

PLAN AND ZONING

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

COMMISSION

REPORT OF PROCEEDINGS had before the Village of  
Northfield Architectural Commission taken at the Northfield  
Village Hall, Board Room, Northfield, Illinois on the 4th  
day of June, 2018, at the hour of 7:00 p.m.

MEMBERS PRESENT:

BILL VASELOPULOS, Chairman  
THOMAS BOLLING  
DAN deLOYS  
TRACEY MENDREK  
KATHY ESTABROOKE  
STEVEN HIRSCH

MEMBERS ABSENT:

E. LEONARD RUBIN  
TODD BERLINGHOF  
CONNIE BERMAN

ALSO PRESENT:

STEVE GUTIERREZ, Community Development Director

1 CHAIRMAN VASELOPULOS: Good evening, everyone. I'd  
2 like 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 Steve.

7 COMMISSIONER HIRSCH: Steven Hirsch.  
8 COMMISSIONER ESTABROOKE: Kathy Estabrooke.  
9 COMMISSIONER MENDREK: Tracey Mendrek.  
10 COMMISSIONER DELOYS: Dan deLoys.  
11 COMMISSIONER BOLLING: Tom Bolling.

12 CHAIRMAN VASELOPULOS: Thank you. The purpose of  
13 tonight's meeting is to conduct a public hearing, and to  
14 discuss and consider the request of approval for a  
15 special use permit located at 1822 Willow Road.  
16 Petitioner's name is Roundy's Supermarkets; it's also  
17 most commonly known as Mariano's.

18 The public hearing format will provide an overview  
19 of this proposal and a forum for public comment and  
20 input. This Commission is a recommending body only and  
21 we will forward our recommendation to the Village  
22 President and the Board of Trustees for their final  
23 determination of whether or not to grant this item that  
24 is before us today. The Board will then consider this  
25 item that's being discussed this evening at the next  
26 Board meeting which is scheduled for Tuesday, June 19th,  
27 2018, at 7:00 p.m. right here in this boardroom.

28 Commission meetings require that all persons  
29 wishing to be heard and to enter testimony must be sworn  
30 in. This includes all petitioners, individuals with the  
31 petitioners, and any other interested parties or other  
32 property owners. Following the petitioner's  
33 presentation and after the Commissioner has had an  
34 opportunity to ask questions and discuss amongst  
35 ourselves, then all other interested parties will be  
36 given an opportunity to speak. Prior to speaking, we  
37 request that all parties step forward to the microphone  
38 and be sworn in and provide a name and address and  
39 interest in this matter for the record. These  
40 proceedings are being recorded, and that is why we  
41 request you to speak at the podium where the microphone  
42 is located.

43 Our first order of business is to pass the minutes  
44 from our last meeting of April 30th, 2018. Is there a  
45 motion?

46 COMMISSIONER DELOYS: Motion.  
47 COMMISSIONER HIRSCH: Second.  
48 CHAIRMAN VASELOPULOS: All those in favor?  
49 (Chorus of ayes.)  
50 CHAIRMAN VASELOPULOS: All opposed?  
51 (No response.)  
52 CHAIRMAN VASELOPULOS: The motion carries. Before

1 the Petitioner steps forward, Steve, would you like to  
2 give us some introductory comments?

3 MR. GUTIERREZ: Thank you, Chairman. As you said,  
4 the Petitioner is Roundy's Supermarkets. They are  
5 seeking an amendment to the special use permit that  
6 governs the Mariano's store at 1822 Willow Road. They  
7 are seeking approval for seasonal outdoor sales on the  
8 sidewalk in front of the store.

9 The departments all looked at the proposed plans  
10 and the layout for where the sales would occur. I have  
11 just a few comments from the Fire Department as well as  
12 our Building Commissioner.

13 The Fire Department wants to make sure that there  
14 is at least 10 feet of clearance around the main  
15 entrance and exits, the two entrances on the front of  
16 the store. They wish to make sure that there is full  
17 access to the hose connections and the Knox-Box there in  
18 front of the store as well. The Building Commissioner  
19 has suggested that they also maintain a three-foot wide  
20 walkway aisle throughout the sidewalk in front of the  
21 store so that people aren't having to step into the fire  
22 lane to walk around the seasonal sale items.

23 Provided that those four things are accomplished  
24 and maintained, Staff is supportive of the proposed  
25 amendment to the special use. If you have questions of  
26 me, I'd be happy to answer them. Dan Farrell with  
27 Roundy's is here to represent the Petitioner.

28 CHAIRMAN VASELOPULOS: Thank you, Steve.

29 MR. GUTIERREZ: Dan, step up to the podium if you  
30 don't mind.

31 CHAIRMAN VASELOPULOS: If we don't have any  
32 questions, please state your name and please be sworn  
33 in.

34 MR. FARRELL: Dan Farrell, Vice President of Real  
35 Estate for Roundy's Supermarkets, Inc., 875 East  
36 Wisconsin Avenue, Milwaukee, Wisconsin.

37 MR. GUTIERREZ: Please raise your right hand.

38 (Witness sworn.)

39 MR. GUTIERREZ: Thank you.

40 MR. FARRELL: First of all, thank you very much for  
41 listening to our petition tonight. We're grateful to be  
42 doing business in Northfield.

43 I'm assuming you may all be familiar but I'm not  
44 familiar enough with you to know how long you've been on  
45 the Commission, so this was an existing store that we  
46 took over in very late 2013 from Dominick's, did a  
47 little remodel and opened the store in early 2014. So,  
48 we've been operating at this location just a little over  
49 four years as Roundy's Supermarkets, Inc. doing business  
50 as Mariano's. So, again as I said, we're very proud to  
51 be doing business in this jurisdiction and we thank you  
52 for that opportunity.

1           Tonight, I'm before you to ask for permission to  
2 carry on the display of merchandise and for sale  
3 interior to the premises outside on kind of the sidewalk  
4 area there. We do like to do this at all of our stores.  
5       If you've been to other stores, you'll see kind of the  
6 same characteristic where we like to do seasonal sales  
7 or bring some color and so forth to the front of the  
8 store. In this case, we do have a fairly shallow  
9 sidewalk area, and so we absolutely agree with the  
10 comments by, you know, Staff and certainly the rest of  
11 the departments. So, we're absolutely willing to comply  
12 with everything they've put in there.

13           You know, we'd like the opportunity to bring that  
14 experience out to the store and greet them at the door  
15 instead of inside the door. I'd be more than happy to  
16 answer any questions you have specific about the  
17 operation, but it's kind of laid out in the packet so I  
18 don't want to take up your time unless, you know, you've  
19 got questions and I can certainly answer those.

20           CHAIRMAN VASELOPULOS: Okay, do any Commissioners  
21 have any questions?

22           COMMISSIONER BOLLING: The Petitioner is, it's  
23 Roundy's, Inc., not Kroger?

24           MR. FARRELL: Roundy's Supermarkets, Inc. is the  
25 legal entity that controls this real estate. So, that's  
26 basically a division or a wholly-owned subsidiary of  
27 Kroger. So, the application was in the name of the  
28 entity that controls the premises by lease.

29           COMMISSIONER BOLLING: And that's accurate today?

30           MR. FARRELL: What's that?

31           COMMISSIONER BOLLING: That's accurate today?

32           MR. FARRELL: Yes, that's correct.

33           COMMISSIONER HIRSCH: Dan, was there ever a  
34 consideration to use the parking lot for any type of  
35 selling activity, any kind of tent sale or anything like  
36 that? Because, the reason I bring it up is this is a  
37 non-specific to the sidewalk designation as special use.  
38 It's kind of blanket to Mariano's.

39           MR. FARRELL: Yes. So, typically, we would ask for  
40 the approval to go into the parking lot with a truckload  
41 sale or a tent sale or something like that. In this  
42 case, you know, we've got a fairly tight parking field  
43 and it's very visible to the public obviously for some  
44 fairly major carriers. So, we asked that we be allowed  
45 to do it on the sidewalk area adjacent to the store.

46           COMMISSIONER HIRSCH: Okay, so you don't envision  
47 that, because of the special use, you'll be dropping  
48 shipping containers and having, you know, big tree sales  
49 that extend into the parking lot or anything like that?

50           MR. FARRELL: That's correct. We did highlight on  
51 the site plan and it may not be real visible, but we  
52 highlighted basically just the sidewalk area in front.

1 COMMISSIONER HIRSCH: Yes.  
2 MR. FARRELL: So, what we're asking for tonight  
3 would not allow us to carry it into the parking lot.  
4 COMMISSIONER HIRSCH: Okay, great.  
5 CHAIRMAN VASELOPULOS: My understanding is, yes,  
6 what's before us is only the sidewalk between, and in  
7 fact the requirement is you need to maintain a certain  
8 amount of space between the sidewalk and the road.  
9 COMMISSIONER HIRSCH: Right.  
10 CHAIRMAN VASELOPULOS: The driveway there. So,  
11 you've got a little room between that three or four feet  
12 of sidewalk and the building itself, and that's the  
13 space to the parking lot, right?  
14 MR. FARRELL: Correct.  
15 CHAIRMAN VASELOPULOS: You've been using this space  
16 already for six seasonal sales, am I right about that?  
17 MR. FARRELL: That's correct.  
18 CHAIRMAN VASELOPULOS: Okay, and now you're coming  
19 in and formalizing the practice that you've been doing?  
20 MR. FARRELL: Yes, that's correct.  
21 CHAIRMAN VASELOPULOS: Do you envision going beyond  
22 what you currently have been doing which is, you know,  
23 pumpkins in the fall and plants in the spring and things  
24 like that?  
25 MR. FARRELL: What I would tell you is we're in an  
26 ever-changing industry. Obviously, we do ultimately can  
27 get run by Kroger and they've got, you know, some things  
28 that they like to roll out programs. So, we tried to  
29 kind of give you a sense of what we'd be looking to do,  
30 but that's one of the reasons why we highlighted and  
31 defined the area so that you knew exactly it's in a  
32 controlled area. So, you know, if it's something other  
33 than pumpkins, if they decide that, you know, they've  
34 got a new program that you might want to do something  
35 else, we'd like to have the flexibility to do that as  
36 long as we stay within that area and it doesn't  
37 encumber, you know, the pedestrian walkways and so  
38 forth.  
39 CHAIRMAN VASELOPULOS: All cashiering will still be  
40 done inside the store, right?  
41 MR. FARRELL: That's correct.  
42 COMMISSIONER ESTABROOKE: The Chief also made some  
43 comments in his, what do you call this?  
44 MR. FARRELL: His review?  
45 COMMISSIONER ESTABROOKE: What he displayed here,  
46 yes.  
47 MR. FARRELL: Yes.  
48 COMMISSIONER ESTABROOKE: About cameras and fire  
49 lane signs. Then there is also something about cleaning  
50 up the trash around the store.  
51 MR. FARRELL: Yes, there was a comment on general  
52 litter, and obviously were in an industry that there's a

1 lot of paper and so forth. So, we will certainly make  
2 sure that our portering service and everything like that  
3 is made aware of those comments. Quite honestly, I did  
4 just see the Staff report earlier today, and so I  
5 haven't told anybody about that. But I certainly will.

6 COMMISSIONER ESTABROOKE: Okay.

7 MR. FARRELL: As far as just, you know, general  
8 cleanliness and so forth, not an issue.

9 COMMISSIONER DELOYS: Is the area where the carts  
10 are currently stacked up on the western flank of the  
11 store, will that be used for sales also? If so, where  
12 are you putting the carts?

13 MR. FARRELL: Yes, so if they want to go to where  
14 the cart storage area is, we'll make sure that they  
15 don't end up on the perimeter. We'll make sure that  
16 either they're inside or there's some other form. I did  
17 see that comment as well to make sure, but we'll make  
18 sure that, you know, we're not encumbering any of the  
19 areas that would restrict pedestrians. You know,  
20 obviously, the free flow of pedestrians is important to  
21 us as it is to you.

22 CHAIRMAN VASELOPULOS: I'm sorry if you already  
23 answered this question, but the security cameras the  
24 police are recommending you upgrade those, is that, are  
25 you --

26 MR. FARRELL: They made a comment that depending on  
27 what the level of activity is, they may want to upgrade  
28 those. I believe those cameras were in place before we  
29 operated the store. I think we took those over, I'm not  
30 a hundred percent certain, but I will bring that back to  
31 our security team and make sure that we've got, you  
32 know, a good visual if in fact there's product out  
33 there.

34 As you had mentioned before, we had been doing this  
35 in the past. I'm not aware of any issues.

36 CHAIRMAN VASELOPULOS: Yes. Not only the angle,  
37 but they also cite the quality of the picture itself  
38 which may be due to the age.

39 MR. FARRELL: Right, could be. Yes, so we'll take  
40 a review of that as well with our team and make sure  
41 that, you know, as well as your police force, that our  
42 internal security guys are getting images that would  
43 allow us to follow up on anything like that.

44 CHAIRMAN VASELOPULOS: Does anyone else have any  
45 other questions or comments?

46 Since there is no one in the audience, I assume no  
47 one in the audience has any questions. Would someone  
48 like to make a motion?

49 COMMISSIONER HIRSCH: I'll make a motion.

50 **Motion to recommend to the Village Board approval of an**  
51 **amendment to the Special Use governing the Mariano's**  
52 **store at 1822 Willow Road in order to allow seasonal**

- 1 outdoor sales, in accordance with the Petitioner's  
2 application and supporting materials, date stamped May  
3 29th, 2018, subject to the following conditions:
- 4 1. The Special Use shall be personal and limited  
5 to the Petitioner, Roundy's Supermarkets, or a  
6 retail food establishment that is an assignee  
7 of, or successor to, the Petitioner.  
8 Furthermore, the Special Use amendment shall  
9 only be applicable to the subject property.
  - 10 2. A three-foot wide walking aisle shall be  
11 maintained the entire length of the sidewalk  
12 in front of the store at all times.
  - 13 3. A 10-foot clearance shall be maintained around  
14 the entrances and exits of the building at all  
15 times.
  - 16 4. Access to the building's fire hose connection  
17 and Knox-Box must be maintained at all times.
  - 18 5. The representations made in the application  
19 and supporting documents are binding upon the  
20 Petitioners. There shall be no additional  
21 uses permitted beyond those specifically  
22 enumerated herein or permitted by the Village  
23 of Northfield's Zoning Ordinance.
  - 24 6. The Village of Northfield Health, Fire, and  
25 Building Officials shall be granted access to  
26 the subject property at any reasonable time  
27 for purposes of conducting inspections for  
28 compliance with Village Codes and Ordinances.
  - 29 7. An approval pursuant to any requested review  
30 by a Village consultant, Village Staff member,  
31 Village Commission or Village Board Committee  
32 shall be an approval of only those items  
33 specified in any motion, resolution,  
34 ordinance, or written report. Such approval  
35 shall not be deemed to be an approval of any  
36 matter which is within the jurisdiction of any  
37 other Village consultant, Village Staff  
38 member, Village Board Committee or Village  
39 Commission that has not issued a report or  
40 given its approval. Neither shall such  
41 approval be deemed the approval of any County,  
42 State or Federal Agency. Under no  
43 circumstances shall the approval be deemed to  
44 be an approval of any matter not included in  
45 this ordinance by virtue of the fact that such  
46 a matter appeared on a supporting document  
47 which is not attached as an exhibit to this  
48 ordinance or incorporated as an exhibit as  
49 part of this ordinance.
  - 50 8. The Petitioner shall comply in all other  
51 respects with the ordinances of the Village of  
52 Northfield and nothing in this special use

- 1 shall be construed as a waiver of any of those  
 2 requirements.
- 3 9. Violation of any condition of this Special Use  
 4 Ordinance shall be cause to revoke said permit  
 5 by the Corporate Authorities upon 10 days  
 6 proper notice to the Petitioner.  
 7 Alternatively, the Village Manager shall have  
 8 the right to assess fines, not to exceed \$750  
 9 per violation, for violation of this Special  
 10 Use Ordinance. Such assessment of fines may  
 11 be appealed to the Corporate Authorities by  
 12 filing written notice of appeal within three  
 13 days of the assessment.
- 14 10. Changes in the project may only be made as  
 15 follows:
- 16 A. Minor Field Changes. Minor changes in  
 17 locations or sizes shown on exhibits may  
 18 be approved, in writing, by the Director  
 19 of Community Development. Typically, a  
 20 minor field change will not involve a  
 21 percentage change greater than three  
 22 percent. However, not all changes of  
 23 less than three percent shall necessarily  
 24 be deemed to be minor. The determination  
 25 of the Director of Community Development  
 26 as to whether a change is a minor field  
 27 change shall be final.
- 28 B. Village Board Approved Changes. The  
 29 Village Board may approve, without  
 30 referral to the Plan and Zoning  
 31 Commission, such other changes as it  
 32 believes are in the best interest of the  
 33 Village and which do not involve changes  
 34 in numbers found in the text of the  
 35 Ordinance and which do not have a  
 36 substantial, direct impact on adjacent  
 37 properties. The determination of the  
 38 Village Board as to whether a requested  
 39 change should be referred to the Plan and  
 40 Zoning Commission shall be final.
- 41 C. Changes Requiring a Public Hearing. Any  
 42 change involving a size, quantity or  
 43 other numerical value found in the text  
 44 of the Ordinance or any change having  
 45 substantial, direct impact on adjacent  
 46 properties shall not be made except after  
 47 a public hearing before the Plan and  
 48 Zoning Commission. Additionally, the  
 49 Village Board or the Director of  
 50 Community Development may refer requested  
 51 change to the Plan and Zoning Commission  
 52 for public hearing when either believes



1                   **it would be in the best interest of the**  
2                   **Village to do so.**  
3           COMMISSIONER DELOYS:   Second.  
4           CHAIRMAN VASELOPULOS:  All those in favor?  
5                   (Chorus of ayes.)  
6           CHAIRMAN VASELOPULOS:  All opposed?  
7                   (No response.)  
8           CHAIRMAN VASELOPULOS:  Motion carries.  Thank you  
9           and good luck.  We wish you all well in your continuing  
10           business with the Village.  
11           COMMISSIONER DELOYS:  Safe drive home.  
12           MR. FARRELL:  Thank you very much.  
13           CHAIRMAN VASELOPULOS:  Motion to adjourn?  
14           COMMISSIONER MENDREK:  Yes.  
15           COMMISSIONER HIRSCH:  Yes.  
16           COMMISSIONER ESTABROOKE:  Motion to adjourn.  
17           COMMISSIONER MENDREK:  Second.  
18           CHAIRMAN VASELOPULOS:  All those in favor?  
19                   (Chorus of ayes.)  
20           CHAIRMAN VASELOPULOS:  All opposed?  
21                   (No response.)  
22           CHAIRMAN VASELOPULOS:  The motion carries.  Good  
23           night.  Thank you.  
24                   (Whereupon, at 7:14 p.m., the above-mentioned  
25                   petition was concluded).

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27           APPROVED 9/4/18

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

12  
13 \_\_\_\_\_  
14 ROBERT LUTZOW

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

19  
20  
21 \_\_\_\_\_  
22 NOTARY PUBLIC

23