

PLAN AND ZONING

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

COMMISSION

REPORT OF PROCEEDINGS had before the Village of
Northfield Plan and Zoning Commission taken at the Northfield
Village Hall, Board Room, Northfield, Illinois on the 3rd
day of June, 2019, at the hour of 7:00 p.m.

MEMBERS PRESENT:

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

ALSO PRESENT:

STACY ALBERTS SIGMAN, Village Manager

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

7 COMMISSIONER BERMAN: Connie Berman.
 8 COMMISSIONER HIRSCH: Steven Hirsch.
 9 COMMISSIONER ESTABROOKE: Kathy Estabrooke.
 10 COMMISSIONER MENDREK: Tracey Mendrek.
 11 COMMISSIONER DELOYS: Dan deLoys.
 12 COMMISSIONER BOLLING: Tom Bolling.
 13 COMMISSIONER BERLINGHOF: Todd Berlinghof.
 14 CHAIRMAN VASELOPULOS: Thank you very much.

15 The purpose of tonight's meeting is to
 16 conduct a hearing, a public hearing, excuse me, and
 17 consider and discuss these requests for approval of
 18 special use permits located at: 191 Waukegan Road, the
 19 Petitioner's name is Gersten Center for Behavioral
 20 Health; and 1950 Willow Road, Petitioner's name is the
 21 Northfield Park District.

22 The public hearing format will provide an
 23 overview of these proposals and a forum for public
 24 comment and input. This Commission is a recommending
 25 body only, and we will forward our recommendations to
 26 the Village President and the Board of Trustees for
 27 final determination on whether or not to grant these
 28 items before us today. The Board will then consider
 29 these items that are being discussed this evening at the
 30 next Board meeting, which is scheduled for Tuesday, June
 31 18th, 2019, at 7:00 p.m., right here in this boardroom.

32 The Commission requires that all persons
 33 wishing to be heard and to enter testimony must be sworn
 34 in. This includes all petitioners, individuals with the
 35 petitioners, and any interested parties or other
 36 property owners. Following the petitioner's
 37 presentation and after the Commission has had an
 38 opportunity to ask questions and discuss amongst
 39 ourselves, then all other interested parties will be
 40 given an opportunity to speak.

41 Prior to speaking, we request that all
 42 parties step forward to the microphone, be sworn in, and
 43 provide their name, address, and interest in this matter
 44 for the record. These proceedings are being recorded,
 45 and that is why we request that you speak only at the
 46 podium where the microphone is located.

47 Our first order of business is to pass
 48 the minutes from our last meeting of April 1st, 2019.
 49 Is there a motion?

50 COMMISSIONER BERLINGHOF: I make a motion.
 51 CHAIRMAN VASELOPULOS: Second?
 52 COMMISSIONER BOLLING: Second.

1 CHAIRMAN VASELOPULOS: All those in favor?
2 (Chorus of ayes.)
3 CHAIRMAN VASELOPULOS: All opposed?
4 (No response.)
5 CHAIRMAN VASELOPULOS: The motion passes. The
6 first item before us will be 191 Waukegan Road.
7 Petitioner's name is Gersten Center for Behavioral
8 Health. Before they make a, before they step to the
9 microphone, I'm going to ask our Village Manager who is
10 sitting in for Steve Gutierrez, Stacy Sigman, to offer
11 any comments and be ready for any questions that we may
12 have.
13 MS. SIGMAN: Certainly, thank you.
14 CHAIRMAN VASELOPULOS: And thank you for
15 filling in.
16 MS. SIGMAN: The application is for a special
17 use for a medical office. The office is 2,382 square
18 feet that's being proposed. It's to be located at 191
19 Waukegan Road for a behavioral health center.
20 The building has 201 parking spots.
21 Under the code, they would need 192. Staff's review of
22 the parking lot area is that they have generally quite a
23 few excess parking spaces, generally somewhere only
24 about 65 to 75 percent occupied during normal business
25 hours.
26 As the Petitioner has outlined, they're
27 looking to operate Monday through Saturday, with hours
28 of Monday through Thursday from 8:00 to 6:00, Friday
29 from 8:00 to 1:00, or I'm sorry, that's their Saturday
30 hours is 8:00 to 1:00. 8:00 to 9:00 Monday through
31 Thursday, 8:00 to 6:00 on Friday, and 8:00 to 1:00 on
32 Saturdays. Then they would be closed on Sundays.
33 There's other medical office uses in the
34 building. Medical offices here in Northfield are a
35 special use in any zoning district where they're
36 permitted. Otherwise, it's a fairly straightforward
37 application and Staff had no outstanding issues.
38 CHAIRMAN VASELOPULOS: Thank you very much.
39 Do we have any questions for Stacy? Would the
40 Petitioner like to step forward to the microphone and be
41 sworn in please?
42 MR. TRAVERS: Hi, my name is Kevin Travers.
43 I'm the owner and manager of the 191 Waukegan Road
44 property. So, I'm here on behalf of the Petitioner who
45 would like to be a tenant in the building and in fact
46 has a signed lease subject to the special use permit
47 issuance.
48 CHAIRMAN VASELOPULOS: I'd like to swear you
49 in. Stacy, if you could?
50 MS. SIGMAN: Raise your right hand.
51 (Witness sworn.)
52 CHAIRMAN VASELOPULOS: Do you have any

1 introductory comments at all?
2 MR. TRAVERS: I don't, sir.
3 CHAIRMAN VASELOPULOS: Could you tell us a
4 little bit about the practice or the type of individuals
5 who will be coming through the door?
6 MR. TRAVERS: Again, I'm not the tenant; I'm
7 the landlord here. But my understanding is, you know,
8 the psychotherapy, behavioral health with various
9 patients, adults and children on site in the offices
10 that would be occupying the building.
11 COMMISSIONER DELOYS: I'm sorry, is the
12 Petitioner here?
13 CHAIRMAN VASELOPULOS: No.
14 MR. TRAVERS: No.
15 CHAIRMAN VASELOPULOS: Which raises an
16 interesting question.
17 COMMISSIONER BERLINGHOF: Normally, it's more
18 about the parking issue in the end with these medical
19 uses.
20 CHAIRMAN VASELOPULOS: That's true, that's
21 true. But I like to sometimes, you know, ask the
22 business owners some questions about the business and
23 what going to be, what we should expect.
24 COMMISSIONER BERLINGHOF: Well, I don't have
25 an issue with it. It's a good use.
26 COMMISSIONER BOLLING: It is a good use, but
27 it is going to be used seven days out of a week?
28 COMMISSIONER BERLINGHOF: That's six.
29 COMMISSIONER BOLLING: Six. Yes, that's going
30 to be a lot of people.
31 COMMISSIONER BERLINGHOF: Again, they're over-
32 parked and Staff has observed 65 to 70 percent occupied.
33 So, you've got 25 to 40 parking stalls that are
34 available on a daily basis generally.
35 (Extraneous noise from a cell phone.)
36 CHAIRMAN VASELOPULOS: If everyone could mute
37 their cell phones, appreciate it please.
38 COMMISSIONER BERLINGHOF: I mean, in the end,
39 I've sort of lobbied multiple times to try to get this
40 ordinance, asked that the special uses for medical uses
41 off our agenda, but generally it's there because of the
42 parking issues that we have concern about.
43 MS. SIGMAN: Yes, on that, I will say that the
44 Board will be discussing whether to consider making
45 special uses in certain districts for medical office a
46 permitted use for just the parking standard carried
47 because that has been the requirement or the reason why
48 they maintained these special uses in the past. We're
49 going to be reviewing that as a concept in our June
50 Committee of the Whole meeting and will be seeking
51 direction from the Board. If they decide it's a good
52 idea, then obviously it will be brought back before all

1 of you to hold a public hearing on.
2 COMMISSIONER BERLINGHOF: That's good, because
3 it's a long process. Like he already said, they've
4 already signed the lease contingent on that. He's
5 already hired a lawyer and gone through the process of
6 designing the space and spending all this money with the
7 hope and intent that this will get passed. I think it
8 will, but it's a long process for this purpose. If it's
9 just with an attorney, I mean, it's under the lease,
10 they move in the next day. So, it's definitely
11 something that I'm glad we're looking at.
12 COMMISSIONER ESTABROOKE: Well, my concern is
13 what kind of behaviors are we talking about? I mean,
14 there's a gamut when you're talking about psychological
15 issues. To that end, I think it's important that we
16 hear from them.
17 MR. TRAVERS: Actually the tenant has just
18 arrived so he can answer some of these questions, yes.
19 This is Dr. Gersten.
20 DR. GERSTEN: I'm Dr. Gersten.
21 COMMISSIONER DELOYS: You've got to be sworn.
22 CHAIRMAN VASELOPULOS: You need to be sworn
23 in.
24 MS. SIGMAN: I don't remember how we swear in,
25 is that sufficient?
26 CHAIRMAN VASELOPULOS: That's perfect, yes,
27 it's perfect.
28 MS. SIGMAN: Can I ask you to raise your right
29 hand?
30 (Witness sworn.)
31 CHAIRMAN VASELOPULOS: So, welcome. How are
32 you? State your name again please?
33 DR. GERSTEN: It's Dr. Jeffrey Gersten.
34 CHAIRMAN VASELOPULOS: Thank you. You don't
35 have a formal presentation, am I correct?
36 DR. GERSTEN: I do not.
37 CHAIRMAN VASELOPULOS: That's okay. The
38 question I had --
39 DR. GERSTEN: If I could give you one, I
40 could. I could wing it if you want.
41 CHAIRMAN VASELOPULOS: You don't need to, but
42 we're going to probably ask a few questions and look
43 forward to your answers. The type of business that
44 you're in, can you describe that a little bit? In
45 particular, the type of clientele, the patients that
46 you'll be seeing.
47 DR. GERSTEN: So, we're a behavioral health
48 practice. So, we service a full gamut of patients from
49 young children to older adults. We are a multi-site
50 practice, so we've got 34 psychologists in our group.
51 We've been in practice since 2003, and we've been
52 servicing, you know, multiple different types of

1 communities and multiple types of patients.
2 COMMISSIONER MENDREK: So, you have offices
3 elsewhere on the North Shore or you'll just be
4 consolidating into this one?
5 DR. GERSTEN: We're moving our Skokie office
6 to Northfield. We have six locations currently. This
7 location is going to be a moved office, yes.
8 CHAIRMAN VASELOPULOS: Let me interrupt. Let
9 the record show that Commissioner Bill Kelly has
10 arrived. Thank you very much.
11 COMMISSIONER KELLY: Sorry if I'm late.
12 CHAIRMAN VASELOPULOS: That's okay. How many
13 patients do you think you'll see a day?
14 DR. GERSTEN: In this location?
15 CHAIRMAN VASELOPULOS: Yes.
16 DR. GERSTEN: Well, we have nine; we're
17 constructing nine offices in the suite. So, you figure
18 there are going to be nine clinicians that could be
19 maximally seeing a patient per hour. So, if you average
20 about six patients per day, about 50, 50 plus patients
21 per day. But we really are a four-day a week practice.
22 We really service patients mainly Monday through
23 Thursday; Friday, Saturday and Sunday are fairly low
24 volume. Certainly Sundays not at all. Saturday will be
25 tiny if at all. Friday also is very slow. So, I would
26 say, you know, 200 plus a week.
27 CHAIRMAN VASELOPULOS: The amount of space
28 that you need per patient, is that all contained within
29 the office, each of those separate offices that you'll
30 create?
31 DR. GERSTEN: Yes. I mean, we'll basically
32 have, each office will be, you know, a 10 by 14 square-
33 foot office, plenty of room in the office to see a
34 patient.
35 CHAIRMAN VASELOPULOS: And the proportion,
36 your age range was?
37 DR. GERSTEN: We see young children, we see
38 children as young as --
39 CHAIRMAN VASELOPULOS: But proportionally
40 speaking, what are we talking about? Mostly young
41 children? Mostly teenagers, adults?
42 DR. GERSTEN: I would say, no, I hear the
43 question. Yes, I would say it's probably about 70-30
44 adult to children. Children includes 18 and under. So,
45 you know, we're heavily niched in terms of child and
46 adolescent kind of work.
47 CHAIRMAN VASELOPULOS: Thank you.
48 DR. GERSTEN: You're welcome.
49 CHAIRMAN VASELOPULOS: Any questions from any
50 of the other Commissioners?
51 COMMISSIONER ESTABROOKE: Yes. Can you
52 describe the behaviors, kind of what the range of

1 behaviors you're treating?

2 DR. GERSTEN: Sure. I mean, we're a
3 generalist practice, so we will treat every type of
4 presenting problem that you could imagine. So, the
5 classic is depression and anxiety. But when you're
6 dealing with children, you're dealing with attentional
7 issues, you're dealing with family issues, so with
8 couples that can come into treatment, you know, any type
9 of presenting problem for behavioral health we could
10 treat it.

11 We don't work with severe mental illness,
12 trauma. I mean, we go through the whole gamut of
13 different types of presenting problems. We're clinical
14 psychologists, so we're set out and able to treat the
15 full range of psychological issues.

16 Did that answer your question?

17 COMMISSIONER ESTABROOKE: Kind of.

18 DR. GERSTEN: What would you like me to add?

19 COMMISSIONER ESTABROOKE: Well, I'm just
20 looking for have you had any issues with patients
21 having, that you had to call in some kind of service
22 like the police or something?

23 DR. GERSTEN: You're asking have we ever had
24 any patients at risk that we had to hospitalize?

25 COMMISSIONER ESTABROOKE: No, that would be a
26 risk at the office that you're --

27 DR. GERSTEN: So, I'm assuming that you mean
28 has anybody ever been suicidal or any sort of risk-
29 related issue that would necessitate some sort of higher
30 level of care, hospitalization type of intervention?

31 COMMISSIONER ESTABROOKE: Correct.

32 DR. GERSTEN: Yes, we have had that happen.
33 Undoubtedly, that has happened at all of our locations.
34 It's not common but it does happen and we're, you know,
35 well equipped to handle it.

36 CHAIRMAN VASELOPULOS: How do you go about
37 handling that?

38 DR. GERSTEN: We have a crisis intervention
39 plan in place. So, you know, we happen to have three of
40 our locations in the hospital, so we have, it's a lot
41 easier when that happens because we can call in to ER
42 and we can do a quick intervention in that way. You
43 know, we can call up somebody directly from the
44 emergency room and actually escort them down. But if
45 it's somebody, if it happens off-site, you know, we have
46 a crisis plan in place. I mean, the protocol is to call
47 9-1-1 still, so it will be, the intervention will
48 involve ambulance transport to the nearest emergency
49 room.

50 CHAIRMAN VASELOPULOS: At your other
51 facilities, how frequently has this occurred?

52 DR. GERSTEN: Not frequently. I mean, it's

1 not a common occurrence.
2 CHAIRMAN VASELOPULOS: Once a year? Once
3 every couple of years? Once a month, what?
4 DR. GERSTEN: No, no, I would say, you know,
5 how often do you have a high-risk patient that's
6 suicidal that needs hospitalization? I mean, it
7 happens, I hear about it, so I would say it happens in
8 all of our locations combined, I can count maybe two or
9 three times a year it can happen. We're seeing hundreds
10 of patients. We see a thousand patients a month for my
11 practice. So, you know, it's normal for that to happen
12 with the population that we serve.
13 COMMISSIONER KELLY: I noted Suite 208 and I'm
14 assuming there's no issues, ADA compliant issues of any
15 sort with elevator or accessibility, entry, any of that
16 sort of thing?
17 MR. TRAVERS: No, we have plans that were
18 prepared ADA compliant to submit, you know, for a
19 construction permit because we're going to need to
20 remodel the space to accommodate his tenancy. So, we
21 have plans ready to go in terms of a permit application
22 that comply.
23 COMMISSIONER KELLY: Right. Obviously no
24 water in exam rooms or anything, it's just --
25 MR. TRAVERS: No, right, there's not.
26 COMMISSIONER KELLY: Built out as nine
27 individual offices, got it, okay.
28 CHAIRMAN VASELOPULOS: Any other questions or
29 comments from anybody? Does anyone from the audience
30 have any other questions or comments they'd like to make
31 at this time? Anyone want to make a motion?
32 COMMISSIONER BERLINGHOF: I'll make a motion,
33 sure.
34 CHAIRMAN VASELOPULOS: Go ahead.
35 COMMISSIONER BERLINGHOF: **A motion to**
36 **recommend to the Village Board approval of a special use**
37 **for a behavioral health services office at 191 Waukegan**
38 **Road in accordance with the Petitioner's application and**
39 **supporting materials date stamped April 26th, 2019,**
40 **subject to the following conditions one through eight.**
41 COMMISSIONER KELLY: I'll second that.
42 CHAIRMAN VASELOPULOS: All those in favor?
43 (Chorus of ayes.)
44 CHAIRMAN VASELOPULOS: All opposed?
45 (No response.)
46 CHAIRMAN VASELOPULOS: Motion carries.
47 Congratulations and good luck to you.
48 DR. GERSTEN: Thank you very much.
49 MR. TRAVERS: Thank you all.
50 CHAIRMAN VASELOPULOS: The next item before us
51 is 1950 Willow Road. Petitioner's name is the
52 Northfield Park District. Stacy, do you have any

1 introductory comments?

2 MS. SIGMAN: Yes, and I'm going to start a
3 little bit differently this time. I think the most
4 confusing part about this application is what's under
5 whose jurisdiction and what the proper appeals process
6 would be.

7 So, before you tonight, you have a
8 special use for the bandshell, that's the only component
9 of the project that's subject to a special use. The
10 park is a permitted use in this zoning district, and the
11 other elements of the plan are all permitted as right
12 under that district.

13 There are two exceptions to that. The
14 first is the height of the playground equipment is above
15 the accessory standard in our code. So, that is an
16 appeal that will go directly to ZBA. The Zoning Board
17 of Appeals will hear just the height of the play
18 structure. They are final authority if they approve it;
19 if they deny it, that appeal goes to court.

20 The Architectural Commission will review
21 elements of site plan in general for just the
22 aesthetics. So, they will not be looking at should
23 there be a play structure, should there be a splash pad,
24 should anything like shelters, et cetera, take place.
25 But they will be looking at the design, the landscape
26 architecture of all of the components of it.

27 As part of their review, we're sort of
28 separate from that general site plan review. They will
29 be looking at the architecture associated with the
30 bandshell in the special use. If Architectural approves
31 any of the site planning elements from an aesthetics
32 standpoint, again, they're final authority and that
33 would pass. If they were to deny any of those, the Park
34 District has the right to appeal that denial to the
35 Village Board.

36 Relative to your actions tonight, it
37 obviously is a special use for the bandshell. As you
38 know, you're a recommending body to the Village Board.
39 Your recommendation on the bandshell along with the
40 Architectural Commission's recommendation on the
41 bandshell will move forward to the Village Board of
42 Trustees once we have a motion to vote and a
43 recommendation for those items.

44 CHAIRMAN VASELOPULOS: Thank you.

45 MS. SIGMAN: Relative to the application
46 itself, the Park District is proposing a number of
47 improvements to Clarkson Park. The area, sorry, I'll be
48 switching the document, the area is zoned R-4
49 Residential Single-Family.

50 Clarkson Park has been an owner and an
51 institution in that neighborhood for many years. In
52 this particular case, they are looking to add a band

1 shelter to the facility. They are looking at doing that
2 on the northwest section of the site immediately
3 adjacent to it.

4 One of the things that we evaluate always
5 when we look at special uses is parking. This is a
6 little bit unusual because our parking code doesn't have
7 any specific standards in place for a bandshell and
8 whether that does or doesn't increase the need for
9 parking. So, the general standards of a park in general
10 is what is being met and there is no specific code
11 standard that we can point to as far as, you know, if
12 you add 1,000 square feet you have to add X number of
13 parking. There is not something in the code that
14 defines if any additional parking is actually necessary.
15 So, technically, it's silent on that.

16 The structure itself is set back in
17 accordance with code and meets all of the setbacks.
18 There's no variations being requested for either
19 setbacks, FAR, or any other variations, with the
20 exception of the height of the playground equipment
21 which, as I've mentioned, is under the ZBA authority.

22 There are some Staff comments. Most of
23 them are fairly straightforward. The stormwater issue
24 is something that's not yet been resolved. The site
25 does have areas they will have to redo their engineering
26 plans to provide additional detention and, in some
27 areas, compensatory storage to accomplish the full plan
28 that you see before you.

29 So, we're looking at the stormwater in
30 totality. Obviously, any of the improvements that go to
31 any increase in impermeable surface require stormwater
32 detention. Anything that's in a floodway or flood plain
33 requires compensatory storage. That's not yet
34 addressed.

35 The engineer on the project for us is,
36 Christopher Burke Engineering is who we've retained to
37 review this. They feel it's fairly straightforward and
38 all of that can be handled as part of the permitting
39 process, but it's not specifically addressed.

40 COMMISSIONER BOLLING: And that drainage
41 consideration is not before us with this vote?

42 MS. SIGMAN: That's correct. But anything
43 that, you know, anything that's relative to the use or
44 the location of the bandshell is. I guess the other
45 thing I'd like to point out is that Clarkson Park has
46 hosted a variety of events for many years. They have
47 typically been more like one or two events a year. They
48 have the Rib Fest and Fourth of July activities have
49 occurred there over the years, all of which are under
50 the rights of the Park District.

51 Last year, they rolled out a new program
52 they called Market & Music, and it was sort of a trial

1 basis for three months to increase activity at the park,
2 provide more gathering spaces for the community. As
3 part of that, they relocated the Farmers Market there.
4 They hosted a weekly band on Wednesday nights. They
5 brought in some of the local businesses for dining.
6 They also got a liquor license for those activities.

7 That was a pretty new venture for us and
8 we became aware through that process that our existing
9 noise code did not really permit that type of use in
10 that district. At the fall, we underwent, and I know it
11 appeared before you, an amendment to our code to allow
12 these events to go forward but with some restrictions as
13 to the number of events, the type of events, and the
14 location of those.

15 Those noise restrictions we have not yet
16 tested, but they were approved by the Board in the fall.
17 We haven't gone a full year under those new standards.
18 But if you were to approve the proposed band shelter,
19 those noise standards or those restrictions that are in
20 the noise code would pertain to this. So, just because
21 there is a structure built, it doesn't entitle them to
22 more sort of evening concerts than there's already
23 outlined in that noise code.

24 CHAIRMAN VASELOPULOS: And how many are there
25 right now? I forgot the number.

26 MS. SIGMAN: I have to go back.

27 CHAIRMAN VASELOPULOS: Eight?

28 COMMISSIONER MENDREK: 10?

29 COMMISSIONER DELOYS: 17, isn't it?

30 COMMISSIONER BOLLING: No, no, there's a --

31 COMMISSIONER MENDREK: I thought it was 10?

32 It says --

33 COMMISSIONER BOLLING: There's private and
34 there's public.

35 MS. SIGMAN: Right. There's a combination of
36 public and private. So, if I can, the Park District is
37 limited to 17 community events a year and 10 private
38 events. So, and Sundays they are allowed to operate
39 those events from noon to 7:00, Monday through Thursday
40 from 10:00 to 8:30, and Fridays and Saturdays from 10:00
41 to 10:00. Anything beyond those limitations would
42 either require an amendment to the code or some special
43 specific approvals from the Village Board.

44 So, in the noise code, there's some
45 standards. If they had sort of a one-off or extra
46 event, they could appeal directly to the Board for
47 special approval for that.

48 CHAIRMAN VASELOPULOS: So, there could be a
49 total of 27 different events.

50 COMMISSIONER BOLLING: Over three months.

51 MS. SIGMAN: Right, and let me be clear.

52 Those are events that have, that include some

1 amplification. They can have a lot more than those
2 number of events at the park, but they can't have more
3 than those events that have amplified sound.

4 CHAIRMAN VASELOPULOS: That have the sound,
5 yes, amplification of sound.

6 MS. SIGMAN: So, they could run out the
7 Clarkson Park Lodge for indoor events every day of the
8 year. But as far as any outdoor amplification, which I
9 think then of course ties to the band shelter that
10 they're proposing, you would assume if you guys approve
11 it that most of the amplified events would take place at
12 that location.

13 I will say when we did the Music & Market
14 last year, we did have a couple of neighbors, one
15 neighbor in particular that had some concerns other than
16 noise. We worked with the Park District last year to
17 try relocating the music venue into various areas of the
18 park to see if there was kind of a preferred location
19 from a sound standpoint. I think that the consensus was
20 that it was better when it was north of the lodge
21 building, closer to the green area along the lines of
22 it. I don't know if they got to the specifics on
23 whether it should be on the east, west or north end.

24 But initially, some of the band was
25 actually between the lodge and the residential on the
26 south end, and that was really close up against. They
27 were trying to put the band in the back of the park so
28 that parents could listen to the music while they
29 watched their kids on the playground. But that pushed
30 it very close to some of the residential homes.

31 So, the Park District kind of played with
32 that and I'm sure they can tell you sort of where they
33 did it. We wandered there throughout with the
34 Commissioner Ron Johnson, monitored throughout the
35 events to try to see how that sound complied or didn't
36 comply with our prior noise code. Basically, no matter
37 where they put the band, it exceeded the decibel levels
38 that were stated in the last code, which is why we
39 needed the amendment. The amendment by the Board
40 specifically recognized that sound will carry off site
41 above and beyond the decibel standard that was in the
42 prior code, and that's why they were so particular about
43 limiting the number of events so that it didn't unduly
44 burden the neighborhood.

45 CHAIRMAN VASELOPULOS: Thank you.

46 COMMISSIONER MENDREK: Just a question before
47 we proceed if you don't mind. So, you mentioned a
48 special permitting for an extended time period? So, if
49 they want to host something that goes beyond the hours
50 listed here, they can in fact come to the Board and ask
51 for that?

52 MS. SIGMAN: They could. Whether it would be

1 approved is not, and the Board has the right to either
2 approve it, deny it, or refer it to a board and
3 commission to hold a hearing on it.

4 COMMISSIONER MENDREK: So, that's these 17
5 community events --

6 COMMISSIONER DELOYS: 27.

7 COMMISSIONER MENDREK: 27 events in total, so
8 it doesn't allow them to come to the Board for more than
9 27, it just is these 27 times a year technically?

10 MS. SIGMAN: I guess I would say they are by
11 right entitled to 27 a year, 17 for the park and 10
12 private. Any expansion beyond there would require
13 specific Board approval either through an amendment from
14 the code or a special request for a one-time event. If
15 they were going to increase them on a regular basis,
16 let's say they added, I don't know, if they want a
17 Thanksgiving party or whatever, so that's going to be an
18 annual event and they want 18, they would need to amend
19 the code to do that and go back through the same hearing
20 process before you all. If there was just one special
21 event, if it was a Cancer Awareness Day that they wanted
22 to add on, I believe they can appeal directly to the
23 Village Board for one-time exceptions.

24 CHAIRMAN VASELOPULOS: Correct me if I'm
25 wrong, 27 are in totality for the entire Park District
26 and all Park District events. It's not just Clarkson
27 Park we're talking about.

28 MS. SIGMAN: That's a great correction. Yes,
29 this applies to Fox Meadow, Clarkson Park and Willow
30 Park.

31 CHAIRMAN VASELOPULOS: Right.

32 COMMISSIONER DELOYS: Currently, the Wednesday
33 night music events end by 8:30 or 9:00 I believe, but
34 they're allowed to have music going until 10:00 o'clock?

35 MS. SIGMAN: No, sorry. Monday through
36 Friday, the time limitation is 8:30 at night, so they
37 have to stop all activities at 8:30 at night. The Music
38 & Market takes place on a Wednesday.

39 COMMISSIONER DELOYS: Thank you.

40 MS. SIGMAN: So, that would still be limited
41 to 8:30. For Friday and Saturday when you have more
42 like the Rib Fest or something like that, the music
43 would have to be turned off at 10:00 o'clock. If you've
44 gone to those events in the past, you'd probably go,
45 gee, I thought they went later than that, and they have
46 in the past. When the Board put this restriction in
47 place, they felt that the music needed to stop at 10:00
48 p.m. and they made it more restrictive than what was --

49 CHAIRMAN VASELOPULOS: Okay, thank you. Any
50 other questions for Stacy? Can we ask the Petitioners
51 to step forward, state your name, be sworn in, and let's
52 hear the presentation.

1 MR. ALEXOFF: Thank you. My name is George
2 Alexoff, I'm the executive director of the Northfield
3 Park District.

4 CHAIRMAN VASELOPULOS: George, before you get
5 sworn in, will anyone else be speaking on behalf of the
6 Park District?

7 MR. ALEXOFF: Yes.

8 CHAIRMAN VASELOPULOS: I want to swear
9 everyone in at the same time if you don't mind.

10 MR. ALEXOFF: This is Eric Horning with
11 Hitchcock Design.

12 MS. SIGMAN: If you could raise your right
13 hand?

14 (Witnesses sworn.)

15 MR. ALEXOFF: Thank you for allowing us to
16 speak this evening. Stacy, I think you've really kind
17 of encapsulated everything we were talking about this
18 evening with the Clarkson Park doing a park improvement,
19 and one of the aspects is trying to add an additional
20 amenity to the park that will help support our
21 activities, and that is the bandshell. So, we can go
22 into a lot of details, but what I'd like to do at this
23 point is to let Eric come up and kind of walk through a
24 quick little slideshow and then hopefully answer some
25 questions you have.

26 CHAIRMAN VASELOPULOS: Thank you.

27 MR. HORNING: Thanks, George. Since we're
28 really only talking about the bandshell here, we have
29 some support slides to just kind of give you the
30 overview of the project. So, I'll try to blast through
31 those to try and cover everything for you.

32 Okay, so just in size, we've got three
33 acres. We talked about the zoning, the existing things
34 on site, the lodge, the shelter, there's a gazebo, a
35 playground, and then seasonal ice. I guess you're all
36 pretty familiar with everything else here.

37 Just a note on all of these drawings,
38 north is to the right. So, we've got Churchill is up,
39 Bristol below, and the Bosworth just off screen to the
40 left there.

41 This is just the character of the lodge
42 and this serves as our palette really for our design
43 detailing what we plan, to mimic the architecture with
44 the brick patterns, precast caps, limestone seat walls.
45 So, we intend to, you know, kind of continue on the same
46 architectural vocabulary.

47 A shot of the existing gazebo, existing
48 shelter, existing sand, playground. You guys have all
49 been there, right? Okay.

50 All right. We have a slide in here about
51 parking. There are 22 spaces I believe along Bristol
52 that exist. During these special events that are

1 hosted, the Park District puts up no parking signs and
2 designates parking areas so that people know where to go
3 and so they try not to be a nuisance to the neighbors in
4 the area. So, they work with the Police Department to
5 kind of refine this along the way and I'm sure will
6 continue to refine them as events expand. So, there's a
7 plan in place and its partners to help kind of make sure
8 that it's right sized.

9 Let's see. Going over our proposal plan
10 here, I'll try not to make you dizzy with the laser
11 pointer. So, again Willow is on the right, north is to
12 the right.

13 This is the bandshell in question here.
14 We've got, it's a little bit raised, it's about 2.5 feet
15 above the existing lawn/detention area. We're making a
16 walkway connection through the center for a couple of
17 reasons. One, it gives us a nice landing area for kind
18 of the back of what might be an amplified event. Then
19 it also helps us split the winter skating opportunity so
20 that there could be two groups of skaters. It may mean
21 that there's a pickup game of older kids, and then
22 there's a nice, quiet zone for figure skating. It will
23 also help, they can kind of manage how much ice they
24 need in their flooding operations.

25 The existing building is here. These
26 patios and plazas will remain the same. We'll enhance
27 the landscape around them. It's kind of, the lavender
28 color on this diagram is planting.

29 We will replace the existing picnic
30 shelter which currently is not ADA accessible and is in
31 a little bit of, is ready for replacement we'll say.
32 So, we'll replace that. We'll have a nice landing here
33 with some seat walls and some steps that go down into
34 the lawn area outside of the bandshell.

35 Then we are going to add a splash pad,
36 and this is really the only completely new use to the
37 park. It's a small splash pad. This will be a
38 seasonal, winterized splash pad, activated only when
39 people are present. It's on a timer. Kids will press a
40 button and they'll have a sequence of events that will
41 go, and then it will shut off. So, if there's no one at
42 the park, it won't be on. We'll have control, complete
43 control over the start and end of the season as well as
44 the time of operation during the day, so it's going to
45 be a really nice feature, very, very popular in parks
46 right now.

47 There are some expanded seating areas
48 with picnic tables, things like that. We'll protect the
49 existing gazebo. Again, kind of enhancing the landscape
50 around the whole area out there.

51 The plan is to replace the playground.
52 We'll leave for the most part the plant container or

1 curb in tact. We'll replace the wooden surfacing with
2 pour-in-place rubber play surfacing which will make that
3 a fully accessible experience from an ADA standpoint.
4 We have a couple of zones. This is a
5 five-to-12 age zone with a larger play structure. This
6 is a two-to-five age zone so there will be bucket swings
7 over here and belt swings over here. Then these other
8 smaller features are ground play pens like spinners and
9 rockers and things like that.
10 Off to the side, we've got a rain garden
11 which will help us deal with the additional stormwater.
12 Like Stacy mentioned, that will need to be addressed
13 early on. Then we have some bags here or something we
14 call portable Baggo bean bag toss games. There will be
15 permanent concrete targets I guess is the right word for
16 them, and so those are off to the side there. Then just
17 a few walkway connections.
18 That's it for the plan or existing
19 conditions. We're relatively far along with our
20 technical drawings and documents, so we'll start with
21 our construction drawings.
22 Here's a shot of our bandshell. As I've
23 mentioned, we're trying to use the brick from the
24 building style. The bandshell itself is powder-coated
25 steel, trying to blend with the color palettes. We've
26 got a tongue-and-groove siding underneath, and a steel
27 roof on the top.
28 This is a view looking from Churchill
29 through to it. 16-foot-four is the total height.
30 CHAIRMAN VASELOPULOS: Can you back up?
31 MR. HORNING: Sure. How far?
32 CHAIRMAN VASELOPULOS: One more. See that
33 sidewalk there to the right?
34 MR. HORNING: Yes.
35 CHAIRMAN VASELOPULOS: We are looking at the
36 bandshell or we are looking at that circular sitting
37 area in the middle of the park?
38 MR. HORNING: We are looking at the bandshell.
39 CHAIRMAN VASELOPULOS: So, we're standing on
40 the street of Churchill looking at the bandshell?
41 MR. HORNING: Yes. Let me go back to the
42 plan, I'll show you.
43 COMMISSIONER BOLLING: So, that would be a
44 likely place for the band members to load their
45 equipment, to use that --
46 MR. HORNING: We're kind of right here looking
47 this way.
48 COMMISSIONER MENDREK: That's not an existing
49 sidewalk I think is the question.
50 MR. HORNING: Correct. That is correct.
51 CHAIRMAN VASELOPULOS: Yes, I just want to be
52 clear.

1 MR. HORNING: Yes.

2 CHAIRMAN VASELOPULOS: Because at first
3 glance, you've explained it fine, but at first glance
4 when I was looking at this at home, I thought that that
5 structure was the sitting area in the middle of the
6 park, and then I was curious why there's a sidewalk
7 going from that to the bandshell. But thank you for
8 clarifying that.

9 MR. HORNING: Got it. Yes, the sitting area
10 in the middle will be a simple concrete plaza with some
11 of those low seat walls kind of like you have in your
12 existing floor court.

13 Just dimensions, let's see. It is
14 approximately 30 by 45 with the interior space being
15 more, I should have brought glasses, be smaller like 16
16 by 24.

17 This is the picnic shelter, so intended
18 to speak the same language. Brick columns, powder-
19 coated steel, same tongue-and-groove siding roof. I
20 misspoke, I said that the roof was steel, but it is
21 cedar shake, which would be this kind.

22 Enhanced landscape around that. We
23 figure it fits about six picnic tables, six to eight we
24 think can cover that.

25 Playground, and then the splash pad might
26 look something like that, intended to be just, when it's
27 off in the winter, just a nice seating area. We don't
28 have giant mushrooms or toadstools over there, just
29 ground sprays.

30 I think with that I'll stop.

31 MR. ALEXOFF: Thanks, Eric. So, with that,
32 I'll open it up to some questions.

33 CHAIRMAN VASELOPULOS: The location itself of
34 the bandshell, can you discuss the different options you
35 entertained?

36 MR. ALEXOFF: Yes. So, where we ended up was,
37 as Stacy mentioned, we originally started in between
38 what is the existing shelter and playground is where we
39 really felt was where we might start with. It gave
40 parents an opportunity to watch the playground. We
41 tried a couple of different areas last summer. One area
42 was we moved it in front of the existing building where
43 the band was actually playing out towards Willow Road.
44 So, we tried that location as well.

45 When we were looking to design it, one of
46 the things we looked at is also the playability. So,
47 when we did move in the front, what we saw was a lot
48 more people using the front of the building a little bit
49 in terms of plan as well. So, we heard a lot about how
50 can we try to get the main music coming out more away
51 from the majority of the residential knowing that it's
52 not going to be 100 percent, but our thought process is

1 how can we make it more of a quaint type setting. As
2 Eric said, one of the reasons we put the sidewalk
3 through the middle now is if you kind of look at that
4 area from that point towards the bandshell, it almost
5 gave us the same amount of space where we were
6 originally.

7 When we put the band last summer back in
8 the back corner between the two structures, usually for
9 our 250 to 200 people that were coming to the events,
10 they were all right in between that area. So, we felt
11 based on what we have seen in terms of number of
12 participants, that would be the appropriate place. We
13 wanted to create more of a botanical type feel. I think
14 long term we'd like to continue to add more trees in
15 different areas to help kind of screen it as much as we
16 can, but also give kind of an amphitheater type feel to
17 it as well, as well utilizing the rink, because one of
18 the challenges we have in this overall improvement plan
19 also was how can we improve the skatability of the park.

20 Having such a large structure currently,
21 it's not very level. From back where we see this picnic
22 shelter right now, that is the lowest part of the rink,
23 and going into the far corner, almost more towards
24 Willow Road, you have about a three-foot variance. So,
25 when we put the water in, it really isn't, it takes a
26 lot to freeze it. So, we can't do it the old fashioned
27 way like I would say a lot of the older Park Districts
28 when I was growing up where they take a fire hose and
29 kind of spray and you kind of build it up from there.
30 When this was designed, it was designed with under-
31 drains underneath it to hold the water. But that's
32 getting away from the question.

33 CHAIRMAN VASELOPULOS: Yes, we'll talk about
34 that in a little bit because I do have a couple
35 questions regarding the ice skating functionality.

36 MR. ALEXOFF: Sure.

37 CHAIRMAN VASELOPULOS: But back to the
38 location of the bandshell itself, have you entertained
39 the notion of putting it on the north end facing south
40 towards the lodge behind the current Clarkson Park sign?
41 That is along Willow Road?

42 MR. ALEXOFF: We really didn't. That didn't
43 seem, we were looking for more of the depth coming
44 straight out. We weren't too sure if there was going to
45 be enough space. We can go more sideways, but I think
46 our preferred location as we started looking is where we
47 are recommending today.

48 COMMISSIONER DELOYS: From a residential
49 standpoint, the spot that Bill just mentioned would be
50 highly preferred, because you've got the sound going out
51 to the park instead of to the residential.

52 COMMISSIONER BOLLING: So, during the last

1 year when we had the sound ordinance issue, I actually
2 had an app where I walked the perimeter during the
3 various events. Certainly, the concentration of people
4 and the noise in front of the stage, the DB levels were
5 at the highest as you would expect.

6 MR. ALEXOFF: Correct.

7 COMMISSIONER BOLLING: They also emanated to a
8 high degree from behind the stage, and I think that was
9 shown in the minutes of some of the --

10 CHAIRMAN VASELOPULOS: It is, that was shown
11 in the south side.

12 COMMISSIONER BOLLING: That was shown in the
13 south side, so I am personally very concerned about the
14 proximity, the density of people where the current
15 location is to Churchill Street and those folks that are
16 directly in front of that. I'm surmising --

17 COMMISSIONER DELOYS: And Dickens Street also.

18 COMMISSIONER BOLLING: Surmising that they're
19 getting a full bore and that they're going to get a
20 significant amount of sound because of the density of
21 people that are going to be pooling on that section of
22 the park. So, my question is what about locating it
23 even to get into the corner? Or to, like what Dan and
24 what Steve suggested, to the north end?

25 MR. ALEXOFF: Which corner, Tom, are you
26 really thinking of then?

27 COMMISSIONER BOLLING: Almost any of those.

28 COMMISSIONER BERLINGHOF: The northwest
29 corner.

30 COMMISSIONER BOLLING: It could be the
31 northwest corner, it could be either of the corners
32 where the Rib Fest corner, actually that's the one that
33 was, that's where it says open lawn.

34 MR. ALEXOFF: Correct.

35 COMMISSIONER BOLLING: Correct, is where the
36 Rib Fest typically is. But either of those corners
37 where the sound is emanating in other directions rather
38 than right in front of, in this particular case there's
39 two homes. I've talked to one of the neighbors that is
40 not in favor of having that in that proximity for fear
41 of it being too loud.

42 COMMISSIONER DELOYS: When you go to the
43 northwest corner, you're still going to get the houses
44 on the corner. They're going to get the brunt of it.

45 CHAIRMAN VASELOPULOS: Yes.

46 COMMISSIONER DELOYS: I mean, the only optimum
47 spot would be to the north by where that garden and sign
48 is right now. Otherwise, you're going to have neighbors
49 taking the brunt of this. We already raised their
50 concerns about the sound when you came here last fall,
51 and frankly, this would probably be worse.

52 CHAIRMAN VASELOPULOS: So, you said the reason

1 you didn't contemplate that really is that you wanted
2 the effect of being at one end because the park is
3 really a rectangle and you'd be at one end and then
4 you'd be projecting the sound across the longest part of
5 the park?

6 MR. ALEXOFF: Yes, to disperse it.

7 CHAIRMAN VASELOPULOS: Have you looked at, I
8 understand that logic, I also, because I raised that
9 first and the others chimed in. I feel for the
10 neighbors here and I remember discussing what Tom said
11 about the sound. I was quite surprised the sound went
12 backwards a little bit, and this would go backwards onto
13 the Street and to Willow Park, so that's I think
14 advantageous.

15 What was your thought process, other than
16 the length, you know, reaching the most that way about,
17 any other thoughts about not having it where we are
18 talking about?

19 MR. ALEXOFF: The only other thought would be
20 having it closer where it's located now, just closer to
21 the support structure of the other shelter itself. We'd
22 be able to use it for concessions and things. Now,
23 we're not saying you couldn't still use the concessions
24 if you were to move it, but it would be for a little --

25 COMMISSIONER BOLLING: I'm sorry, where did
26 you say? What location again?

27 MR. ALEXOFF: Where it is currently, it's a
28 little bit closer to where we're proposing the new
29 shelter itself. If we were a little bit over backing
30 out, it would be a little bit farther away.

31 CHAIRMAN VASELOPULOS: So, for people
32 attending concerts, they would like to have it closer to
33 the new shelter. Just because you're going to have
34 concessions of some sort, is that the idea?

35 MR. ALEXOFF: Correct, so closer to the
36 support structure, it doesn't --

37 COMMISSIONER BOLLING: Just another quick
38 question. You call it bandshell, the only shell part is
39 the roof. It really is a shelter with a curvy roof.
40 So, there's no consideration for acoustics. It's a
41 stage.

42 In your proposal, the justification for a
43 bandshell, I think it's worded, it's really hard to find
44 out exactly what the need for a bandshell is. The best
45 I can see from what was written is that it enhances
46 programming.

47 I don't know what, what does that mean?
48 Was there a consideration for acoustics? It doesn't
49 appear that this has any effect on the acoustics. The
50 sound is going to emanate like any portable stage that
51 you've had in the past, right?

52 So, there's going to be electrical there,

1 I'm sure, and that's going to be perhaps safer. But
2 what's the justification for a bandshell in the first
3 place?

4 MR. ALEXOFF: Long term, right now we rent the
5 stage. We would have to rent the tents, and on an
6 annual basis just for the existing concerts, we're
7 spending upwards about \$10,000 for support structures.
8 So, if we have a structure that is on site, we'd be able
9 to utilize it for that. We wouldn't have to erect tents
10 on a weekly basis and rent out stages as well.

11 COMMISSIONER BOLLING: Was there a
12 consideration then, okay, thank you, was there a
13 consideration to make it acoustical so that the sound
14 would reflect as opposed to just emanate around the
15 circumference?

16 MR. ALEXOFF: There was some thought about
17 that. We felt that keeping it more of an open structure
18 really kind of kept it a little bit more welcoming and
19 not closing it off to where people can hide behind it.
20 We've heard that over the years for different kinds of
21 people to wander to kind of the backside of it at least
22 is what we were concerned about.

23 COMMISSIONER DELOYS: So, how will you shelter
24 the neighbors besides trees that are going to take years
25 to grow?

26 MR. ALEXOFF: It would be the shrubs and the
27 trees.

28 COMMISSIONER DELOYS: So, that's going to take
29 10 plus years before trees are going to have added
30 benefit.

31 MR. HORNING: I mean, the shrubs could have,
32 you know, impacts immediately. They could be, you know,
33 six to eight-foot evergreens that have an impact
34 immediately.

35 COMMISSIONER MENDREK: Is that what is in your
36 budget, George, in the proposal is to do something,
37 shrubbery and trees in that part?

38 MR. ALEXOFF: We do have it behind right now,
39 yes.

40 COMMISSIONER BERLINGHOF: I think you have
41 regular trees, yes, it shows regular trees, not
42 plantings.

43 MR. ALEXOFF: Yes, it's added --

44 COMMISSIONER MENDREK: That just shows bushes,
45 it's not, you know, directly behind.

46 COMMISSIONER BOLLING: Yes, but this is the
47 hard part, right? Because we are only here to determine
48 whether or not this new use should be allowed, and
49 perhaps its location. The plantings --

50 COMMISSIONER DELOYS: Understood.

51 COMMISSIONER MENDREK: Right, totally get it.

52 COMMISSIONER DELOYS: That would be

1 Architectural, but we could still raise questions.

2 COMMISSIONER BOLLING: That would be with the
3 Architectural.

4 MS. SIGMAN: Well, I think the trees would be
5 reviewed by the Architectural as part of the site plan
6 review. I mean, to the extent that any of the trees are
7 directly germane to the operation of the shelter, or I'm
8 sorry, the bandshell, which is what you're here for a
9 special use, I think it's absolutely acceptable if there
10 were special provisions that you wanted that dealt with,
11 because it had to do with the acoustics of the special
12 use structure that is before you.

13 So, if you wanted to just comment on the
14 trees over by the splash pad, I would say no, that's not
15 it. But as it relates to landscape that are impacting
16 the use that's being proposed --

17 CHAIRMAN VASELOPULOS: We could recommend to
18 Architectural what we think, around the bandshell, what
19 type of screening or whatever around the bandshell is
20 what we would like to see.

21 COMMISSIONER DELOYS: Did you consult at all
22 with the neighborhood besides your three meetings the
23 last year or so in regard to --

24 MR. ALEXOFF: Not specifically.

25 COMMISSIONER DELOYS: No?

26 MR. ALEXOFF: Not specifically. We did --

27 COMMISSIONER DELOYS: I would recommend it
28 moving forward when you do something like this, consult
29 the neighbors. It would be the gracious thing to do
30 because this is shocking and we've complained, I know we
31 complained about the noise last year because it was
32 twice a week pretty much all summer. So, this is just
33 going to amplify it and make it worse. That's our
34 concern.

35 MR. ALEXOFF: Well, we're not recommending to
36 add any additional --

37 COMMISSIONER DELOYS: But the placement of it
38 and the open air will make it worse to the rest.

39 COMMISSIONER MENDREK: I think what's
40 frustrating for this Committee is that you're coming to
41 us with a suggestion but you're not really giving us any
42 of the back story, the background, the research as to
43 why there, where you can actually say to us that this,
44 the decibel level here is less intrusive to X, Y, Z
45 neighbors. I haven't ever heard that in these
46 discussions that you actually did the testing and you
47 could walk around and say that right here it has less
48 impact on the neighbors than over here or over there.
49 If you have that, it would be great to know that, but I
50 don't recall --

51 MR. ALEXOFF: We had some decibel readings
52 from what we did last summer for different locations.

1 They can tell you where, for example, there were two
2 different locations that we had the stage.
3 COMMISSIONER MENDREK: Okay.
4 MR. ALEXOFF: Up in front, and then we had the
5 readings and we basically did readings throughout the
6 whole kind of square area in terms of where they came
7 from.
8 COMMISSIONER MENDREK: And what were your
9 findings generally?
10 MR. ALEXOFF: The difference in terms of
11 decibel levels when the concert was actually, let's call
12 it the 8:00 o'clock time was about a 10 decibel variance
13 is what we were seeing between, behind it versus in
14 front of it. So, if you were playing right in front of
15 it, you're about 10 decibels greater than if you're
16 behind it. It's kind of hard, basically where we were
17 located before because we had structures in between, so
18 it really was difficult to give it a true square without
19 things in front of it.
20 COMMISSIONER BOLLING: But George, did you
21 have the band test in that exact location?
22 MR. ALEXOFF: No, we did not. Last time,
23 well, I think we did the test in the front. The actual
24 back of the band was facing Clarkson Lodge, and they
25 were playing out towards Willow Road.
26 COMMISSIONER BOLLING: So, they were really
27 like where the round --
28 MR. ALEXOFF: Yes, where the round part is
29 where the audience was with their back to Willow Road
30 looking --
31 COMMISSIONER KELLY: So, that the band is
32 looking right through?
33 MR. ALEXOFF: Yes, you are looking at the
34 shelter, or at the shelter if you're in the audience.
35 COMMISSIONER HIRSCH: I have to believe
36 acoustically that was the best scenario for sure.
37 CHAIRMAN VASELOPULOS: Yes, it's a little,
38 down south, yes.
39 COMMISSIONER KELLY: But you didn't hire an
40 acoustical engineer to --
41 MR. ALEXOFF: We did not, no, did not.
42 COMMISSIONER KELLY: You did not hire an
43 acoustical engineer to say we can build the structure
44 and then maybe incorporate features that could be built
45 up or, you know, temporarily when someone is getting
46 ready to perform you can put walls or something up that
47 could be --
48 CHAIRMAN VASELOPULOS: Sure, as a reflector.
49 MR. ALEXOFF: That was not done, no.
50 COMMISSIONER KELLY: This is funded through a
51 grant, is that correct?
52 MR. ALEXOFF: A partial renovation. We did

1 receive a \$400,000 grant from the state of Illinois
2 which is management grant. The overall project
3 estimated currently is \$1.5 million.

4 CHAIRMAN VASELOPULOS: And where's the rest of
5 the funds going to come from?

6 MR. ALEXOFF: Currently, we're also looking at
7 the Northfield Parks Foundation to assist us. So, we
8 don't have all the dollars secured at this time.

9 CHAIRMAN VASELOPULOS: And reserves, are you
10 planning on tapping into the reserves?

11 MR. ALEXOFF: Yes, we're matching the \$400,000
12 with the reserves from the district with another
13 \$400,000.

14 COMMISSIONER KELLY: Is there a timing element
15 on the funding from the grant?

16 MR. ALEXOFF: Yes, we need to be completed
17 with the project by May 1st of 2021.

18 COMMISSIONER KELLY: So, we have time. You
19 could actually, during the course of this summer, use
20 the performances this year and actually test out what
21 places that this might be best placed.

22 MR. ALEXOFF: Yes, we could.

23 COMMISSIONER KELLY: So, you can use it as a
24 test by this summer to figure out where it best could be
25 placed, and also possibly talk to the neighbors.

26 COMMISSIONER DELOYS: And try the location in
27 front of Willow Road.

28 CHAIRMAN VASELOPULOS: A couple of other
29 things to consider. It's not before us but I think it's
30 relevant for the conversation that goes to what we just
31 said about maybe testing it with this summer, is that
32 Clarkson has gone from a little-used park two years ago,
33 you know, maybe one event or two events a year to last
34 year with the Farmers Market. We haven't yet phased in
35 the sound ordinance that was just passed, that hasn't
36 been applicable yet. It will be this summer, right?

37 My concern is that with the increase in
38 the playground with the splash pool, with now kind of
39 making permanent, with the bandshell kind of a permanent
40 structure there, we've ramped up this park tremendously
41 within one year. Not only would it have advantages for
42 Northfield, but it may attract more and more people
43 outside of Northfield. I mean, you know, the playground
44 may become more attractive to people going from Winnetka
45 to, you know, Whole Foods or something like that and
46 they stop off at the playground, use the splash pad,
47 things like that.

48 I think there would be more traffic that
49 will be coming in through here. I'm a little concerned
50 about parking. I'm a little concerned also about the
51 overall ramping up and how the neighborhood is going to
52 be impacted by this.

1 So, going back to Dan's question about
2 engaging the neighbors, the sessions that you held, how
3 many people were there?
4 MR. ALEXOFF: We averaged about 12 each
5 session, so we've got about 36 total.
6 CHAIRMAN VASELOPULOS: Repeats though? I know
7 it's hard to follow, but --
8 MR. ALEXOFF: Probably six.
9 CHAIRMAN VASELOPULOS: -- you know, some
10 people come again and again because they want to hear it
11 again.
12 MR. ALEXOFF: Actually probably six.
13 COMMISSIONER DELOYS: My understanding was
14 this was more in giving them information than a give and
15 take.
16 MR. ALEXOFF: It was an open house, correct.
17 We discussed the project.
18 COMMISSIONER BOLLING: It was where they had
19 tables with the drawings and George was, you normally
20 had two representatives with yourself?
21 MR. ALEXOFF: Yes.
22 COMMISSIONER BOLLING: We were able to ask
23 questions. There was no formal presentation.
24 COMMISSIONER MENDREK: No, but that was a week
25 ago.
26 COMMISSIONER BOLLING: And they also, you
27 know, abide by rules of sending out a letter to
28 everybody, assigned letters.
29 MR. ALEXOFF: And we did advertise it in our
30 brochures starting back as early as last summer when we
31 started applying for the grant about the renovation.
32 The majority of the plans that you see here with the
33 exception of the bandshell were part of the 2013 park
34 grant that we applied for as well. This is all part of
35 information that we heard through our master plan in
36 terms of how we can improve the site and the park from
37 users meeting with us and talking to us about it.
38 COMMISSIONER BERMAN: Can I ask you, did you
39 ever look at where the Rib Fest, where you put the
40 music, where it says open lawn at that first one closest
41 to the parking spaces? Did you ever consider putting it
42 there?
43 MR. ALEXOFF: No, we didn't give it a lot of
44 thought.
45 COMMISSIONER BERMAN: I mean, for the Rib Fest
46 you have the band there.
47 MR. ALEXOFF: We did it because we were able
48 to draw off electric off to the side. But we thought as
49 a permanent location, we didn't want to be shooting it
50 out once again. It just didn't make sense to kind of go
51 at an angle. We were more looking --
52 COMMISSIONER BERMAN: The only other thing I

1 have to say is I respectfully disagree on the splash, I
2 think it's a great thing. Winnetka has it and it's a
3 great thing for the community. I think it's something
4 that Northfield needs for our young.

5 CHAIRMAN VASELOPULOS: I don't disagree with
6 the splash.

7 COMMISSIONER BOLLING: Although, just on that,
8 this is not our purview on that, but is it an impervious
9 surface, the splash pad?

10 MR. ALEXOFF: No, the splash pad itself is
11 concrete. It's what's been recommended.

12 COMMISSIONER BOLLING: So, it's impervious.

13 MR. ALEXOFF: Correct.

14 COMMISSIONER BOLLING: Okay, so then, again
15 it's not our purview in this meeting, but special
16 considerations is going to have to be made for that
17 particular corner where it floods with just a small
18 amount of rain.

19 MR. ALEXOFF: And that's where the rain garden
20 is really coming down.

21 COMMISSIONER BOLLING: Right, so that it's
22 going to have to be significant if that's going to be an
23 added impervious surface.

24 MR. ALEXOFF: Yes, okay.

25 COMMISSIONER BERMAN: But the only other thing
26 I wanted, it doesn't make sense to me that you're just,
27 because last year you had the band with the back facing
28 the street, because I was at the concert. It was over
29 by the picnic on the other side of the --

30 MR. ALEXOFF: Right, it was still backing up
31 to Churchill then.

32 COMMISSIONER BERMAN: It was backing up to
33 Churchill. So, it doesn't make sense to me that you
34 just moved it over, it's exactly the same location but
35 on the other side of the shelter.

36 COMMISSIONER DELOYS: Different neighbors.

37 COMMISSIONER BERMAN: Yes, different
38 neighbors, but --

39 MR. ALEXOFF: I mean, we were trying to get it
40 away from the Bosworth neighbors.

41 COMMISSIONER BERMAN: And you said the only
42 reason you don't want to put it where the Rib Fest is
43 because of the way that it's situated?

44 MR. ALEXOFF: I would just say more of a
45 diagonal, and I'm not saying I'm totally against it.
46 I'm saying that this is what we vetted out and we talked
47 about it; we felt that it was good for the location.

48 COMMISSIONER BERMAN: So, when you had the Rib
49 Fest, had there been complaints in the past on the sound
50 in the area? Because I know --

51 MR. ALEXOFF: Over the years we've had
52 complaints about sound for that, yes. But you know, we

1 try to curtail it as best we can and, in the past as
2 people have said, it's a one-time-a-year event, and I
3 think last year with the start of the new concert
4 series, there was more concerts and more sound at the
5 park itself.

6 MS. SIGMAN: If I could clarify, last year
7 when the Village was doing the monitoring for sound
8 during the Market & Music, it was to determine if there
9 was a location on the site that they could do live music
10 and comply with the existing code. The threshold for
11 decibels was so low that there really wasn't anywhere on
12 the site that they could have met that standard. We
13 really didn't assess what the decibels were beyond that.
14 It was simply did it meet code or didn't it, and it was
15 very clear that it did not. But we didn't look at the
16 acoustics on how the sound traveled, if it was on the
17 east end versus the west end or the north end or the
18 south end.

19 COMMISSIONER DELOYS: In regard to the parking
20 again, and I've raised this several times over the
21 years, Dickens Street does get significant parking on
22 both sides of the street. We highly recommend, with
23 increased traffic, that Dickens gets a signage for one
24 side only. So, I hope we get something, between you and
25 the police, we can see that it happens on big events.

26 COMMISSIONER BOLLING: I'll just add on that
27 it's written here that there's been an absence of
28 complaints as it relates to parking. The absence of
29 complaints doesn't mean that there is an approval.
30 Parking is an issue.

31 To Bill's point, if this does attract and
32 we have a higher density of people, parking can only be
33 worse. If this gets worse, it's going to require
34 something like what Dan has recommended to expand that.

35 COMMISSIONER DELOYS: To go out there, yes.

36 COMMISSIONER BOLLING: It's kind of an issue.
37 Right now it's tolerated I guess. If the expectation is
38 to increase the usage from where it currently is, it's
39 an issue.

40 COMMISSIONER DELOYS: I can tell you the
41 people that live around there have to try to avoid going
42 in that area and what's around. You go to Mariano's,
43 you have to drive a long way from Winnetka Avenue. You
44 can't use Bosworth or even Willow to some extent, it's
45 so backed up.

46 COMMISSIONER MENDREK: Right.

47 COMMISSIONER BERLINGHOF: I guess I'd like to
48 say a couple of things. One, it's a double-edged sword.
49 I'm excited about what you're planning here, I mean,
50 from the perspective of improving this park. I think
51 Northfield, starting with the new Sunset Ridge School
52 and starting with some of the improvements you're

1 making, this is becoming a much more fabulous place to
2 live. I would be very happy if Winnetka and Kenilworth
3 and Wilmette people felt the need to come over here to
4 play in our park because maybe they can really buy homes
5 as well.

6 So, I'm excited about what you're doing
7 here. But the bandshell is an interesting problem,
8 because before, like you said, you moved the bands
9 around. So, it was a shared problem. So, in some
10 cases, the folks on the west side had the problem; in
11 some cases, the folks on the north side or the east side
12 had the problem. Now you're going to focus the sound in
13 one location the whole time, so now you have a number of
14 homes.

15 Now, granted, you know, the prevailing
16 winds are west to east. So, from a sound perspective,
17 as we all know, we know when winds are blowing in which
18 direction, right, because I live off of Sunset Ridge
19 Road and I can hear the highway sometimes, over the
20 train sometimes, depending on which way the winds blow.
21 So, the direction that this sound emanates from I think
22 is important.

23 I think where you've missed it is I think
24 you need to take a much better look at the sound
25 attenuation and how this is built. If you're just going
26 to build a cover, you know, throw in between a picnic
27 area and build, if you're just trying to do something
28 that, you know, then it will throw it out to the north
29 and will be picked up to the south. But I think you
30 need to really think about this because no matter where
31 you put it, no matter which corner you put it, somebody
32 is going to be affected by it. If we move it away from
33 Churchill and we put the back to the sign, now these
34 guys are affected by it.

35 So, I think what's more important in my
36 mind is to figure out a way to build something here
37 where the back of this doesn't take the brunt. Because
38 you're right, we need to have it on the edge somewhere.
39 So, if we're not going to put it here in the middle,
40 right on Willow Road where the back effectively is the
41 park to the north, you put it on the other corner, then
42 this residential is going to be affected by it.

43 I think we could find a way to build a
44 way or build some sort of sound system that doesn't hide
45 kids or isn't a place for people to go and do
46 mischievous things. But I think that's something that's
47 important to me. I think, you know, Bill is right about
48 spending the time this summer to really figure out where
49 that makes sense. But I think it would be more
50 important to come back with a plan that shows how you
51 can divert the sound and push it in one direction.
52 Granted if you push it this way, you know, all the folks

1 that live here are going to have the impact more than
2 anybody else, but you could probably block a lot of the
3 sound from the back by putting up sound barriers,
4 bushes, other things that can work there.

5 But I just want to make sure, we tend to
6 be, not all negative, I'm very excited about this. But
7 I think this is something we really have to focus on.
8 Even though there aren't a hundred people in this room,
9 I think everyone is concerned about our neighbors and
10 what we do to them every single time, 27 times if
11 there's sound from --

12 COMMISSIONER BOLLING: Potentially, right.

13 COMMISSIONER BERLINGHOF: It's potentially
14 really going to affect a couple of people at the most.
15 So, let's protect those people and build something that
16 makes more sense. That's my thought.

17 COMMISSIONER MENDREK: I just wanted to
18 respectfully disagree with some of that. You know, my
19 concern, to echo Bill's comments, the Chairman's
20 comments, is that I think we're trying to jam a lot into
21 a very small space, and there are a specific group of
22 homes that are going to be affected by all of this, not
23 just the bandshell and the noise. Like others, I don't
24 really feel like this is a benefit to the particular
25 neighborhood that Clarkson Park resides in. I think for
26 people that don't live within perhaps even walking
27 distance, maybe it feels really good; but for people who
28 do, there's going to be a lot of traffic, a lot of extra
29 people, a lot of people potentially not from Northfield
30 that we don't know, that people, you know, driving
31 through, stopping by.

32 So, I really, I think this is a bit of a
33 detriment to homeowners around the park area.

34 COMMISSIONER BERLINGHOF: Are you talking
35 about the stage or you're talking about the whole thing?

36 COMMISSIONER MENDREK: I'm talking about the
37 whole thing. On top of that, the bandshell just adds
38 another element to it. So, number one, it's the density
39 of the project; and number two, it's the noise on top of
40 it. I know we don't have purview over the density of
41 the project, but I'm hesitant to stand here or sit here
42 tonight and approve a bandshell in this forum without
43 more thought going into it.

44 COMMISSIONER BERLINGHOF: Well, I don't
45 disagree with that. But I think when you talk about the
46 alternative is they say, all right, no bandshell, they
47 walk out that door, they build everything out because
48 they can do it without our approval, and then they put
49 the band where they want. They can put the band in that
50 same location every single time for the next 50 years
51 and it doesn't change anything. There's no physical
52 improvement, there's no sound attenuation issue. I

1 mean, they don't need that to do what they can do right
2 now.

3 So, the question becomes --
4 COMMISSIONER BOLLING: Well, as long as they,
5 according to the code --

6 COMMISSIONER BERLINGHOF: They still have to
7 do it according to the code no matter what. If they
8 build this, they have to do it according to code. This
9 doesn't change the code. They still have to do all the
10 things according to code.

11 What we're suggesting is if they put it
12 right here, there's going to be a huge impact on one
13 section of our community. They can move it around if
14 they want, or they can still do exactly this. So, is
15 there a way in which we can improve what they're trying
16 to do to protect the Churchill residents more and get a
17 physical facility that we're all excited about and is
18 attractive. That's kind of my thought process here.

19 COMMISSIONER MENDREK: But either way, that
20 suggests that we wouldn't approve what they're putting
21 forward tonight, so we have to come up with what our
22 alternative is. I'm not an acoustical engineer, so I
23 can't tell you which is better or worse for the
24 neighborhood. I just know that this doesn't seem like
25 it's it.

26 So, what do we propose as a Commission
27 happen to either vote on or not vote on to get to some
28 closure tonight? Can we, and we haven't even heard from
29 anybody in the audience.

30 CHAIRMAN VASELOPULOS: Yes, we still have a
31 long way to go, and I have a few more questions. But
32 just to lay out our options, I mean, we vote on this
33 plan yea or nay.

34 COMMISSIONER MENDREK: Right.

35 CHAIRMAN VASELOPULOS: We continue this to the
36 next meeting and ask the Park District to do X, Y, Z for
37 the next meeting, whatever that is.

38 COMMISSIONER MENDREK: Right.

39 CHAIRMAN VASELOPULOS: Or with another
40 recommendation, what Bill was suggesting of recommending
41 that they take the summer to analyze sound location of
42 the stage, and then we would entertain something after
43 that analysis has been done. I mean, those are some,
44 there may be other versions of that.

45 COMMISSIONER MENDREK: What is your
46 construction schedule? When is this due to take off,
47 the part that has already been approved?

48 MR. ALEXOFF: It's all based on timing. You
49 know, right now the board hasn't made a final decision.
50 I think if it was the best case scenario, we were
51 hoping to start in September of this year. I can tell
52 you we don't anticipate that happening right now. So,

1 we were planning at our June board meeting to have that
2 discussion with our board to say, okay, if that's not
3 the case, what's the next potential start time.
4 COMMISSIONER MENDREK: Okay.
5 MR. ALEXOFF: Okay, so probably at some point,
6 we're probably looking at backing it up to the time, you
7 know, when is grant no longer available, and that's the
8 May 21st, or May of 2021. With that, when we're backing
9 it up, we now have to look at what can we get done in
10 terms of the construction cycle, taking us anywhere
11 between 90 to 120 days that it will take to accomplish
12 this.
13 CHAIRMAN VASELOPULOS: And George, you just
14 said, to emphasize again, May 2021 it would have to be
15 completed?
16 MR. ALEXOFF: Correct.
17 COMMISSIONER BERLINGHOF: Is that, sorry, is
18 that just for the bandshell or the whole park?
19 MR. ALEXOFF: It's for the elements that we
20 received the grant for which are almost all of the parts
21 of the grant. So, when we applied for the grant, it
22 encompassed the shelter, the bandshell, the playground,
23 the spray, it's almost everything.
24 COMMISSIONER MENDREK: How much is the grant?
25 How much will you be receiving from the state?
26 MR. ALEXOFF: \$400,000.
27 COMMISSIONER BOLLING: So, you can't get the
28 grant if you don't do the bandshell? You can't get the
29 grant?
30 MR. ALEXOFF: We're investigating, if we don't
31 get it, is there a portion? So, the \$400,000, as we
32 said, the project is \$1.5 million. Now all of it is
33 going towards every single piece. But we would have to
34 go back to the state and say, okay, if we're going to do
35 this portion of the project, is that acceptable?
36 Because we were awarded the grant under the assumption
37 that these were the pieces that we were going to use it.
38 CHAIRMAN VASELOPULOS: Right.
39 MR. ALEXOFF: So, until we got notification
40 from the state, we wouldn't be able to answer that in
41 front of you right now.
42 CHAIRMAN VASELOPULOS: Is the state expecting
43 any thresholds that you, any approvals that you obtain
44 before they're going to give you any money?
45 MR. ALEXOFF: They did not take that into
46 account, but they do basically understand, for example,
47 if this body would say no bandshell, special use not
48 granted, we would then have to go back to the state and
49 give them that information. Then it's still up to them
50 to decide are they going to accept it based on without a
51 bandshell or not. That's something we just can't answer
52 tonight. We'd have to go back.

1 COMMISSIONER BOLLING: But did you have
2 calculations on the drainage/retention issues in the
3 proposal?
4 MR. ALEXOFF: Yes.
5 COMMISSIONER BOLLING: That was built in?
6 MR. ALEXOFF: It was all built in.
7 Originally, our budget was \$1.1 million, and that was
8 under the understanding that where our upcharge so far
9 has been is the design of both the bandshell and also
10 the shelter. They're a lot more detailed than what I
11 think a lot of park shelters and bandshells are, as well
12 as we've put a few extra dollars on the playground. So,
13 that came up to the \$400,000.
14 COMMISSIONER MENDREK: I want to ask just one
15 more question before we go to, before heading towards --
16 MR. ALEXOFF: Sure.
17 CHAIRMAN VASELOPULOS: We have another
18 question.
19 COMMISSIONER MENDREK: Oh, Kathy, please.
20 COMMISSIONER ESTABROOKE: Well, I was just
21 going to say that I, too, think this is a wonderful
22 plan. I'm excited to see things happening over there
23 because I think it's looking a little tired. However, I
24 do feel for the neighbors. I mean, I can hear from
25 where I am, and that's loud everyday. You just kind of
26 get used to that, you know, like just kind of becomes,
27 you know, part of your life. But this is a lot
28 different than that.
29 I would like to see us really consider
30 what Bill has proposed. I think that would be a great
31 way to make sure that we're making the right decision,
32 by going through this summer and making sure that we
33 have the right decibels and we're putting it in the
34 right spot. I also think maybe we should look at the
35 reconstruction of the band shelter itself, maybe to get
36 something in the back so when we do play it somewhere,
37 at least we're containing it.
38 I don't think I'm saying anything
39 different than anybody else is though really. Just
40 confirming I guess.
41 COMMISSIONER KELLY: Yes, if you did do a test
42 run of where this should be best placed, and then send
43 out a letter to the local neighbors saying, hey, look,
44 this is what we're doing, we appreciate your feedback,
45 and see what kind of response you get, and see actually
46 how, you know, it really impacts people or what their
47 opinion is. If they don't respond, they don't respond.
48 That's kind of their decision.
49 But it's an interesting concept and, you
50 know, I just think that the position you have, if it
51 shifts maybe to one of the corners, it might work best
52 because you have the long access to where the sound is

1 coming from. But I think you do have the opportunity
2 without, grant the opportunity to kind of test out
3 things or something. I think you should talk to
4 somebody whose specialty is acoustics.

5 CHAIRMAN VASELOPULOS: Any other questions or
6 comments from the Commissioners before we go to the
7 audience?

8 COMMISSIONER ESTABROOKE: Can I make one
9 comment? It's got, it's really kind of more of a
10 cosmetic. We received an e-mail from someone who is
11 concerned about how we're taking care of the park as it
12 is today. The weeds, is there something we can do to
13 help this lady out?

14 MR. ALEXOFF: I don't believe there needs to
15 be. They're clean. We had it scheduled to be on
16 Friday. I know people can say you just reacted to a
17 photo that came through but, you know, in terms of our
18 schedule, I can tell you, you know, typically Thursdays
19 and Fridays is when we try at Clarkson Park.

20 COMMISSIONER ESTABROOKE: Okay.

21 MR. ALEXOFF: Now, we can get the front of the
22 building and --

23 COMMISSIONER ESTABROOKE: I didn't go there
24 today.

25 MR. ALEXOFF: We get by on what we try to do
26 and, you know, it's part of the schedule. We're
27 releasing what gets done and when.

28 COMMISSIONER ESTABROOKE: I get that.

29 COMMISSIONER HIRSCH: George, I had a couple
30 of questions that I'll just fly by you. Can you tell me
31 a little bit about the rain garden and how it impacts or
32 takes the place of or simply just mitigates the problem
33 with drainage?

34 MR. ALEXOFF: Sure. I'm going to ask Eric to
35 come up because he's got a lot more knowledge on that.
36 But I did kind of the advertising and it's kind of a
37 rain garden on steroids based on what we've designed.

38 MR. HORNING: Yes. So, we would, you know,
39 point the stormwater toward the rain garden flow as
40 opposed to pipes. It kind of acts as a little filter
41 basin and an opportunity for water to percolate in the
42 soil naturally as opposed to runoff.

43 COMMISSIONER HIRSCH: I mean, what is it
44 exactly? Is it crushed rock? Is it --

45 MR. HORNING: It's a sandy, silty soil mix
46 about, I want to say two feet deep. Then it is native
47 grasses, kind of prairie --

48 COMMISSIONER HIRSCH: Okay, but it really
49 doesn't address the drainage issue right now. It just
50 maybe --

51 COMMISSIONER DELOYS: And when it's flooded at
52 times --

1 MR. HORNING: Yes, so we will do that with
2 earth work. We'll kind of, up in the top left corner
3 that we have this puddle, right, so we'll kind of cut
4 swales through there so we direct it to the rain garden.
5 COMMISSIONER HIRSCH: So, suffice it to say
6 everything we've talked about, there is an engineering
7 plan in place to work on drainage, to come back with
8 engineering considerations and really deal with the
9 compensatory storage as well as mitigating it let's say
10 this kind of thing as well. That can be done, let's say
11 between now and grant time.

12 Is there any lighting envisioned?

13 COMMISSIONER ESTABROOKE: But that's not us.

14 COMMISSIONER HIRSCH: Do we need to worry
15 about lighting?

16 MR. ALEXOFF: The only lighting that we're
17 putting in would run underneath the shelters, down
18 lighting.

19 COMMISSIONER HIRSCH: Okay, so we don't need
20 to worry, let's say about light pollution in addition to
21 the sound.

22 MR. HORNING: Yes, there should be zero light
23 trespass. We submitted some photometrics to the Village
24 and, basically, we're at 10-foot candle before you leave
25 the concrete pad.

26 COMMISSIONER HIRSCH: Okay, so that's not
27 really an issue.

28 MR. ALEXOFF: And those elements will be
29 looked at by the Architectural.

30 COMMISSIONER HIRSCH: Yes, I figured as much.
31 Then traffic and parking, you know, as you're hearing
32 from some of the Commissioners, there's ongoing issues.
33 Some of that was an issue last year. How is that being
34 changed at all? Has it been addressed?

35 MR. ALEXOFF: Well, we weren't looking to add
36 or change anything. Meeting with the Chief early on, we
37 kind of came up with a plan that made sense and
38 monitored it on a weekly basis, but then seeing if
39 there's something we need to do in addition to it. We
40 are both committed, both the Village and the Park
41 District to doing whatever we need to, to try to improve
42 or make sure that it works. You know, I think we really
43 want to make sure that the egress and ingress, so you
44 know, emergency vehicles can get through there. It's
45 really important to I think everyone.

46 So, whatever we can do to try and help
47 that, you know, I know we've talked about this ever
48 since even our renovation at Willow Park back in 2007 in
49 terms of the neighborhoods and how we want to deal with
50 it. Is it something, do we put permanent signage up or
51 do we recommend it? I think, Stacy, we've talked over
52 the years about that. What's the appropriate level of

1 control are we looking for? I think we're open to that
2 conversation.

3 COMMISSIONER BOLLING: And the parking along
4 Churchill though is really not even your purview, that's
5 the Village. That's the Village's right-of-way.

6 MR. ALEXOFF: It is --

7 COMMISSIONER BOLLING: And that crushed,
8 whatever that material that they put on the east side is
9 to be maintained, and that's the shoulder if you will
10 for parking. But that doesn't really have anything to
11 do with you guys. It has to do with the Village.

12 MR. ALEXOFF: But in terms of parking issues,
13 when they got into easement area, we have worked with
14 the Village in the past on, you know, could we be
15 granted right-of-way for additional parking
16 improvements. We did that on Wagner Road and the Willow
17 Park project.

18 COMMISSIONER DELOYS: So, how do you guys
19 monitor, you said you monitor the traffic in the park --

20 MR. ALEXOFF: When we did them last year, we
21 had our staff person going around with the decibel
22 readers. We had them walking the perimeter of the
23 parking as well, and kind of jotting down the number of
24 cars that were parked on the areas that we had
25 designated as parking. So, we kind of --

26 COMMISSIONER DELOYS: Because if you're going
27 down Bosworth, if there's a car coming in the opposite
28 direction, you have to try to find a place to pull over
29 to let the other car go by. It's nearly impossible
30 because so many cars are jammed in there that, I mean,
31 it really needs to be addressed.

32 MR. HORNING: Could I ask a question? Is
33 there a concern on parking on a regular day? Or are we
34 just talking about the festivities?

35 COMMISSIONER DELOYS: During the events.

36 MR. HORNING: Just the festivities.

37 CHAIRMAN VASELOPULOS: The events, yes. So,
38 George, to bring it back to the bandshell, okay, which
39 is what we have purview over tonight, do you envision,
40 it's kind of a silly question maybe, but do you envision
41 the existence of a bandshell increasing the attendance
42 of any event that you have?

43 MR. ALEXOFF: I do not.

44 COMMISSIONER BERLINGHOF: What if Elton John
45 showed up?

46 CHAIRMAN VASELOPULOS: Even without the
47 bandshell, they're going to have a big increase in
48 attendance.

49 MR. HORNING: Pushing him over the soccer
50 fields.

51 CHAIRMAN VASELOPULOS: Yes. You alluded
52 earlier, going back to ice skating, if we're thinking

1 that's not part of the bandshell other than the location
2 of the bandshell could impact your ice skating, do you
3 envision trying to, it's hard I understand, but trying
4 to continue offering ice skating?

5 MR. ALEXOFF: That is correct.

6 COMMISSIONER ESTABROOKE: For the three days
7 we can have ice.

8 CHAIRMAN VASELOPULOS: It's hard, yes, it's
9 hard. Would you re-grade the land in order to address
10 some of the issues that you said about the --

11 MR. ALEXOFF: Yes, the plan currently does
12 that. It is actually getting rid of the pipe storage
13 which is serving as an insulator right now. We're going
14 with a multi-flow, under-drain system, similar to like
15 what we have over at Willow Park.

16 CHAIRMAN VASELOPULOS: Okay, and the location,
17 you think that this location of the bandshell is the
18 best for also your ice skating?

19 MR. ALEXOFF: Correct.

20 COMMISSIONER BOLLING: But to be clear, the
21 ice skating rink will no longer be the big large ice
22 rink, right?

23 MR. ALEXOFF: That's correct.

24 CHAIRMAN VASELOPULOS: They're proposing two
25 separate ones because of the sidewalk down in the middle
26 which I assume is going to be graded?

27 MR. ALEXOFF: No, it is not. It's not.

28 CHAIRMAN VASELOPULOS: The sidewalk is going
29 to stay depressed along with the two grades, so water is
30 going to go across the sidewalk?

31 MR. ALEXOFF: So, just a slight --

32 MR. HORNING: Yes, it will be raised a little
33 bit.

34 CHAIRMAN VASELOPULOS: I assume it's now going
35 to be raised so you can have two separate pools of
36 water.

37 MR. ALEXOFF: Not totally because of the way
38 comp storage works.

39 MR. HORNING: Well, that's the other side.
40 There's two things going on there. So, to answer your
41 question, it will be raised above the base level of the
42 basin.

43 CHAIRMAN VASELOPULOS: Okay.

44 MR. HORNING: But it slopes down, so it's also
45 acting as kind of that accessible out to the lawn, so
46 that it's, from either end, from Willow and from the
47 lodge, it will slope down. But it will still be a
48 little bit raised above the, kind of the ice level.

49 MS. SIGMAN: Yes, according to the grading
50 plans, the spot elevation shows the center of that
51 circle being about 1.5-foot above the elevation in sort
52 of that upper ring of the --

1 CHAIRMAN VASELOPULOS: But the sidewalk is
2 feeding that circle?

3 MS. SIGMAN: So, the circle in that sidewalk
4 is at 625.45, and then around the ice rink is at 624.
5 So, that is higher.

6 CHAIRMAN VASELOPULOS: Okay, thank you. All
7 right. Any other questions?

8 (No response.)

9 CHAIRMAN VASELOPULOS: Members of the
10 audience, we invite you to step forward. But before you
11 do, Steve, as part of the presentation, go right ahead,
12 but please state your name and be sworn in please.

13 MR. BICKFORD: Steven Bickford, I live at 269
14 Dickens, and I'm a Park Board Commissioner.

15 (Witness sworn.)

16 MR. BICKFORD: I just thought it was important
17 to speak representing the board because we've had the
18 Staff and we had the architect. But Garrett and I in
19 park board, as both members of the community and also
20 living on Dickens Road as well, we have a personal stake
21 in this as our neighbors. So, just a few points of
22 clarification.

23 One is the conversation earlier on talked
24 about us, did we seek input from neighbors. It was
25 touched on, but I think it's a very important point that
26 through our strategic plan with the Park District. We
27 sought a great deal of input from residents all across,
28 and we did focused groups and said what is it that the
29 people from Northfield wanted we asked. The renovations
30 at Clarkson Park were our number two item after, you
31 know, the changes that we made to the community center,
32 which was the number one.

33 So, we're following the strategic plan
34 laid out by the citizens of Northfield and we sought a
35 great deal of input. So, if you said, well, did we ask
36 this specific question this specific time, no, we did
37 not. Maybe it's worth re-visiting some of those
38 questions, but it was in direct response to the people
39 of Northfield. It wasn't something that we dreamt up on
40 our own.

41 The second part, the ice rink, part of
42 the, we had not necessarily regulated the kids out there
43 playing hockey versus kids out there with their moms
44 trying to learn how to skate. Part of the feeling is
45 having the two separate ice rinks would give us a great
46 deal of that safety to be able to allow the kids who are
47 playing hockey not to interrupt that action but to give
48 them more protected space separating those two areas.

49 But I really go back to Mr. Berlinghof's
50 comments because I think it really speaks to the
51 sentiment that the board felt which was we went for
52 approval with the Village fully understanding, as far as

1 for the noise ordinance, fully understanding that we're
2 balancing needs of people across Northfield, what the
3 community said that they wanted and what they wanted
4 from the park, knowing that it would put more burden on
5 people who are more directly impacted. So, we went
6 through the process and got the noise ordinance
7 approved. The Park District and the Commissioners are
8 very committed to making sure that we live within those
9 rules.

10 That being said, it's really a question
11 of where is the right location. So, you're right, at
12 this point right now, if we don't put in a bandshell, we
13 can keep moving the stage around. It's costly and it's
14 actually work to break it up and tear it, put it up and
15 tear it down every week. But we can move it around.

16 The feeling was adding a permanent
17 fixture would improve the aesthetics of the park, and
18 also open it up to potentially other uses, not even
19 amplified sound, whether it's performing arts or things
20 of that nature. No plans for Elton John or to expand
21 the concert series beyond where it is.

22 The point of parking, it is certainly in
23 the minutes of the Village Board meeting, I addressed
24 Chief Lustig directly and said are we having problems
25 with parking. Because the Park District has, at the
26 direction of the Village and of the Police Department,
27 gone out and used Park District staff to put no parking
28 on at least one side of the street on Bosworth and on
29 surrounding streets. Then the Chief reported at the
30 time, I'm not putting words in his mouth, this is a
31 matter of record, that he saw no issues with that as far
32 as with access to emergency vehicles or passage through
33 the area.

34 Now, does that mean as a resident I don't
35 see more traffic on Sundays than I do in other days? Of
36 course I do. But at that time, I deferred to the Chief
37 to say you tell us if we have a problem and we'll figure
38 out how to address it.

39 Now, to Mr. deLoys' issue as to whether
40 we should expand those one-side parking to additional
41 streets beyond, that's something that we would of course
42 take under advisement from the Village and from the
43 Police Department. We've shown a willingness to, you
44 know, to put our staff out to put signage up to try to
45 maintain the --

46 COMMISSIONER DELOYS: It's been raised for
47 several years.

48 MR. BICKFORD: It's been, well, I'm saying
49 we've --

50 COMMISSIONER DELOYS: And to the police also.

51 MR. BICKFORD: I know. We asked them directly
52 in the board meeting as we were going through this.

1 COMMISSIONER DELOYS: I appreciate that.
2 MR. BICKFORD: So, you know, if there's, we
3 certainly have issues, more issues around Rib Fest.
4 COMMISSIONER DELOYS: Absolutely.
5 MR. BICKFORD: One of the things that is
6 important is to not conflate the issues around Rib Fest
7 versus Market & Music which is --
8 COMMISSIONER DELOYS: We don't know how it's
9 going to grow though.
10 MR. BICKFORD: No, we don't know how it's
11 going to grow.
12 COMMISSIONER DELOYS: We need to be prepared.
13 MR. BICKFORD: Yes, absolutely, and like I
14 said --
15 COMMISSIONER DELOYS: We can put signs up, and
16 if it turns out not to be the case, we'll get rid of the
17 signs.
18 MR. BICKFORD: Right, and what we found so far
19 as far as putting the signs up is not burdensome
20 certainly in the Park District. The Police Department,
21 or Chief Lustig anyway seemed very happy with it in
22 terms of maintaining the balance for people wanting to
23 access the park. I do know, living on Dickens as I'm
24 sure you do, there's lots of foot traffic coming through
25 from the neighborhoods around.
26 COMMISSIONER DELOYS: Absolutely.
27 MR. BICKFORD: Pulling their wagons and going
28 in for Market & Music. You know, the other thing I'd
29 say to, you know, our fellow neighbors is, I do not have
30 children who'll use the splash pad, my youngest just
31 graduated from New Trier yesterday, or going to use the
32 playground. But part of it is we look at representing
33 the Village and knowing that, we're trying to kind of
34 strike a balance between the needs of the overall
35 community and being respectful of the neighbors directly
36 nearby. Having any park, if you're adjacent to it, has
37 benefits but also has costs, and we want to manage those
38 things.
39 The Market & Music and the sound
40 ordinance as has been accepted will continue. The
41 bandshell issue, you know, we'll take under advisement
42 of course and decide what we do thereafter. I want to
43 make sure that, you know, again trying to stay clear on
44 the issue is whether we do a bandshell at all or what
45 the location of that is to be. I trust that we're not
46 re-investigating the noise ordinance that we went
47 through all of the effort last year and that's, you
48 know, just one of my concerns.
49 COMMISSIONER DELOYS: You had raised the
50 bandshell location when the sound issue was brought up
51 last fall. I think that might have changed things a
52 little bit for some of us because this location is very

1 detrimental to the neighborhood to the west. So,
2 they've been done in the concert at St. John, you know,
3 but I think it is something, as Tom said, you need to
4 work it this summer.

5 MR. BICKFORD: Absolutely.

6 COMMISSIONER DELOYS: And figure out if it's a
7 shelter you need to do, temporary screening you have to
8 put up. I think there's a fix, and again, I think it
9 could be a good thing, but it just needs to be done well
10 and correctly.

11 MR. BICKFORD: Don't disagree at all as,
12 again, being a resident myself, I want to make sure that
13 whatever we do serves you right.

14 CHAIRMAN VASELOPULOS: George alluded to this,
15 if this was approved and the Village approves it no
16 questions asked, when were you planning on breaking
17 ground? Was it the fall you said? Was it --

18 MR. BICKFORD: So, the best case would be the
19 fall.

20 CHAIRMAN VASELOPULOS: After Rib Fest I
21 assume?

22 MR. BICKFORD: Yes, after it. We would stop
23 taking reservations after a certain period and break
24 ground. Right now, the Village Board and the Village
25 Staff is looking at funding and making sure that, you
26 know, we have funding secured.

27 CHAIRMAN VASELOPULOS: The Park District
28 Board?

29 MR. BICKFORD: The Park District Board, I'm
30 sorry if I misspoke, the Park District Board.

31 MS. COHEN: Can I ask you a question?

32 CHAIRMAN VASELOPULOS: One second, ma'am.
33 Yes, you can but one second.

34 MS. COHEN: Okay.

35 CHAIRMAN VASELOPULOS: Do we have any other
36 questions for Steve?

37 COMMISSIONER BERLINGHOF: No, but I think, you
38 know, talk about doing it this summer, you don't
39 probably need the whole summer. I mean, you've got the
40 Music & Market every week, right?

41 MR. BICKFORD: Yes.

42 COMMISSIONER BERLINGHOF: So, you've got five,
43 six weeks into the middle of July and you can try six
44 spots. You have an opportunity over the next six weeks
45 to do quite a bit.

46 CHAIRMAN VASELOPULOS: There's a timing issue
47 of when they come back to us. We don't have a --

48 COMMISSIONER BERLINGHOF: Oh, no, I
49 understand. Fully understand. But the point being is
50 you might have to start talking to somebody who is a
51 professional in terms of the sound attenuation issues
52 and start that process, and maybe some of, because I

1 think it doesn't matter, from my perspective it doesn't
2 matter where you put it. We're going to, I'm going to
3 look for you to tell us how you're going to protect
4 whoever is going to be most optimized by it.

5 CHAIRMAN VASELOPULOS: Yes.

6 MR. BICKFORD: Absolutely.

7 COMMISSIONER HIRSCH: Yes, in addition to
8 design, and I would say that, you know, true bandshells,
9 you know, the clamshell structure are done acoustically
10 to project the sound powerfully and to, you know,
11 minimize the sound that's flying all around it. So, it
12 can be done perhaps with a design, you know, in baffling
13 and reflecting, you know, to make sure that it isn't as
14 bad behind it.

15 MR. BICKFORD: Absolutely. One of the things,
16 and it was brought up several times, that we were
17 surprised to find is that the decibel level was as high
18 and sometimes higher behind as opposed to in front.

19 COMMISSIONER HIRSCH: Yes.

20 MR. BICKFORD: Understanding the nature of
21 sound and the acoustics issue, I did work as an
22 acoustical engineer for four or five years, but if we
23 block it off the back sound waves travel. If you block
24 from this way, they will reflect the other way.

25 COMMISSIONER HIRSCH: Sure, right.

26 MR. BICKFORD: So, if you point it all this
27 way, you're going to point more and more towards the
28 residents on Bosworth which was the original issue we
29 started dealing with. So, that's not necessarily a
30 terrible thing, it just means that --

31 CHAIRMAN VASELOPULOS: Well, if you put it to
32 the north and it's facing south and you don't have
33 blocking from behind because you don't care that it goes
34 over to Willow Park --

35 MR. BICKFORD: Absolutely, I understand your
36 point, yes.

37 CHAIRMAN VASELOPULOS: That addresses that.

38 MR. BICKFORD: Yes. So, having nothing
39 behind, if nothing else, then the sound waves disperse a
40 bit more regularly so you're not directing them all in
41 one location.

42 CHAIRMAN VASELOPULOS: Right, right.

43 MR. BICKFORD: But in this case, a few side
44 points which were interesting when we were doing decibel
45 readings, the loudest readings we got were along Willow
46 Road, and that was night and day just because of the
47 sound. Then the second loudest reading was on the
48 playground with children playing which exceeded music
49 pretty much all the time. Just the decibel sounds from
50 children playing were extraordinarily high, but good for
51 them.

52 CHAIRMAN VASELOPULOS: Okay, thank you.

1 MR. BICKFORD: Thank you.
2 CHAIRMAN VASELOPULOS: Members of the
3 audience, thank you very much for your patience. This
4 is your opportunity to ask questions. Show of hands,
5 first of all before anyone steps up. How many people
6 are anticipating that they want to make a comment?
7 Okay, to save time, we'd like you all to
8 be sworn in right now at the same time. So, if you
9 would all stand up, raise your right hand, you're all
10 going to be sworn in at the same time.
11 (Witnesses sworn.)
12 CHAIRMAN VASELOPULOS: Thank you. If one by
13 one you could step up to the microphone, identify
14 yourself, give your address, and make your comments or
15 you can ask a question.
16 MS. COHEN: Hi, my name is Shelley Cohen and I
17 did attend one of the open houses.
18 CHAIRMAN VASELOPULOS: And your address, too,
19 please.
20 MS. COHEN: I'm sorry?
21 CHAIRMAN VASELOPULOS: Your address?
22 MS. COHEN: 1897 Bosworth Lane.
23 CHAIRMAN VASELOPULOS: Thank you.
24 MS. COHEN: So, just some feedback I'd like to
25 give to you for your consideration. When I first saw
26 the plans at the open house for the park, you know, it
27 obviously looks very good. There's lots of improvements
28 and I'm excited about that. But I'm very much a
29 believer in if you build it they will come, and I think
30 that we are looking at a lot of, you know, a lot of
31 improvements and so forth. I could see, for example, in
32 terms of the little water park, I forget the term --
33 CHAIRMAN VASELOPULOS: Splash pad?
34 MS. COHEN: Yes, thank you. I just see the
35 potential for, you know, a number of local, or perhaps
36 even not local individuals, you know, groups, schools
37 and so forth wanting to come to the park. You know, I
38 have some concerns just about the, you know, it actually
39 becomes more of a destination.
40 Living on Bosworth, pretty much where
41 Avon and Bosworth come together, my experience with
42 concerts and so forth is that I can hear them with my
43 windows open. I can hear them with my windows shut.
44 It's not a big deal. But if we have a dedicated
45 bandshell, obviously, you know, I would expect to see
46 more frequent programming and so forth.
47 In terms of, as far as after those
48 events, the only thing that is a little, you know, there
49 is litter that I pick up after each of those events.
50 Many people surprisingly park in front of fire hydrants
51 even though you're not supposed to. So, I do have some
52 concerns about, you know, that experience, only now

1 we're doing it about a half a dozen times a summer and
2 it seems like it will be, you know, more frequent.
3 So, just kind of, you know, putting it
4 out there from the perspective of 1897 Bosworth Lane.
5 CHAIRMAN VASELOPULOS: Thank you.
6 MS. GALLAGHER: Hello. I'm Maureen Gallagher
7 and I live at 12 Robin Hood Lane which is right across
8 the street from Clarkson Park and next to Willow Park.
9 The traffic and the parking in that area
10 is horrible. It really is. Whenever there's events
11 here, what happens is people cannot make a left out, and
12 so of course they come across the street and drive
13 around here. So, all evening long we get cars in that
14 are driving through a private street. The noise is
15 terrible.
16 I'm sorry, I mean, I know this is, I love
17 the park, I really do. I think it's a great idea. The
18 improvements are great. The bandshell is very
19 unreasonable. There's no parking there. You're going
20 to disturb everybody that lives in that area.
21 There's another park down, isn't it, Fox
22 whatever that is?
23 CHAIRMAN VASELOPULOS: Fox Meadow.
24 MS. GALLAGHER: Fox Meadow. Wouldn't that be
25 a better place? It's far more open, more potential for
26 parking, and you're not going to be bothering everybody.
27 We live with this everyday. We have the
28 traffic there everyday and it's not going to get any
29 better with this bandshell, I'm sorry. I don't think,
30 is it really profitable to put that there? Honestly, is
31 the Village making money on that, on this idea? Or are
32 you making money on the ones that we have now?
33 CHAIRMAN VASELOPULOS: It's the Park District,
34 not the Village.
35 COMMISSIONER MENDREK: It's the Park District.
36 MS. GALLAGHER: Okay, is the Park District
37 making money on these?
38 MR. ALEXOFF: No, we're not.
39 MS. GALLAGHER: You're not. So, what's the
40 point?
41 CHAIRMAN VASELOPULOS: George, if you could go
42 to the microphone? I apologize.
43 MS. GALLAGHER: I don't understand the point.
44 You don't live there.
45 MR. ALEXOFF: No, I don't live in town.
46 MS. GALLAGHER: No, you don't. So, it's not
47 authentic --
48 MR. BICKFORD: I'll speak to that. Again, as
49 Park Board Commissioners, we're all residents of
50 Northfield, and we're responding to the larger
51 Northfield community saying the things that they'd like
52 to see as services from the Park District. Having more

1 opportunities to bring the community to get together has
2 been stated as an absolute goal. What we found with
3 Market & Music is that parents, children, grandparents
4 being able to come, and again usually in a frequent
5 basis, in this case it was Wednesdays during the summer,
6 and having the opportunity really to gather with their
7 community was a benefit.

8 So, we're not looking at it as a money-
9 making endeavor. The Park District is not really
10 looking to make a profit in the first place. It's to
11 serve the needs of the community as stated by the
12 community. There is certainly an understanding that
13 everything that we do, you know, there is somebody
14 that's going to be adjacent to it and we're saying how
15 do we balance those needs.

16 We understand the delicate balance of
17 representing those needs of the people right around it
18 with the larger community. But as far as the benefit to
19 the larger community, the community both and the
20 strategic planning and the feedback received from Market
21 & Music have been extremely positive about doing that
22 and the sense of community it brings to Northfield.

23 MS. GALLAGHER: Well, where would they park?

24 MR. BICKFORD: Is the question where would
25 they park? What we found is there's a lot of foot
26 traffic again from the neighborhoods, from Dickens,
27 Bosworth, Churchill. Also on the other side of Wagner
28 Road is a great deal of foot traffic. There are
29 certainly people parking along Wagner, along those
30 spaces where we've designated one-side parking only, and
31 it is expanding into those neighboring streets as Mr.
32 deLoys had said.

33 Those are things that of course we're
34 working with and deferring to the Police Department.
35 The first time we come up with someone parking in front
36 of a fire hydrant, they should be towed, right? These
37 are Village ordinances, it's not a Park District rule.
38 People have to follow the rules of parking in the
39 Village, and anyone who goes against that, you know,
40 should be towed.

41 That being said, a lot of the traffic has
42 been foot traffic. I can't speak to, you know, if we
43 build it they will come. Whether the bandshell is
44 permanent or whether it moves around from spot to spot,
45 we don't really anticipate that it is going to increase
46 traffic.

47 I'm hugely in favor of Northfield Park
48 District, but I look at our facilities and I don't think
49 there's anything that we're going to build that's going
50 to draw that many people from Winnetka's Park District
51 to ours specifically. I think some of the events like
52 Rib Fest, we've taken efforts in the last couple of

1 years to tamp down as it started growing perhaps a
2 little bit unwieldy because we want it to be a
3 Northfield event. While you can't prevent people from
4 other villages from coming, it's principally an event by
5 and for the people of Northfield.

6 CHAIRMAN VASELOPULOS: Thank you.

7 MS. BLAKE: Hi, Nancy Blake, 317 Wagner. I'm
8 very impressive by all the questions you're asking
9 tonight. You really care about the neighbors and the
10 parking and the noise, and I want to thank you for all
11 your questions.

12 I live, by the way, on -- side, and I
13 hear the music at Wagner. So, you know how far it is
14 from the park. I know somebody that was very involved
15 with this Village Board that probably moved out of the
16 neighborhood because of this, and the new person that
17 moved into their house may not know they're moving with
18 a band in the backyard.

19 So, you have to think about this affects
20 real estate values in the neighborhood. Most of the
21 neighbors don't know about it and somebody said why
22 don't the neighbors know about it. They had not noticed
23 the neighbors. So, there should be a meeting by the
24 neighborhood.

25 I think the decibels were low because
26 it's a park and I think all these events are not good
27 for the neighborhood.

28 COMMISSIONER DELOYS: Everybody within a
29 certain square-foot of the park was notified. I am one
30 of them. I got three letters from the Park District.

31 MS. BLAKE: Right, but he said he did 250 feet
32 which is the -- ruling. But this is a noise, this
33 affects the whole neighborhood. I live on Wagner and I
34 hear it.

35 COMMISSIONER DELOYS: Understood, but they did
36 comply with what they had to do.

37 MS. BLAKE: Right, but it's 250 feet. But
38 when it's a noise issue, I think that changes the game.
39 It may not be legally correct, but it might be ethically
40 correct, that's the difference.

41 COMMISSIONER MENDREK: One thing I suggested
42 when this came up in the noise ordinance before is that
43 neighbors who have real concerns need to talk to other
44 neighbors. I live on Bosworth and I never got a
45 mailing, I'm not talking Park District now, I never got
46 a phone call from a concerned neighbor. I never got a
47 letter from a concerned neighbor.

48 So, I guess I encourage people that if
49 you have concerns, then we should treat this area as our
50 neighborhood and reach out to our neighbors. I mean,
51 that's the only way that anyone is ever going to know if
52 the neighborhood has an issue. I would encourage the

1 woman who spoke before you who lives across the street,
2 that if we don't stand up and make the phone calls to
3 the Police Department or to call our neighbors and
4 express concerns, then no one is going to know what's a
5 concern.

6 So, that's my only counsel moving
7 forward, no matter what the Park District, what we
8 decide tonight, if we decide to continue this or talk
9 about other locations is that it is the input of the
10 community that helps all of us make more informed
11 decisions about what's right for the community and the
12 neighborhood.

13 MS. BLAKE: I agree, but I also think that a
14 task-funded governmental body that's going to make a
15 significant change in a quiet, little park and bring
16 loud bands in has a fiduciary responsibility, I don't
17 know if that's the right word, to the neighborhood to
18 notice them in writing. It shouldn't just have to be a
19 community, I agree, talk to your neighbors, but I think
20 a taxpayer body making a big change has a
21 responsibility. Because what's going to happen is if
22 they put the bandshell up and people are angry about it
23 and they say why didn't we know about it, then that's
24 another problem.

25 The question I had for you is who is
26 driving the amount of events that are there? Who picked
27 this number?

28 CHAIRMAN VASELOPULOS: Say that again? I
29 didn't understand the question.

30 MS. BLAKE: We understand there's a certain
31 amount of events that are going to be at the bandshell.

32 COMMISSIONER BOLLING: 17 and 10, correct.

33 CHAIRMAN VASELOPULOS: That's going to go to
34 the sound ordinance that was passed last year I believe.
35 Stacy, do you want to elaborate on that?

36 MS. SIGMAN: Yes. So, that's a Village-wide
37 noise ordinance. It was amended last fall. It went
38 through a public hearing process again before the P&Z
39 and then the Village Board of Trustees. They looked at
40 the events that were occurring, and it's important to
41 note that that 10 and 17, it's all parks in the Village.
42 It's not necessarily 27 in Clarkson Park though it
43 doesn't limit that. So, if they wanted no events, but
44 the Fourth of July event at Willow Park and these
45 others, so that encompasses all of the special events
46 throughout the community.

47 MS. BLAKE: So, how many potential noisy
48 events could be at Clarkson Park? What is the maximum
49 number?

50 MS. SIGMAN: If they didn't do any events at
51 any other park, they could do 17 community events at
52 Clarkson Park and allow five private entities, or I'm

1 sorry, 10 private entities.

2 MS. BLAKE: Well, I have to tell you, I'm a
3 realtor. If I was trying to somebody's house in that
4 neighborhood and I had a listing and people said what's
5 the neighborhood like, what do they do in the park, and
6 I said they have concerts there, and you were the
7 seller, it's something to think about. I'm just being
8 honest with you.

9 If you had a brand new baby that you were
10 putting to bed at 6:30 at night and there was traffic
11 and noise, would you buy a house on that street or would
12 you go much farther away? So, what is that, and I have
13 heard that from you tonight, you really care about the
14 neighbors. I really respect what you're doing here.

15 I do think the neighbors should be
16 noticed and we should have input. They do strategic
17 plans but sometimes they don't get 30 responses, you
18 know.

19 So, anyway, thank you. I think you've
20 done a great job.

21 CHAIRMAN VASELOPULOS: Thank you.

22 COMMISSIONER BOLLING: It's a unique situation
23 in that it's the Park District and it's the Village.
24 There's two entities here.

25 MR. CHADWICK: Hi, good evening. My name is
26 Sturgis Chadwick, I live at 1959 Bosworth. But my house
27 actually faces Churchill. I live right up in the corner
28 of the park, and my side yard abuts up to the park.

29 The music last year I was fine with. I
30 don't think we need a bandshell. I think if we bring a
31 bandshell here, more people will come, and then more
32 people will want to rent it out.

33 This is a picture on May 1st of that
34 corner. It floods all the time. I have a couple here,
35 I'd just like to make them part of the program tonight.

36 Then today, when I came home from work,
37 this is Churchill looking down towards Wheeling. So,
38 there was a retirement party at Clarkson Park today and
39 they parked on both sides of the street. Clearly, two
40 cars can't go down. So, parking has always been an
41 issue with events. I'm not sure how to solve that.

42 But the drainage issue is huge. When the
43 water comes up like that, then my basement floods. So,
44 you guys have to take care of it. Thank you.

45 COMMISSIONER DELOYS: Can you pass those
46 around?

47 MR. CHADWICK: Sure, I'd like to leave these
48 here with you guys.

49 CHAIRMAN VASELOPULOS: Sure.

50 COMMISSIONER BERLINGHOF: So, let me ask you a
51 question about the parking. A lot of communities will
52 have permanent signage on one side of the street that

1 doesn't allow for parking, and then the other side
2 always has parking. Is there a thought process, if this
3 becomes an issue, where we would do that in all of the
4 roads around the park? So, that you only can park on
5 one side of the street.

6 COMMISSIONER KELLY: That would be a
7 recommendation --

8 COMMISSIONER BERLINGHOF: Sure, I mean --
9 MS. SIGMAN: That's certainly something the
10 Village can consider. We can work with Police and the
11 Village Board to determine that, yes.

12 COMMISSIONER BERLINGHOF: Because you're
13 right, you can't prevent that, I don't think that's a
14 fire engine problem, there's probably enough room to get
15 by. But that's a lot of the reasons why they do that,
16 you know, at Glencoe and a bunch of places that do it on
17 one side.

18 COMMISSIONER DELOYS: It will probably be a
19 recommendation whenever there's a private event or a
20 public event, that the signage goes up, that's one side
21 of the street. That would be wise.

22 CHAIRMAN VASELOPULOS: The advantage of the
23 permanent signage though is you eventually get the
24 message struck home. Temporary signage is always going
25 to be, you know, have continual issues for those who
26 break it, those who understand it. But you know,
27 certainly permanent signage, you eventually get the idea
28 that you can't park on that side of the street.

29 COMMISSIONER BERLINGHOF: Right.

30 CHAIRMAN VASELOPULOS: Thank you for those
31 pictures.

32 MR. CHADWICK: Sure.

33 COMMISSIONER BERLINGHOF: I guess --

34 CHAIRMAN VASELOPULOS: Anyone else from the
35 audience have any other -- sorry, Todd.

36 COMMISSIONER BERLINGHOF: That's all right.

37 CHAIRMAN VASELOPULOS: Anyone else from the
38 audience have any questions or comments? Okay.

39 COMMISSIONER BERLINGHOF: I was just going to
40 say I don't think there's a, I don't know if the board
41 here from what I can tell is ready to vote on this. If
42 we did, I don't think we'd probably pass it. On the
43 same token, I think we all are, I think I would
44 encourage everyone to recognize that we need to analyze
45 a permanent facility differently and get some of the
46 information that we're asking for, because I don't think
47 the solution is to have them have a traveling stage.
48 Because that traveling stage could end up in that exact
49 same spot regardless, and then there we have no control
50 over parking and noise and landscaping and everything
51 else because they just can go and do it.

52 So, I think it's a good thing, but I

1 think we need to spend some more time. Maybe to Bill's
2 point, encourage them to spend the next six weeks or so
3 analyzing different locations for the bands. To the
4 audience's education, these bands aren't always the
5 Rolling Stones, right? There's acoustic guitar players,
6 so it's not exactly always loud and boisterous.

7 But I think we should encourage them to
8 spend that time and then encourage them to reach out to
9 some professionals on this acoustic issue and come back
10 with what they'd like to do but with really solid
11 reasons why relative to the noise pollution and where
12 it's going to go and why they feel this is the best
13 location and why they're going to do what they're going
14 to do to try to help the sound attenuation in certain
15 parts of the park.

16 COMMISSIONER DELOYS: I'd love to see them
17 test all the locations that we just discussed, including
18 Willow Road.

19 COMMISSIONER BOLLING: Yes, I would agree with
20 Todd, too. I'm missing the justification of the
21 bandshell, and I'm basically in favor of it. I think it
22 would be a nice thing to have. But certainly what's
23 been presented right now with the location, there seems
24 to be a question, and an optimization of its location I
25 think is a very important consideration.

26 COMMISSIONER MENDREK: It just seems to me
27 that --

28 COMMISSIONER ESTABROOKE: So --

29 COMMISSIONER MENDREK: I'm sorry.

30 COMMISSIONER ESTABROOKE: Go ahead.

31 COMMISSIONER MENDREK: It seems to me that the
32 location is based on budget and convenience to existing
33 utilities. That's what I'm hearing.

34 CHAIRMAN VASELOPULOS: Is that accurate, Park
35 District?

36 COMMISSIONER MENDREK: I mean, you were
37 talking about concession, it being closer to the
38 concessions. I'm gathering it's probably closer to any
39 electric that you need to have. I think there is a --

40 MR. ALEXOFF: If we were to bring electric in,
41 we'd have to put it wherever it goes, so that's not it.

42 COMMISSIONER MENDREK: Right.

43 MR. ALEXOFF: It's really just the convenience
44 to the other support amenities right now. But it
45 doesn't mean it can't be done somewhere else.

46 COMMISSIONER ESTABROOKE: Okay, I was going to
47 say we have a meeting on July 1st, and then --

48 COMMISSIONER DELOYS: July --

49 COMMISSIONER ESTABROOKE: That's what I'm
50 saying; that's what I'm saying. Then we're going to
51 meet again, right.

52 COMMISSIONER DELOYS: That's when we have to

1 look at it.
2 COMMISSIONER ESTABROOKE: I just want to make
3 everybody --
4 COMMISSIONER HIRSCH: I think it can take
5 until October and also have the Rib Fest by then and
6 you'll have a full schedule of events from them of the
7 year.
8 CHAIRMAN VASELOPULOS: Stacy, we can continue
9 to a specific date, right?
10 MS. SIGMAN: That's correct.
11 CHAIRMAN VASELOPULOS: To a specific meeting
12 date, right?
13 MS. SIGMAN: If there's a motion to continue
14 to a specific date.
15 CHAIRMAN VASELOPULOS: It doesn't have to be
16 the next one; it can be whatever we want, right?
17 MS. SIGMAN: That's right.
18 COMMISSIONER DELOYS: And they're able to give
19 us new materials.
20 MS. SIGMAN: Absolutely. So, I mean, there's
21 a real difference if it's continued to a date specific,
22 there is not a re-notification. There's certainly, the
23 signs were put up on the site, but they don't have to
24 re-notify. It just otherwise goes through the newspaper
25 and like our website as far as our calendar goes. But
26 you would receive a packet like you do they would submit
27 ahead of time. That would be evaluated by Staff and you
28 would get that schedule.
29 COMMISSIONER BERLINGHOF: What's the timing if
30 we postpone it to the July meeting?
31 COMMISSIONER ESTABROOKE: Tuesday.
32 COMMISSIONER MENDREK: Hang on, can we just
33 have one conversation?
34 COMMISSIONER BERLINGHOF: Yes. What's the
35 timing if we, for them to get to do, I mean, I wouldn't
36 like to see it pushed off until September-October and
37 have no conversation about it until then. Part of me is
38 kind of like, I mean, granted if they can't have a
39 conversation in July, they can't come in front of us or
40 at least talk to us about it by then, then they can
41 always request it to be pushed off until a later date.
42 MS. SIGMAN: The problem is for the July
43 meeting, we would need the material at the time, and you
44 would prepare a report, publish, et cetera, and get it
45 to you, then have it all in one week. We're going to
46 have to get information together because we're just a
47 few weeks out from, so they would have this week and
48 next week, we would need it that week of the 17th so
49 that we can get that evaluated and get it out to you the
50 following week. We have to send it to all the Staff
51 reviews.
52 COMMISSIONER BERLINGHOF: Does it make any

1 sense for us to have a status update? Do we push it to
2 July 1st and have them, they're not going to present
3 anything, they're not going to come out with any new
4 plans on where the bandshell will be, but they show up
5 and say for last month we've done X, Y and Z, this is
6 where we're at?

7 COMMISSIONER DELOYS: It will be two weeks,
8 they can only do two weeks and --

9 COMMISSIONER BERLINGHOF: No, no, that's to
10 present materials.

11 COMMISSIONER DELOYS: They still have to give
12 the data to us so that Staff can review it.

13 COMMISSIONER BERLINGHOF: Then the answer to
14 my question is no because --

15 COMMISSIONER DELOYS: Yes.

16 COMMISSIONER BERLINGHOF: Can we do a special
17 meeting in August? If that makes any sense. I'm just
18 looking, I'm just trying, I don't think pushing it off
19 until October --

20 COMMISSIONER DELOYS: I'd like to have a
21 complete date, I'd rather make this September, get more
22 data.

23 CHAIRMAN VASELOPULOS: We know when Rib Fest
24 is.

25 COMMISSIONER BERLINGHOF: We're not going to
26 design this to Rib Fest. Rib Fest is --

27 COMMISSIONER DELOYS: Right, agree.

28 CHAIRMAN VASELOPULOS: That's my point. You
29 know what Rib Fest is. We're talking about events
30 throughout the summer on Wednesdays and whatever other
31 occasion you want to do, that would in all likelihood
32 would be completed by September 2nd, I don't know.

33 COMMISSIONER ESTABROOKE: September 3rd.

34 CHAIRMAN VASELOPULOS: September 3rd?

35 COMMISSIONER ESTABROOKE: Yes, the 2nd is --

36 COMMISSIONER DELOYS: So, if it was the
37 September 3rd meeting, when would they have to have the
38 materials?

39 MS. SIGMAN: Mid August.

40 COMMISSIONER DELOYS: That gives them two
41 months or so of shows.

42 COMMISSIONER BERMAN: Couldn't we have some
43 kind of update? We have, the first program starts
44 Wednesday, this Wednesday. So, that's, you know, four
45 Wednesdays before July 1st.

46 COMMISSIONER DELOYS: But they have to have
47 the data in by mid June.

48 MS. SIGMAN: Right, we have to have the
49 material so that it can be available for both Staff
50 review, the public's review and --

51 COMMISSIONER BERLINGHOF: Yes, I think we're
52 talking, you're asking for them to submit stuff. I'm

1 not asking them to submit anything, I'm asking them to
2 walk in the door at that meeting and say here's some
3 things that are going on. If they can't do that, if
4 that's not within the purview of the Village
5 requirements, that they have to present something to the
6 Village before that, then let's not do it. Let's do it
7 in September. That's all I was asking.

8 COMMISSIONER BERMAN: And I'm agreeing with
9 you because that way, they could just walk in the door
10 and you'd have four concerts under your belt.

11 MS. SIGMAN: So, from a legal statistic, if
12 you're going to motion to continue it to a date
13 specific, then you actually have to take up the action.
14 There is nothing in the code that allows for sort of a
15 status update. If you want to ask them to come back,
16 then it's either going to be noticed that it's up for
17 consideration, the public has to be made aware, it has
18 to be posted on the agenda, and it has to be considered
19 for action if we continue it again. But otherwise, you
20 continue it to a date specific which is either then the
21 July I guess or September or sometime in between that.

22 COMMISSIONER KELLY: If it's considered in
23 September, then it could be considered by the Village
24 Board in October, correct?

25 MS. SIGMAN: It could also be considered in
26 September. We generally do it the same time; the P&Z is
27 the first week of the month and then the Board really is
28 the third week.

29 COMMISSIONER BERLINGHOF: All right, then I
30 think it makes sense I guess to continue it to the
31 September meeting.

32 CHAIRMAN VASELOPULOS: Is there a motion?
33 COMMISSIONER BERLINGHOF: I will make a motion
34 to continue to September 3rd.

35 COMMISSIONER ESTABROOKE: 3rd.
36 CHAIRMAN VASELOPULOS: You're certain it's
37 September 3rd?
38 COMMISSIONER ESTABROOKE: Yes.
39 CHAIRMAN VASELOPULOS: That's Tuesday, right?
40 COMMISSIONER ESTABROOKE: Yes, it's Tuesday.
41 CHAIRMAN VASELOPULOS: I apologize.
42 COMMISSIONER ESTABROOKE: It's the Tuesday
43 after Memorial Day.
44 CHAIRMAN VASELOPULOS: Labor Day.
45 COMMISSIONER ESTABROOKE: Labor Day, I mean.
46 COMMISSIONER BERLINGHOF: So, I guess
47 officially I'm saying I want to make a motion --
48 CHAIRMAN VASELOPULOS: Todd, before you make
49 the motion, do we want to include in that motion,
50 instead of just continuing this, suggestions that we
51 want the Park District to undertake?
52 COMMISSIONER BERLINGHOF: Sure.

1 COMMISSIONER BOLLING: Do we need to ask the
2 Park District if they're willing to do this?
3 CHAIRMAN VASELOPULOS: Technically no. We
4 have questions. We want those questions answered. We
5 want to continue it to have those questions addressed
6 and answered. We can be courteous and ask them, I think
7 their answer is yes, so we'll be courteous. Park
8 District, we're contemplating, if you haven't picked up,
9 that we may continue this to September 3rd. That may
10 not be your first choice of what we do tonight, but can
11 you work with that? Or is there a strong, strong
12 objection? If so, we would like to hear it.
13 MR. ALEXOFF: I think we would be more than
14 happy to work with you.
15 CHAIRMAN VASELOPULOS: Sorry, George, we're
16 recording.
17 MR. ALEXOFF: Yes, I believe the District
18 would work with you.
19 CHAIRMAN VASELOPULOS: Thank you.
20 MR. ALEXOFF: We appreciate that.
21 CHAIRMAN VASELOPULOS: Thank you.
22 COMMISSIONER MENDREK: So, I think the answer
23 to your other question is yes, I think we should set
24 forth some --
25 CHAIRMAN VASELOPULOS: Guidelines for them --
26 COMMISSIONER MENDREK: Guidelines for --
27 CHAIRMAN VASELOPULOS: Of what we're looking
28 for.
29 COMMISSIONER MENDREK: Yes.
30 CHAIRMAN VASELOPULOS: What we would like them
31 to review so that when they come back to us, they'll,
32 you know, and I think they've picked up, they've
33 listened to us and I know they're very attentive and
34 care about the community. As many people said, on a
35 personal comment, I think this will have positives to
36 this. I'm not totally against this. The location, I do
37 have some concerns about the bandshell and I'd like for
38 you guys to consider the other options. You've heard my
39 comments about at the north end.
40 Any one else have any other suggestions?
41 I think Todd is about to make a motion. Any other
42 input anyone wants to make to that point?
43 COMMISSIONER HIRSCH: Well, Todd, just if you
44 have in there the issues of sound as it relates to the
45 layout and design as well as community input.
46 COMMISSIONER BERLINGHOF: Yes.
47 COMMISSIONER DELOYS: Locations.
48 COMMISSIONER HIRSCH: Locations meaning design
49 I guess.
50 COMMISSIONER DELOYS: And screening of the
51 band stand.
52 COMMISSIONER HIRSCH: And what?

1 COMMISSIONER DELOYS: Screening.
2 COMMISSIONER HIRSCH: Well, everything that
3 goes with it, the complete --
4 COMMISSIONER BERLINGHOF: I call it sound
5 attenuation; I think that would be fine.
6 COMMISSIONER HIRSCH: Right. I call it sound
7 issue, everything surrounding that, design, layout,
8 impact. Involved in that is community input as well as
9 the traffic and parking issue study.
10 COMMISSIONER ESTABROOKE: We're just doing the
11 bandshell, right?
12 COMMISSIONER BERLINGHOF: That's not our
13 purview.
14 COMMISSIONER HIRSCH: Oh, right, okay.
15 Correct, we're just taking the bandshell, okay. Yes, I
16 mean, that's essentially it. There is no other.
17 Are we worried about drainage as it
18 impacts it at all with the bandshell?
19 COMMISSIONER BERLINGHOF: No, I mean, I think
20 that's, again that's the Village's purview that they set
21 according to code.
22 MS. SIGMAN: Yes, whatever gets done will have
23 to be done potentially per code.
24 COMMISSIONER HIRSCH: Right, okay.
25 COMMISSIONER MENDREK: So, you want to do a
26 dry run?
27 COMMISSIONER BERLINGHOF: Let me do a dry run.
28 **I want to make a motion to continue the**
29 **approval of a special use for the construction and use**
30 **of a bandshell in Clarkson Park located at 1950 Willow**
31 **Road to allow time to evaluate the different locations**
32 **and the decibel levels that these locations project,**
33 **hire a professional service to evaluate the sound**
34 **attenuation to this new bandshell and to evaluate its**
35 **layout and construction.**
36 CHAIRMAN VASELOPULOS: That sounds good, did
37 you want to continue it to which date?
38 COMMISSIONER BERLINGHOF: **To September 3rd.**
39 CHAIRMAN VASELOPULOS: Thank you.
40 COMMISSIONER DELOYS: Second.
41 CHAIRMAN VASELOPULOS: All those in favor?
42 (Chorus of ayes.)
43 CHAIRMAN VASELOPULOS: All opposed?
44 (No response.)
45 CHAIRMAN VASELOPULOS: The motion carries.
46 Thank you very much. Park District, we look forward to
47 working with you on September 3rd. Motion to adjourn?
48 COMMISSIONER ESTABROOKE: I motion to adjourn.
49 COMMISSIONER BERLINGHOF: Second.
50 CHAIRMAN VASELOPULOS: All those in favor?
51 (Chorus of ayes.)
52 CHAIRMAN VASELOPULOS: All opposed?

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(No response.)
CHAIRMAN VASELOPULOS: Thank you, motion
passes. Good night.

(Whereupon, at 9:06 p.m., the above
meeting was concluded.)

APPROVED 9/3/19