is this Plan Commission a
7 recommending body, so is the Architectural Commission.
8 It's the Village Board that of course makes the
9 determination at the end. We have it set up this way so
10 that we can focus just on the planning aspects and allow
11 a board that spends more time looking at trees and signs
12 and other things and focus on the lighting and the
13 architecture.

14 I think I want to make the point that
15 from a planning perspective, I'm very excited about this
16 plan. This corner, the building is old, it's been
17 around for a long time, and this is an incredible
18 upgrade to the architecture in Northfield. I think
19 Alice Place's continuation is vital. In fact, if this
20 did not include Alice Place being continued, I would not
21 go for it. I think that's incredibly important to
22 Northfield and it's important to this --

23 COMMISSIONER DELOYS: But we don't know if
24 it's going to be continued yet.

25 COMMISSIONER BERLINGHOF: No, I'm telling you
26 right now, well, it's going to be in our proposal that
27 it is continued. Otherwise, it will not be approved.

28 COMMISSIONER DELOYS: We don't have an
29 agreement, so we --

30 COMMISSIONER BERLINGHOF: No, the point is --

31 COMMISSIONER DELOYS: I understand. We can
32 put it in here that if it doesn't exist, it all dies --

33 COMMISSIONER BERLINGHOF: Right, then it
34 doesn't get built.

35 CHAIRMAN VASELOPULOS: Yes, that's his point.
36 You're saying the same thing.

37 COMMISSIONER BERLINGHOF: I think that the
38 folks in this room definitely need to be at the meeting
39 next week or two weeks to talk about, next week, the
40 landscaping, and it sounds like there's movement here in
41 terms of the wall and what you put up there to block it.
42 You know, the wall, I don't really also, don't really
43 want that. Again, it's not our purview but I don't want
44 a massive 14-foot wall. So, I don't think that's
45 particularly attractive either.

46 So, I guess from my perspective, I like
47 what has been done here. I like the conversation. The
48 only thing I'm concerned about really between now and
49 then is this parking issue. I think the snowplowing
50 issue can be dealt with. I think to the extent that
51 like any shopping center does when there's too much
52 snow, they move it. They take it off site and they get

1 rid of it. They don't dump it where they can't dump it.
2 They don't dump it on top of landscaping, otherwise you
3 do lose all your landscaping.

4 But the parking issue is one that I'm not
5 sure what the solution is, whether it's an agreement
6 between the bank and the residents there in terms of
7 providing for parking, especially during the weekends
8 when you're not using it or for night time. I mean
9 we're talking about parking, it's generally a party at
10 night or on weekends. That's when the bank is probably,
11 or Saturday afternoon, you know, it isn't an issue.

12 So, I guess I'm just saying for
13 discussion purposes that I do think this thing should
14 move forward and it should move forward to the
15 Architectural Commission so they can review these
16 things. It gives them another week hopefully to come
17 together where the residents would be more excited about
18 the project and not as upset. Then of course it goes to
19 the Village Board where they will make the ultimate
20 decision.

21 MR. GLOGOWSKI: May I say another word?

22 CHAIRMAN VASELOPULOS: Any other comments
23 here? There will be more time for that, but anyone that
24 want to --

25 COMMISSIONER BOLLING: I guess the only thing,
26 Todd, is that the parking is in our purview.

27 COMMISSIONER BERLINGHOF: No, I mean I am a
28 little, that's why I'm bringing it out for everyone
29 here, I am concerned about that. So, is there a
30 solution? I mean look at the plan. Do you cut in to
31 some of the landscaping along Alice Drive and create
32 some parking spots? Do you create more impervious land?
33 Do you cut into some landscaping and put in pavers?
34 Put, what do you call them, permeable pavers, pavers
35 that are pervious. Do you do that to create three or
36 four parking spots along Alice Place?

37 Is the 20-foot section, is the reason
38 that we're having no parking on Alice Place because of
39 the fact that the road inside the lot went from 24 to
40 20? Or is it because they just don't want to have that
41 street have parking, period, because they want to have
42 emergency vehicles be able to go by? Do you know the
43 answer?

44 MR. GUTIERREZ: It's the latter.

45 COMMISSIONER BERLINGHOF: They just don't
46 want, in other words, they just want to have it open.

47 MR. GUTIERREZ: It's a lot of driveways there.

48 CHAIRMAN VASELOPULOS: The emergency vehicles,
49 the Village Fire Department is who asked for no parking
50 on Alice Place so they can have --

51 COMMISSIONER BERLINGHOF: Well, that was, I
52 didn't know if that was because they reduced the road

1 inside the bank.

2 MR. GUTIERREZ: They feel that it is important
3 to stage the equipment, some of the equipment, the
4 pumper for instance, on the street where the hydrant is
5 going to be. They really do need, want that to be
6 completed.

7 COMMISSIONER BERLINGHOF: Right. So, is there
8 room to cut into these landscaped areas along Alice
9 Place to put in three or four parallel parking spots?

10 MR. GUTIERREZ: And maintain that, I think
11 yes, sure.

12 COMMISSIONER BERLINGHOF: That's a suggestion
13 that I would make. I don't know if there's any other
14 room anywhere else to do something like that.

15 COMMISSIONER BOLLING: Did you say on the bank
16 side property?

17 COMMISSIONER BERLINGHOF: No, on the Alice
18 Place side.

19 MR. GUTIERREZ: Within the right of way, there
20 would be room. You could obviously do something with
21 the landscaping.

22 COMMISSIONER BERLINGHOF: Yes, you'd lose
23 landscaping, but you could do pavers to allow the water
24 to go through. I mean this is for us, I'm making the
25 suggestion here.

26 COMMISSIONER DELOYS: That makes sense. I
27 like that idea.

28 COMMISSIONER ESTABROOKE: I agree, I agree. I
29 don't think it's, you know, they had parking at
30 Youngren's for a while now and it's worked well. To
31 take that away is --

32 COMMISSIONER DELOYS: Well, they've got
33 parking at Mariano's.

34 COMMISSIONER ESTABROOKE: Oh, right,
35 Mariano's. But then it will also, you know, there is a
36 danger there as well.

37 COMMISSIONER DELOYS: During the day, they
38 don't have the bank parking. So, I think that idea is
39 very --

40 COMMISSIONER ESTABROOKE: I like that.

41 CHAIRMAN VASELOPULOS: They indicated they
42 would talk to the 1900 Willow Road property, the
43 Dunkin's Donuts property.

44 COMMISSIONER BOLLING: As I understand it, the
45 south part of the cleaners has been blocked off
46 recently, right? So, there is parking in their property
47 available to you.

48 AUDIENCE MEMBER: For several years.

49 COMMISSIONER BOLLING: For several years.

50 COMMISSIONER BERLINGHOF: Well, certainly,
51 obviously the neighbors, Dunkin' Donuts --

52 COMMISSIONER ESTABROOKE: They're parking on

1 the site, not parking, on the Alice Place, correct.
2 COMMISSIONER BERLINGHOF: Now that the Kitchen
3 & Bath place has opened up, we've got a Kitchen & Bath,
4 we've got the nail salon, right, we've got the Dunkin'
5 Donuts. The amount of parking need there has
6 drastically dropped off. At one point, it was a
7 restaurant where we were really concerned about it.
8 Now, it's probably open all the time. So, there's
9 probably an opportunity there from a parking perspective
10 as well.

11 But I just think that's, you know, again
12 we get back to how do we deal with that between now and
13 the Board and what is the solution, because I think
14 there should be a solution. Whether it's a commercial
15 agreement between them or putting in new parking, I mean
16 maybe it's an and/or.

17 COMMISSIONER MENDREK: I think it's a better
18 option to make it part of Alice Place so we're not
19 saying, you know, so far Dunkin' Donuts is saying okay
20 but in two years they're not, maybe they don't want to,
21 or something else.

22 COMMISSIONER DELOYS: Or a restaurant goes in
23 and they have more parking problem.

24 COMMISSIONER MENDREK: Right. So, I think it
25 would be much better if we could figure out a way to
26 give them some parking along Alice Place.

27 CHAIRMAN VASELOPULOS: Sir, you had a comment?

28 MR. GLOGOWSKI: I think one thing that was
29 really upsetting --

30 CHAIRMAN VASELOPULOS: State your name and
31 address.

32 MR. GLOGOWSKI: Walter Glogowski, 1873
33 Bosworth.

34 CHAIRMAN VASELOPULOS: Thank you.

35 MR. GLOGOWSKI: I think one thing that was
36 really upsetting that was just said is that, sir, you
37 said from your perspective. I think if you lived on
38 Bosworth, your perspective would be completely
39 different. I think if you lived in Chris' house, your
40 perspective would be completely different.

41 You're saying that this committee should
42 pass this along to the Architectural Committee. There
43 are issues here, sir, that should not be moved on until
44 they're fully addressed. I totally agree with Chris.

45 COMMISSIONER BERLINGHOF: It's not our
46 purview. That's my point, it's not our purview. Our
47 purview is the parking. It's not that I don't care
48 about this, I do care. The point is that's not our job,
49 that's not our purview. That's why we have an
50 Architectural Commission. When you sit here and talk to
51 the Architectural Commission, that's what they're
52 supposed to do. They are supposed to look at the

1 lighting, they're supposed to look at the walls,
2 supposed to look at this thing, that is their purview.
3 Our purview is looking at it from a plan perspective as
4 to whether or not it works on the whole from the plan
5 and from a parking perspective.

6 COMMISSIONER DELOYS: I believe his
7 perspective is --

8 MR. GLOGOWSKI: May I say one more thing?

9 COMMISSIONER DELOYS: -- that we shouldn't
10 move it along until they have that covered.

11 MR. GLOGOWSKI: May I say one more thing? On
12 page five of eight, the key sentence on that page was,
13 and I think, Steve, you had said it, was that this is a
14 good plan for the limitations of the smallness of the
15 site. I think that's the gist of it. This site is
16 incredibly small for the project at hand.

17 They put a lot of thought into it, I
18 totally agree with Chris. They put a lot of thought
19 into the facade, into what it's going to look like. I
20 totally agree that it's a plus to have better
21 architecture on Willow Road and on Northfield. But
22 that's the key, the site is extremely small, and that is
23 the issue of zoning and planning.

24 Can you put a building of this magnitude
25 in that small space? I don't think in good conscience
26 you could all vote yes to pass this on to Architectural
27 with that key provision. It's a very small place. Look
28 on page five, it's the first sentence on the
29 recommendation, it says they had a really good plan with
30 the small space that they had. They had a really good
31 plan because there's five, or excuse me, there's up to
32 eight concessions on zoning that they need in order to
33 make it work.

34 If it was a really good plan, they
35 wouldn't need any concessions on zoning at all, and then
36 I guess we wouldn't be here.

37 CHAIRMAN VASELOPULOS: Let me clear up
38 something that was expressed earlier and then you kind
39 of alluded to it also. Planning & Zoning may have,
40 there may be the perception out there that we are the
41 bigger of the two commissions, and that's not the case
42 at all. They are two equal commissions. Whatever we do
43 today, this is going through Architectural Committee
44 next week, regardless of what we say today.

45 We are not, they are not the stepping
46 stone, Architecture is not the stepping for Plan &
47 Zoning. They're two equal committees, okay. So, what
48 we say, we can make suggestions to Architecture which
49 is, you know, we can discuss it here if we want, but
50 it's not our purview whether we, you know, require this
51 to happen or not in terms of fencing and screening.
52 It's really not. It is up to Architecture to make those

1 determinations, okay?

2 I just want to be clear about that
3 because people look at this committee, or it sounds like
4 people are looking at this committee as having of
5 greater importance or authority than Architecture and
6 that it would go here first and then step to there.
7 That's not the circumstance here.

8 MR. KARIAKOPULOS: Sorry to barge in with
9 another question. But I recognize and understand what
10 you're saying. I'm sorry if I misled the public with
11 what I was saying. But is not the request for a relief
12 to the transitional yard in your jurisdiction?

13 CHAIRMAN VASELOPULOS: Yes.

14 MR. KARIAKOPULOS: Isn't that one of the
15 things that's being asked from you guys tonight?

16 CHAIRMAN VASELOPULOS: Yes.

17 MR. KARIAKOPULOS: Should that not be
18 permitted based on the plans as they have been proposed?

19 What happens at that point if strictly and based on
20 that one sole premise --

21 CHAIRMAN VASELOPULOS: What I've heard you say
22 about the transition was you want proper screening and
23 proper landscaping to shield you from what will be the
24 new Alice Place. That's what I heard you say.

25 MR. KARIAKOPULOS: Solid horizontal, solid
26 vertical, correct.

27 CHAIRMAN VASELOPULOS: That is Architecture.
28 That's Architecture, that is not relief to what you're
29 talking about. That's Architectural.

30 MR. KARIAKOPULOS: Right.

31 CHAIRMAN VASELOPULOS: The Alice Place
32 extension is something that the Village has been pushing
33 for, for years and years and years.

34 MR. KARIAKOPULOS: Absolutely.

35 CHAIRMAN VASELOPULOS: And many people will
36 benefit from that. It was something that, when 1900
37 Willow Road went in, we suggested strongly that they
38 enter in negotiations with Youngren and try to join that
39 development. If that didn't happen, then extend Alice
40 Place. Since that didn't happen, then try to extend it
41 out, but that didn't happen at that time either because
42 Youngren wasn't interested in negotiating at that time.
43 They are now, in a different way but, you know, they
44 have a different position now.

45 MR. KARIAKOPULOS: Absolutely. Thank you for
46 the clarification. I get it.

47 CHAIRMAN VASELOPULOS: Okay.

48 MR. KARIAKOPULOS: Now, so if I could have a
49 request then with what we're talking about, what I'm
50 referring to is not only the solid horizontal screening
51 for a continuous fence and the vertical tree planting on
52 both sides of the fence for the vertical screening and

1 buffering, I'm also suggesting that the results of that,
2 I'm going to call it a buffer, a.k.a. transitional yard,
3 I'd like for the results of what I am referring to, to
4 be like or better the results of the 30-foot
5 transitional yard setback. That's what I'd like the
6 Petitioner to creatively come up. Whether or not we're
7 landlocked, that's fine. But I do believe that we're at
8 a day and age today where we could provide like or
9 better construction and creative elementation in both
10 landscape and fencing and screening that we could beat
11 the doors off of thoughts that we had 50 years ago when
12 that code was implemented or whatever as well.

13 CHAIRMAN VASELOPULOS: I think everyone up
14 here probably would agree with that, but I think
15 everyone would also tell you this. In the intervening
16 week or days that you have, work with the Petitioners as
17 much as you can, and go to Architecture with your ideas.
18 Hopefully at that point, you may have a more unified
19 approach between the two of you and a unified plan is
20 presented to Architecture that will satisfy both
21 parties. That's what I would suggest you do.

22 MR. KARIAKOPULOS: Right. Can you request
23 that though, as Planning & Zoning, some guidelines
24 towards what it is that we're looking for?

25 CHAIRMAN VASELOPULOS: We can put in here the
26 suggestion that this be dealt with Architecture. It's
27 suggested already a little bit.

28 MR. KARIAKOPULOS: Good.

29 CHAIRMAN VASELOPULOS: We could maybe be a
30 little bit more specific. But we can't say it's got to
31 be this or this or it doesn't happen, because that's not
32 our purview to begin with.

33 MR. KARIAKOPULOS: Right. Very good. Thank
34 you, sir.

35 CHAIRMAN VASELOPULOS: Thank you.

36 MR. MYEFSKI: Separate from that, I just want
37 to offer a potential solution to the Alice Place
38 parking. Steve, I don't know if this would be
39 appropriate or not, but we could get one spot here if I
40 carved out that and two spots here. They'd be parallel
41 parking along Alice Place. That would easily make up or
42 be parallel to the parking they have right now, but it
43 does take out some landscaping. So, it's the Village's
44 property.

45 CHAIRMAN VASELOPULOS: Well, what is in Alice
46 Place right now, Steve, in terms of what's allowed on
47 parking? Is that one side of the street or both sides?

48 MR. GUTIERREZ: On one side of the street.

49 CHAIRMAN VASELOPULOS: And roughly the space
50 is --

51 MR. GUTIERREZ: Really, practically speaking,
52 it's that little strip right along Youngren's.

1 MR. MYEFSKI: Just that, right there.
2 MR. GUTIERREZ: I think two would be maybe --
3 CHAIRMAN VASELOPULOS: It's the red dots on --
4 MR. GUTIERREZ: Officially, as you said, if
5 you stripe it out, probably there's not room for two
6 spaces.
7 CHAIRMAN VASELOPULOS: Right now?
8 MR. GUTIERREZ: Right now. I think what
9 they're indicating is --
10 CHAIRMAN VASELOPULOS: Does that make sense?
11 Ms. Wilson, if you could just come up because you have
12 some experience with this? What is your experience with
13 that, real quick?
14 MS. WILSON: What's been taking place may not
15 be strictly speaking kosher, I don't know. But on Alice
16 Place, as you're looking south towards the dead end
17 right now, between the Dunkin' Donuts and the driveway
18 to Alice Place, there has been room for maybe two or
19 three cars parallel.
20 CHAIRMAN VASELOPULOS: Is that on the west
21 side of --
22 MS. WILSON: That's on the west side.
23 CHAIRMAN VASELOPULOS: On the west side.
24 MS. WILSON: Between Crooked Creek and Dunkin'
25 Donuts.
26 CHAIRMAN VASELOPULOS: According to Steve,
27 that may not be permitted currently.
28 MS. WILSON: There is also parkway and
29 sidewalk as well. It just dawns on me that that
30 parkway, I don't know if this is something you can do,
31 maybe that parkway could be somewhat sacrificed for a
32 couple of parking spaces.
33 CHAIRMAN VASELOPULOS: Are you speaking on the
34 west side of Alice or the east side?
35 MS. WILSON: On the west side of Alice between
36 the Dunkin' parking lot and Crooked Creek. There is
37 room for maybe three, that that could provide some
38 relief. It's just a thought.
39 CHAIRMAN VASELOPULOS: Okay, thank you.
40 COMMISSIONER ESTABROOKE: Isn't that what he
41 is suggesting?
42 MS. WILSON: No, I thought he was saying on
43 the east side.
44 MR. MYEFSKI: See, there is just not room.
45 You could get one in there legally, but you're going to
46 have to take the sidewalk out. It's really small. But
47 what we're saying is on the other side, on this side we
48 could have one, and we could put two here.
49 MS. WILSON: Yes, yes. Just a thought.
50 COMMISSIONER MENDREK: Is there any
51 opportunity, I'm not an architect and I don't even play
52 one on TV, but I'm going to ask anyway. To have, well,

1 I don't know how to explain it, John, without going up
2 here. Is there enough room to put parking here if you
3 relocated the utilities?
4 MR. MYEFSKI: No, the only thing you could do
5 there is put up --
6 COMMISSIONER MENDREK: There's not enough
7 space?
8 MR. MYEFSKI: Yes, you could put up like one
9 parallel parking space there, that would be it. It's
10 not deep enough.
11 MR. GUTIERREZ: There's also a fire hydrant in
12 there as well as --
13 COMMISSIONER MENDREK: Yes, I mean I knew
14 there were a lot of utilities there and whatnot
15 infrastructure. But okay.
16 MR. MYEFSKI: Yes, and there's a pretty good
17 tree right there, too, I think. So, the only reason I
18 was suggesting these other spots is those don't exist
19 right now. There is nothing here but asphalt. We're
20 putting that in. So, we'd love to keep it, but that
21 would be one spot where we could push it off to the
22 side.
23 CHAIRMAN VASELOPULOS: Okay.
24 COMMISSIONER BERLINGHOF: I think if you get
25 three spots, you've picked up, you know, enough on top
26 of probably, in relation to the bank, the park, you
27 know, in that lot at other times, you've kind of solved
28 the problem.
29 COMMISSIONER ESTABROOKE: Agreed.
30 COMMISSIONER DELOYS: But they would have to
31 be dedicated to Alice Place then, or to Crooked Creek?
32 COMMISSIONER BERLINGHOF: No, I don't think
33 so.
34 COMMISSIONER DELOYS: Anybody who worked at
35 the bank could park there.
36 COMMISSIONER BERLINGHOF: Well, the bank could
37 control that.
38 COMMISSIONER DELOYS: I'm saying, you know, in
39 general.
40 COMMISSIONER BERLINGHOF: Right.
41 COMMISSIONER DELOYS: Somebody going in to
42 Dunkin' Donuts could park there.
43 COMMISSIONER BERLINGHOF: Sure, I guess. But
44 that's all right. It's effectively on-street parking,
45 we're providing street parking. We're not trying to get
46 rid of the --
47 COMMISSIONER ESTABROOKE: Well, I think if
48 you're going in and out of Dunkin' Donuts, it's quick,
49 you know, usually.
50 COMMISSIONER BERLINGHOF: Well, I think what
51 we've kind of come to is that it's important that in our
52 motion, that we make it very clear that while we are

1 approving the transition variance, it's only with an
2 agreement with the Architectural Commission and
3 ultimately again the Board as to how that transition
4 works, how landscaping and potential fencing is created,
5 how much is created and where it goes. But it's their
6 purview to ensure that they create as practically and
7 reasonably as possible a transition that makes sense.
8 CHAIRMAN VASELOPULOS: I agree.
9 COMMISSIONER MENDREK: So, if we were to not
10 approve this tonight, they still go before the
11 Architectural Commission next week?
12 CHAIRMAN VASELOPULOS: Correct.
13 COMMISSIONER MENDREK: Then they would have to
14 come back to us at the May meeting or whenever you have
15 time on your next agenda or our next agenda to consider
16 the issues that are before this Commission. Correct?
17 CHAIRMAN VASELOPULOS: Well, there's a fine
18 line there. If we do nothing and it's continued because
19 we want more things addressed, then it comes back to us.
20 COMMISSIONER MENDREK: Yes.
21 CHAIRMAN VASELOPULOS: If we reject it, then
22 it goes to the Village Board with our rejection.
23 COMMISSIONER MENDREK: With just our
24 rejection, right.
25 COMMISSIONER BOLLING: But it still goes to
26 the Architecture.
27 CHAIRMAN VASELOPULOS: Either way, it still
28 goes to Architecture.
29 COMMISSIONER MENDREK: Okay.
30 COMMISSIONER BERLINGHOF: But I mean, would
31 we, I guess the question is, is there something on the
32 plan other than the screening issue that seems to be the
33 biggest problem right now, that we would reject or
34 dislike this plan for? If we're holding up approving
35 this plan for the screening issue, I'm not sure that's
36 correct because again, we are recommending the planning
37 and zoning of this, and the Architectural Commission is
38 going to be recommending the screening of this, and the
39 Village Board will take both recommendations and decide
40 what they wanted to do.
41 So, I don't think it's our purview to
42 say, well, wait, no, we're going to wait until the
43 Architectural Commission says they're okay with the
44 screening before we approve the plan because now we are
45 taking into consideration the screening issues which
46 again aren't necessarily our purview, and that's what
47 the Village Board does.
48 COMMISSIONER ESTABROOKE: Right. I think the
49 importance for us is the extension of Alice and parking
50 plans.
51 COMMISSIONER HIRSCH: Correct.
52 COMMISSIONER ESTABROOKE: I think those are

1 the two.

2 COMMISSIONER MENDREK: But we are approving,
3 potentially approve a relief from a transitional yard
4 that it doesn't seem that we've come to agreement. Like
5 we are approving that with clear --

6 CHAIRMAN VASELOPULOS: We can approve with the
7 condition that those architectural elements are met and
8 addressed.

9 COMMISSIONER ESTABROOKE: Conditions, yes.

10 MR. FRANK: If I could clarify on the point to
11 what John Myefski said? The relief which is clearly
12 before you is a variation request for relief from the
13 transitional yard which is commercial against a
14 residential district, okay. Even the gentleman here who
15 I said before, we appreciate his concerns, and even he
16 clarified in his second set of comments, it's not really
17 a transitional yard in the sense that we're talking
18 about relief from the transitional yard requirements.
19 His concern is more the issue of buffers like he said,
20 screening, lighting, landscaping, whatever, which really
21 does fall more to the Architectural Commission.

22 So, I don't really think, you know, I
23 appreciate his concerns and I appreciate his
24 clarification, that really doesn't take away from your
25 prerogative or purview for the variation from the
26 transitional yard up against the residential district
27 which John Myefski highlighted for you.

28 MR. KARIAKOPULOS: I hope this is the last
29 one. Ms. Mendrek, I think you hit it on the mark for me
30 as well where are you guys comfortable to approve things
31 with the contingency or with the recommendations for
32 other boards? We have now closed the question of the
33 transitional yard, parking situations. Do you not want
34 to see the complete plan so you as well are comfortable
35 that things have been resolved, taken to that next level
36 before you give it your stamp of approval for a
37 recommendation being that things not complete?

38 CHAIRMAN VASELOPULOS: We would express now
39 what we want to see. It is the Village Board that's
40 ultimately going to say yes or no to this. So, whether
41 it actually happens or not, we're expressing to the
42 Village Board in this what we would like to see. The
43 Village Board can take that and say, okay, have those
44 issues been addressed or not? If they haven't been
45 addressed, we're saying this shouldn't go through,
46 Village Board.

47 So, I think, you know, it is addressed
48 that way, you know. We like to, we don't want to rush
49 things but we like to expedite things as best we can and
50 I think we can do it with the language in the motion
51 here tonight.

52 COMMISSIONER BERLINGHOF: I mean, I agree. I

1 think the key here is that from a planning and zoning
2 perspective, we are comfortable with the traffic. We
3 are comfortable with the road, we're comfortable with
4 the setbacks along Willow and Northfield Road. We're
5 comfortable with the use. We're comfortable with --
6 CHAIRMAN VASELOPULOS: Water.
7 COMMISSIONER BERLINGHOF: The parking. We're
8 comfortable with, generally speaking --
9 CHAIRMAN VASELOPULOS: Water.
10 COMMISSIONER BERLINGHOF: Water retention, 99
11 percent of the things that are there. Are we
12 comfortable with the transition, landscaping and fence?
13 No, but that's not our purview, and yes, I think it
14 would be an insult to the Architectural Commission for
15 us to sit here and say we're not going to pass this
16 until we see what you approve and decide whether or not
17 we think that's acceptable to us.
18 CHAIRMAN VASELOPULOS: Because these
19 commissions are two co-equal commissions. It is not,
20 they are not the step-child, it is not a subcommittee to
21 our committee.
22 MR. KARIAKOPULOS: Oh, absolutely. I think
23 the way I was looking at it is, well, not only for you
24 guys to see but also for us to see.
25 COMMISSIONER BERLINGHOF: And that's
26 important, I think that's an important aspect.
27 MR. KARIAKOPULOS: Right. When I think of
28 progress, I think of clearly defined progress that has
29 all the information in front of you with details before
30 you proceed forward. So, maybe I'm misinformed with the
31 way my mind kind of calculates the forward motion of all
32 types of processes. So, thank you for the
33 clarification.
34 CHAIRMAN VASELOPULOS: Thank you. Does anyone
35 else from the audience have any questions or comments?
36 Commissioners, any further comments or questions to
37 discuss?
38 COMMISSIONER MENDREK: Well, I want to talk
39 about what the motion would look like. Is that where
40 you're headed?
41 CHAIRMAN VASELOPULOS: Sure. Tom, did you
42 have any questions?
43 COMMISSIONER BOLLING: What are talking about
44 in terms of this parking? Are we taking the
45 recommendation and saying that we're asking them to do a
46 cutout as described? Is that what we're talking about?
47 CHAIRMAN VASELOPULOS: I think so, yes. I
48 think so, yes, that's what I think we would recommend in
49 the motion.
50 COMMISSIONER HIRSCH: So, we're placing this
51 as conditional.
52 CHAIRMAN VASELOPULOS: Yes.

1 COMMISSIONER HIRSCH: What kind of gravity or
2 what kind of weight does a conditional requirement have?
3 If it happens, if it doesn't?
4 CHAIRMAN VASELOPULOS: Engineering is going to
5 have to review it.
6 COMMISSIONER HIRSCH: Or do we continue it?
7 COMMISSIONER MENDREK: Fire safety is going to
8 have to look at it just to make sure they can still get
9 around if there's a couple of parking spots.
10 COMMISSIONER HIRSCH: Right.
11 COMMISSIONER MENDREK: If any one of those
12 groups say it doesn't work, then what happens?
13 COMMISSIONER HIRSCH: That's what I'm asking.
14 MR. GUTIERREZ: I think what we would do is
15 report that to the Village Board. I would ask maybe
16 that, again coming back to this, recommend that that be
17 studied. I'd like to involve our traffic engineer, the
18 Fire Department, as well as the Village Engineer with
19 regard to, somebody a good question of how would that
20 impact the stormwater detention calculations. I'm not
21 sure whether it would or not, but it's at the public
22 right of way and we're asking for parking, you know.
23 So, there are some questions that we need to resolve.
24 COMMISSIONER BERLINGHOF: I think we can make
25 that recommendation to the study, and then the Board
26 looks at it and says this is recommended thing, they're
27 going to deal with the same issues, i.e., you know,
28 parking issue. Then they'll say, well, based upon what
29 the Fire Department and anyone else said, this is a good
30 solution, move forward. If this is not a good solution,
31 I guess at that point they have to come up with another
32 solution, or maybe at that point in time there's a
33 discussion with the bank that we've already talked
34 about, we'll allow them to use six parking stalls for
35 the weekends, et cetera, et cetera.
36 COMMISSIONER HIRSCH: So, indeed this language
37 is like conditional use and passed forward as
38 recommended.
39 COMMISSIONER BERLINGHOF: It's recommended
40 with the condition.
41 COMMISSIONER HIRSCH: Or is it continued until
42 it's been --
43 COMMISSIONER BERLINGHOF: No, I don't think
44 it's continued. I think it's a recommended study
45 between now and the Board.
46 CHAIRMAN VASELOPULOS: Tracey? Do you want to
47 outline other issues? Do you want to clarify?
48 COMMISSIONER MENDREK: Well, no, I want to
49 know where in the motion we're going to ask for two or
50 three parking spots or whatever number we've just, you
51 know, suggested we have room for.
52 CHAIRMAN VASELOPULOS: I think the parking

1 issue needs to be a new number.
2 COMMISSIONER ESTABROOKE: It's own, yes.
3 CHAIRMAN VASELOPULOS: It's own number. I
4 think if we --
5 COMMISSIONER MENDREK: Well, I'm sorry to
6 interrupt, number seven of the motion quasi addresses
7 parking.
8 COMMISSIONER HIRSCH: Yes, it does. So, it
9 could be --
10 CHAIRMAN VASELOPULOS: Okay, we can amend it
11 into number seven.
12 COMMISSIONER MENDREK: Okay.
13 CHAIRMAN VASELOPULOS: And number five.
14 COMMISSIONER HIRSCH: Number five, yes.
15 CHAIRMAN VASELOPULOS: That deals with
16 landscaping, lighting, signage, architectural design.
17 We can add another sentence to number five asking them
18 to look at the transitional areas.
19 COMMISSIONER HIRSCH: And number two deals
20 with vacating Alice Place.
21 CHAIRMAN VASELOPULOS: Does that change at
22 all? Do we want to add anything more to that? That is
23 the big condition right now, that Alice Place needs to
24 be vacated or extended to the Northfield Road. That's
25 what number two reads.
26 COMMISSIONER ESTABROOKE: I don't think we
27 need to.
28 CHAIRMAN VASELOPULOS: I don't think we need
29 to change that.
30 COMMISSIONER HIRSCH: I don't either.
31 COMMISSIONER MENDREK: Presumably, this would
32 not get to the Board until that was resolved with the
33 homeowner and the Petitioner.
34 CHAIRMAN VASELOPULOS: That is, the way I read
35 this, that is a condition of this.
36 COMMISSIONER MENDREK: Yes, right.
37 CHAIRMAN VASELOPULOS: It would go to the
38 Board.
39 COMMISSIONER MENDREK: Right.
40 CHAIRMAN VASELOPULOS: But it would be we were
41 recommending that it will be rejected if that has not
42 been satisfied.
43 COMMISSIONER BERLINGHOF: I think the Board
44 would continue to push it along until --
45 CHAIRMAN VASELOPULOS: And maybe the Board
46 would continue it, exactly, until it is satisfied.
47 COMMISSIONER MENDREK: Right, okay.
48 COMMISSIONER HIRSCH: So, the word conditional
49 there should be used in some way.
50 CHAIRMAN VASELOPULOS: On which?
51 COMMISSIONER HIRSCH: In number two.
52 COMMISSIONER BERLINGHOF: No. No need to

1 change it, it's fine. It's must clearly.
2 CHAIRMAN VASELOPULOS: This says it must.
3 COMMISSIONER HIRSCH: I guess it must.
4 CHAIRMAN VASELOPULOS: Must is a pretty,
5 legally speaking, that is a definitive declaration.
6 COMMISSIONER HIRSCH: Correct.
7 COMMISSIONER MENDREK: Okay, so let's
8 wordsmith five and seven then, what anyone would
9 propose.
10 CHAIRMAN VASELOPULOS: Let's start with five.
11 COMMISSIONER HIRSCH: Plug in the word
12 conditional.
13 CHAIRMAN VASELOPULOS: Well, no.
14 COMMISSIONER BERLINGHOF: No, what she's
15 referring to is the transition area.
16 COMMISSIONER MENDREK: Yes.
17 COMMISSIONER HIRSCH: Yes.
18 COMMISSIONER BERLINGHOF: So, I think the
19 issue becomes that we're concerned, well, let me do it
20 without wordsmithing. We're concerned about the
21 transitional area and the proper screening between the
22 commercial and residential property. We want the
23 Architectural Commission to take note of that and make
24 sure that they have studied that properly and take due
25 course as to what should be done. I don't know how to
26 say that in a sentence.
27 COMMISSIONER MENDREK: But you can't make it
28 simply contingent on screening between residential and
29 commercial because that doesn't address the east-west
30 run at the fence that's commercial against commercial.
31 Am I right? Because that one piece of property is the
32 bank's commercial against Northfield's commercial.
33 COMMISSIONER HIRSCH: Yes, that's right.
34 COMMISSIONER MENDREK: And that's where the
35 fence needs to continue.
36 COMMISSIONER BERLINGHOF: Well, sure. Look,
37 the bottom line is we all know this, it's not going to
38 happen, but the Architectural Commission could say we're
39 okay with cutting down all the trees, and the Board
40 could say we're okay with cutting down all the trees,
41 but that's not going to happen.
42 COMMISSIONER MENDREK: Right.
43 COMMISSIONER BERLINGHOF: They're going to
44 look at this and so the key becomes just making sure
45 this motion points out the fact that this is a critical
46 spot.
47 COMMISSIONER MENDREK: Yes, right.
48 COMMISSIONER BERLINGHOF: That they need to
49 review and that it's important.
50 COMMISSIONER HIRSCH: Using words like
51 emphasis or concern but not conditional or contingent,
52 is that correct?

1 COMMISSIONER BOLLING: Focus on the
2 transition.
3 CHAIRMAN VASELOPULOS: Correct, and number
4 seven, parking?
5 COMMISSIONER BERLINGHOF: Well, that we're
6 recommending --
7 CHAIRMAN VASELOPULOS: So, how does that --
8 COMMISSIONER BERLINGHOF: That three
9 additional parking spaces be provided in the right of
10 way of Alice Place, on the east side of Alice Place?
11 No?
12 MR. GUTIERREZ: I would suggest more general,
13 that, you know, the maximum number of parking spaces
14 that we feel, that maybe Staff after analysis feels is
15 possible, something like that. I think saying three is,
16 we don't know, I mean I'm not sure.
17 COMMISSIONER BERLINGHOF: Okay, so we're
18 recommending the maximum number of parking spaces be
19 provided in the right of way on the east side of Alice
20 Place.
21 MR. GUTIERREZ: Subject to Staff analysis.
22 COMMISSIONER ESTABROOKE: No, I'm still
23 working on number five.
24 COMMISSIONER MENDREK: Me, too. Me, too.
25 COMMISSIONER BERLINGHOF: Yes, I'm on seven.
26 COMMISSIONER BOLLING: Special consideration
27 for the transition yard?
28 COMMISSIONER MENDREK: So, this is what I
29 have. I'm not sure. Additional focus must be placed on
30 the transition yard between the residential and
31 commercial lot lines and the east-west extension of said
32 lot line, I don't know, something like that, to the
33 road.
34 CHAIRMAN VASELOPULOS: The east-west extension
35 of that road.
36 COMMISSIONER BOLLING: To provide the, or to
37 buffer with greening berm.
38 COMMISSIONER MENDREK: Yes, to provide --
39 CHAIRMAN VASELOPULOS: Fencing and landscaping
40 screening.
41 COMMISSIONER MENDREK: Appropriate horizontal
42 and vertical screening. Okay?
43 CHAIRMAN VASELOPULOS: Sounds good.
44 COMMISSIONER HIRSCH: Now seven.
45 COMMISSIONER MENDREK: Do you want to figure
46 out number seven?
47 COMMISSIONER BERLINGHOF: Yes, I've got it.
48 CHAIRMAN VASELOPULOS: Tom has written
49 something down.
50 COMMISSIONER BOLLING: In seven, we're asking
51 for a study?
52 CHAIRMAN VASELOPULOS: Yes.

- 1 COMMISSIONER BERLINGHOF: Recommend that
2 Village Staff study the addition of the maximum number
3 of parking stalls in the east side right of way to Alice
4 Place. Does that work?
5 CHAIRMAN VASELOPULOS: Sounds good.
6 COMMISSIONER HIRSCH: Yes.
7 COMMISSIONER MENDREK: Does it have to be the
8 east side though?
9 COMMISSIONER HIRSCH: Yes, it has to be, and
10 west is --
11 CHAIRMAN VASELOPULOS: No, east side of Alice
12 Place.
13 COMMISSIONER MENDREK: No, I got that.
14 COMMISSIONER HIRSCH: And west side of Alice
15 Place is private property.
16 COMMISSIONER BERLINGHOF: It makes sense
17 because there isn't enough room on the west side of
18 Alice Place.
19 CHAIRMAN VASELOPULOS: Tracey, does someone
20 want to make a motion?
21 COMMISSIONER MENDREK: Sure. I will give it a
22 whirl. I'd like to make a motion.
23 **A motion to recommend to the Village Board approval of a**
24 **Special Use and associated Zoning Code Variations to**
25 **allow the operation of a bank drive-through facility and**
26 **ATM at 1852 Willow Road, in accordance with the**
27 **Petitioner's Application and Supporting Materials, date**
28 **stamped March 29th, and associated addenda, subject to**
29 **the following conditions:**
30 1. The Special Use shall be personal and limited
31 to the Petitioners, Northbrook Bank & Trust, a
32 Wintrust Community Bank, pursuant to Article
33 XVI, Section 4(9) of the Zoning Ordinance of
34 the Village of Northfield. Upon change in or
35 transfer of ownership of the business, the
36 Special Use shall lapse. Change in ownership
37 shall occur when the Petitioners and any
38 corporation, partnership or other business
39 entity in which the Petitioners owns 100
40 percent of the stock and/or assets, shall in
41 the aggregate own less than 51 percent of
42 these entities. The 51 percent minimum
43 ownership requirements shall apply regardless
44 of whether the business is owned by a
45 corporation, partnership or other business
46 entity. Furthermore, the Special Use shall
47 only be applicable to the subject property.
48 2. The project must include a public vehicular
49 connection between Northfield Road and Alice
50 Place. Documentation of such vehicular
51 connection, satisfactory to the Village
52 Attorney, must be provided prior to approval

- 1 of the project by the Village Board. The
 2 vehicular connection must include the west
 3 portion of vacated Alice Place that is
 4 currently owned by a third party.
- 5 3. The hours of operation shall be limited to
 6 8:00 a.m. to 6:00 p.m., Monday through Friday,
 7 and 8:00 a.m. to 1:00 p.m. on Saturday.
- 8 4. The Petitioner shall repair or replace any
 9 public sidewalk that the Village Engineer
 10 deems necessary to repair or replace due to
 11 the construction of the proposed development.
- 12 5. The proposed landscaping, lighting, signage
 13 and architectural design shall be subject to
 14 the approval of the Architectural Commission
 15 and any conditions they may require.
 16 Additional focus must be placed on the
 17 transitional yard between the residential and
 18 commercial lot line and the east-west
 19 extension of that fence to provide appropriate
 20 horizontal and vertical screening.
- 21 6. The final stormwater management plan shall be
 22 subject to review and approval of the Village
 23 Engineer.
- 24 7. Parking shall be prohibited in any area on the
 25 subject property other than in designated
 26 parking stalls. It is recommended that
 27 Village Staff study the addition of the
 28 maximum number of parking stalls in the east
 29 side right of way of Alice Place.
- 30 8. The Petitioner shall provide the Village
 31 written approval to construct a seven-foot
 32 wide carriage walk along the west side of
 33 Northfield road that would encroach two to
 34 three feet onto the subject site. This
 35 sidewalk would extend from the south edge of
 36 Alice Place, as it intersects with Northfield
 37 road, to the south property line of the
 38 subject site. The Village would not construct
 39 this carriage walk unless a sidewalk was
 40 installed along the west side of Northfield
 41 Road immediately south of the subject site.
- 42 9. The Petitioner shall promptly comply with any
 43 and all applicable federal, state, county, and
 44 Village laws, rules, orders, ordinances,
 45 directives, authorities regulations, statutes,
 46 requirements, regulations, codes, orders,
 47 permits and authorizations, including but not
 48 limited to all environmental laws, without
 49 regard to the nature of the work required to
 50 be done, including the excavation, material
 51 handling, construction, maintenance, use or
 52 occupation of the 1852 Willow Road property.

- 1 Permittee shall not release any hazardous
 2 materials into the environment in violation of
 3 any environmental laws and shall do nothing
 4 and shall allow no activities on the 1852
 5 Willow Road property that would void the No
 6 Further Remediation Letter recorded for the
 7 1852 Willow Road property.
- 8 10. The representations made in the application
 9 and supporting documents are binding upon the
 10 Petitioners. There shall be no additional
 11 uses permitted beyond those specifically
 12 enumerated herein or permitted by the Village
 13 of Northfield's Zoning Ordinance.
- 14 11. The Village of Northfield Health, Fire, and
 15 Building Officials shall be granted access to
 16 the subject property at any reasonable time
 17 for purposes of conducting inspections for
 18 compliance with Village Codes and Ordinances.
- 19 12. An approval pursuant to any requested review
 20 by a Village consultant, Village Staff member,
 21 Village Commission or Village Board Committee
 22 shall be an approval of only those items
 23 specified in any motion, resolution,
 24 ordinance, or written report. Such approval
 25 shall not be deemed to be an approval of any
 26 matter which is within the jurisdiction of any
 27 other Village consultant, Village Staff
 28 member, Village Board Committee or Village
 29 Commission that has not issued a report or
 30 given its approval. Neither shall such
 31 approval be deemed the approval of any County,
 32 State or Federal Agency. Under no
 33 circumstances shall the approval be deemed to
 34 be an approval of any matter not included in
 35 this ordinance by virtue of the fact that such
 36 a matter appeared on a supporting document
 37 which is not attached as an exhibit to this
 38 ordinance or incorporated as an exhibit as
 39 part of this ordinance.
- 40 13. The Petitioner shall comply in all other
 41 respects with the ordinances of the Village of
 42 Northfield and nothing in this special use
 43 shall be construed as a waiver of any of those
 44 requirements.
- 45 14. Violation of any condition of this Special Use
 46 Ordinance shall be cause to revoke said permit
 47 by the Corporate Authorities upon 10 days
 48 proper notice to the Petitioner.
 49 Alternatively, the Village Manager shall have
 50 the right to assess fines, not to exceed \$750
 51 per violation, for violation of this Special
 52 Use Ordinance. Such assessment of fines may

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

45 COMMISSIONER DELOYS: Second.

46 CHAIRMAN VASELOPULOS: All those in favor?

47 (Chorus of ayes.)

48 CHAIRMAN VASELOPULOS: All opposed?

49 (No response.)

50 CHAIRMAN VASELOPULOS: The motion carries.

51 Thank you, and thank you to everyone. I think this has
 52 been a wonderful collaborative effort and I think this

1 project is going to be a wonderful addition to the
2 Village assuming everything can be worked out. We
3 really appreciate everyone's patience tonight. Motion
4 to adjourn?

5 COMMISSIONER ESTABROOKE: Motion to adjourn.

6 COMMISSIONER BOLLING: Second.

7 CHAIRMAN VASELOPULOS: All those in favor?

8 (Chorus of ayes.)

9 CHAIRMAN VASELOPULOS: All opposed?

10 (No response.)

11 CHAIRMAN VASELOPULOS: Motion carries. Thank
12 you. Goodnight, everybody.

13 (Whereupon, at 9:34 p.m., the above
14 meeting was concluded.)

15

16 Approved 4/30/18 (May meeting)

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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