

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 Plan and Zoning Commission taken at the Northfield  
Village Hall, Board Room, Northfield, Illinois on the 1st  
day of October, 2018, at the hour of 7:02 p.m.

MEMBERS PRESENT:

DAN deLOYS, Acting Chairman  
TODD BERLINGHOF  
THOMAS BOLLING  
KATHY ESTABROOKE  
E. LEONARD RUBIN  
STEVEN HIRSCH  
CONNIE BERMAN

MEMBERS ABSENT:

BILL VASELOPULOS, Chair  
TRACEY MENDREK

ALSO PRESENT:

STEVE GUTIERREZ, Community Development Director

1           ACTING CHAIRMAN DELOYS: I'd like to call to  
2 order the meeting of the Plan & Zoning Commission. My  
3 name is Dan deLoys, I'm the Acting Chair of the  
4 Commission tonight. At this time, I'd like the  
5 Commissioners to introduce themselves starting with  
6 Commissioner Berman.

7           COMMISSIONER BERMAN: Connie Berman.  
8           COMMISSIONER HIRSCH: Steven Hirsch.  
9           COMMISSIONER RUBIN: Len Rubin.  
10          COMMISSIONER ESTABROOKE: Kathy Estabrooke.  
11          COMMISSIONER BERLINGHOF: Todd Berlinghof.  
12          COMMISSIONER BOLLING: Tom Bolling.

13          ACTING CHAIRMAN DELOYS: Thank you very much.  
14 The purpose of tonight's meeting is to, first, continue  
15 a public hearing regarding the proposed Armstrong  
16 Subdivision at 2005 Southridge Terrace, and second,  
17 conduct a public hearing to consider and discuss a  
18 request for approval of a special use permit located at  
19 1622 Willow Road.

20                 The public hearing format will provide an  
21 overview of this proposal and a forum for the public  
22 comment and input. This Commission is a recommending  
23 body only. We will forward our recommendation to the  
24 Village President and the Board of Trustees for the  
25 final determination on whether or not to grant this item  
26 before us today. The Village Board will then consider  
27 this item being discussed this evening at their next  
28 Board meeting which is scheduled for Tuesday, October  
29 16th, at 7:00 o'clock, right here in this room.

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

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

45                 Our first order of business is to pass  
46 the minutes from our last meeting from September 4,  
47 2018. Is there any motion?

48           COMMISSIONER ESTABROOKE: Motion to approve.

49           COMMISSIONER BERLINGHOF: Second.

50           ACTING CHAIRMAN DELOYS: All in favor?

51                     (Chorus of ayes.)

52           ACTING CHAIRMAN DELOYS: All opposed?

1 (No response.)

2 ACTING CHAIRMAN DELOYS: The motion passed,  
3 thanks. Before the Petitioners step to the microphone,  
4 Steve, do you have any comments you would like to make?

5 MR. GUTIERREZ: Thank you, Mr. Chairman. As  
6 you stated, the application for resubdivision and  
7 rezoning of the property at 2005 Southridge Terrace, we  
8 started that discussion and review at the September Plan  
9 & Zoning Commission meeting. A couple of questions  
10 arose, one of which was how large a house could be built  
11 on what was proposed as Lot 1 at the time, as well as  
12 whether or not the required Village access easement  
13 should be included on the previously approved Porters'  
14 plat of subdivision on the west side of the river there.  
15 The Applicant asked the Commission to continue its  
16 discussion until this meeting in order to give them time  
17 to work with the Village Attorney to come up with a good  
18 solution on those issues.

19 Subsequent to the September meeting,  
20 Staff and the Village Attorney discussed these issues  
21 with the Armstrongs' and the Porters' attorneys. All  
22 agreed that certain revisions that I'll list in a second  
23 should address these issues to the Village Attorney's  
24 satisfaction. With these changes which are reflected on  
25 the revised plat of subdivision that we sent out to you  
26 last week, the Staff and the Village Attorney are  
27 supportive of the proposed plat of subdivision at this  
28 point in time.

29 Now, those three revisions included  
30 leaving the existing Lot 2 in Hust Subdivision intact.

31 MR. GUTIERREZ: The revised plat of  
32 subdivision is outlined in red here, okay. Right now  
33 there is Lot 2 of Hust Subdivision, where the existing  
34 Armstrong home is. We were concerned the question of  
35 how large a house could be built on Lot 1 that was about  
36 4 acres on the original proposal.

37 So, in response to that, the Petitioner  
38 agreed to carve this existing Lot 2 of Hust Subdivision  
39 out of this proposed subdivision. The size of the house  
40 that can be built on the new Lot 1, will be based on the  
41 size of home that can currently be built on Lot 2 of  
42 Hust Subdivision.

43  
44 COMMISSIONER BERLINGHOF: Where is that noted?

45 COMMISSIONER BOLLING: It's on page two.

46 MR. GUTIERREZ: You're talking about in the  
47 subdivision?

48 COMMISSIONER BOLLING: Wait, wait. But if you  
49 could point that out specifically for Todd, because I  
50 was pointing at the easement?

51 COMMISSIONER BERLINGHOF: The reason I bring  
52 that up is because the motions that are of course in

1 here don't talk about it. So, all they talk about is  
 2 the plat of subdivision. So, the concept of a 60,000  
 3 square-foot home on Lot 2 and on Lot 1 have to appear  
 4 somewhere because they're not in the motion.

5 COMMISSIONER BOLLING: Right. They were in  
 6 the motion last month because the plat of survey was not  
 7 correct.

8 COMMISSIONER BERLINGHOF: It didn't have in  
 9 there.

10 COMMISSIONER BOLLING: Right.

11 MR. KREENY: Note three.

12 COMMISSIONER BOLLING: Oh, there it is.

13 COMMISSIONER BERLINGHOF: Okay, so you're not  
 14 specifically talking about square footage. You're just  
 15 saying Lot 2 now exists, it's a certain size, and based  
 16 upon that certain size, there's a limitation on the  
 17 house size.

18 MR. GUTIERREZ: Correct.

19 COMMISSIONER BERLINGHOF: And that this  
 20 particular lot has the same limitation depending on what  
 21 that is.

22 MR. GUTIERREZ: Correct.

23 COMMISSIONER BERLINGHOF: Then similarly, the  
 24 concept of the right-of-way for service access, is that  
 25 in the note here as well?

26 COMMISSIONER BOLLING: Yes, that's up here.

27 MR. GUTIERREZ: That is as well.

28 COMMISSIONER BERLINGHOF: Are the owners of  
 29 that lot, are they a signatory to this?

30 MR. GUTIERREZ: Correct, and that was a  
 31 Village determined solution, rather than reopen the  
 32 Porter Subdivision.

33 COMMISSIONER BERLINGHOF: It's the one time  
 34 you'd like to actually get a big-sized document rather  
 35 than the little one.

36 ACTING CHAIRMAN DELOYS: Do we want to swear  
 37 in anybody?

38 MR. GUTIERREZ: Just to go over the last two  
 39 then, Mr. Berlinghof just made note of the second one  
 40 which is that there is a certification on this plat that  
 41 the Porters will sign acknowledging the Village's access  
 42 easement that traverses their property from the end of  
 43 pavement at Maple Row over to the river, or I'm sorry,  
 44 to the east edge of their property.

45 The third revision limits the size of the  
 46 home that could be built on Lot 1 to the size of the  
 47 home that can be built on the lot the existing home sits  
 48 on - which is Lot 2 of Hust's Subdivision.

49 With these revisions, the Village Attorney and  
 50 Staff are satisfied that they've addressed the issues  
 51 that Staff had raised initially, and would suggest that  
 52 the two motions that we've revised and put into your new

1 memo, we would suggest to the Commission if they wanted  
 2 to approve this, that those motions would be  
 3 appropriate. Again, there are two motions: one for the  
 4 plat of subdivision itself, and another motion for the  
 5 rezoning of the outlots.

6 The Applicant is represented here this  
 7 evening, if you would like them to review anything for  
 8 you, if you have any questions. But I think I've gotten  
 9 the essence of --

10 COMMISSIONER BERLINGHOF: Yes, that gets to  
 11 what we asked for. I just wanted to clarify it. We've  
 12 got the Porter signature and we've got the housing  
 13 square footage. I don't see any reason to ask again,  
 14 unless anyone else in the audience has an issue.

15 ACTING CHAIRMAN DELOYS: Any comments and  
 16 discussion at this point before we go on to the  
 17 audience?

18 COMMISSIONER RUBIN: Well, does the Petitioner  
 19 have any comments?

20 Apparently not.

21 ACTING CHAIRMAN DELOYS: Commission, any  
 22 questions, comments? Anybody from the audience who  
 23 would like to comment, questions? Okay, do I --

24 COMMISSIONER BERLINGHOF: I'll make a motion.  
 25 I'd like to make two motions, right, Steve?

26 COMMISSIONER BOLLING: That's two.

27 MR. GUTIERREZ: There will need to be a vote  
 28 on each motion. So, please make two motions.

29 COMMISSIONER BERLINGHOF: **I'll make a motion**  
 30 **to recommend to the Village Board approval of a Final**  
 31 **Plat of Subdivision of the property at 2005 Southridge**  
 32 **Terrace, in accordance with the Petitioner's application**  
 33 **and supporting materials, date stamped September 25th,**  
 34 **2018, subject to conditions:**

- 35 1. The representations made in the application  
 36 and supporting documents are binding upon the  
 37 Petitioners.
- 38 2. The Village of Northfield Health, Fire, and  
 39 Building Officials shall be granted access to  
 40 the subject property at any reasonable time  
 41 for purposes of conducting inspections for  
 42 compliance with Village Codes and Ordinances.
- 43 3. An approval pursuant to any requested review  
 44 by a Village consultant, Village Staff member,  
 45 Village Commission or Village Board Committee  
 46 shall be an approval of only those items  
 47 specified in any motion, resolution,  
 48 ordinance, or written report. Such approval  
 49 shall not be deemed to be an approval of any  
 50 matter which is within the jurisdiction of any  
 51 other Village consultant, Village Staff  
 52 member, Village Board Committee or Village

- 1 Commission that has not issued a report or  
 2 given its approval. Neither shall such  
 3 approval be deemed the approval of any County,  
 4 State or Federal Agency. Under no  
 5 circumstances shall the approval be deemed to  
 6 be an approval of any matter not included in  
 7 this ordinance by virtue of the fact that such  
 8 a matter appeared on a supporting document  
 9 which is not attached as an exhibit to this  
 10 ordinance or incorporated as an exhibit as  
 11 part of this ordinance.
- 12 4. The Petitioner shall comply in all other  
 13 respects with the ordinances of the Village of  
 14 Northfield and nothing in this special use  
 15 shall be construed as a waiver of any of those  
 16 requirements.
- 17 5. Changes in the project may only be made as  
 18 follows:
- 19 A. Minor Field Changes. Minor changes in  
 20 locations or sizes shown on exhibits may  
 21 be approved, in writing, by the Director  
 22 of Community Development. Typically, a  
 23 minor field change will not involve a  
 24 percentage change greater than three  
 25 percent. However, not all changes of  
 26 less than three percent shall necessarily  
 27 be deemed to be minor. The determination  
 28 of the Director of Community Development  
 29 as to whether a change is a minor field  
 30 change shall be final.
- 31 B. Village Board Approved Changes. The  
 32 Village Board may approve, without  
 33 referral to the Plan & Zoning Commission,  
 34 such other changes as it believes are in  
 35 the best interest of the Village and  
 36 which do not involve changes in numbers  
 37 found in the text of the Ordinance and  
 38 which do not have a substantial, direct  
 39 impact on adjacent properties. The  
 40 determination of the Village Board as to  
 41 whether a requested change should be  
 42 referred to the Plan & Zoning Commission  
 43 shall be final.
- 44 C. Changes Requiring a Public Hearing. Any  
 45 change involving a size, quantity or  
 46 other numerical value found in the text  
 47 of the Ordinance or any change having  
 48 substantial, direct impact on adjacent  
 49 properties shall not be made except after  
 50 a public hearing before the Plan & Zoning  
 51 Commission. Additionally, the Village  
 52 Board or the Director of Community

1                   Development may refer requested change to  
2                   the Plan & Zoning Commission for public  
3                   hearing when either believes it would be  
4                   in the best interest of the Village to do  
5                   so.  
6                   ACTING CHAIRMAN DELOYS: Second?  
7                   COMMISSIONER RUBIN: I'll second.  
8                   ACTING CHAIRMAN DELOYS: Ayes?  
9                   (Chorus of ayes.)  
10                  ACTING CHAIRMAN DELOYS: Against?  
11                  (No response.)  
12                  ACTING CHAIRMAN DELOYS: The motion passes.  
13                  COMMISSIONER BERLINGHOF: I'll make a motion  
14                  to recommend to the Village Board approval of a Zoning  
15                  Map Amendment to change the zoning of Outlot B of the  
16                  Armstrong Subdivision to R-3, and Outlots C and D of the  
17                  Armstrong Subdivision to R-1, in accordance with the  
18                  Petitioner's application and supporting materials, date  
19                  stamped August 31st, subject to the following  
20                  conditions:  
21                  1.        The representations made in the application  
22                            and supporting documents are binding upon the  
23                            Petitioners. There shall be no additional  
24                            uses permitted beyond those specifically  
25                            enumerated herein or permitted by the Village  
26                            of Northfield's Zoning Ordinance.  
27                  2.        The Village of Northfield Health, Fire, and  
28                            Building Officials shall be granted access to  
29                            the subject property at any reasonable time  
30                            for purposes of conducting inspections for  
31                            compliance with Village Codes and Ordinances.  
32                  3.        An approval pursuant to any requested review  
33                            by a Village consultant, Village Staff member,  
34                            Village Commission or Village Board Committee  
35                            shall be an approval of only those items  
36                            specified in any motion, resolution,  
37                            ordinance, or written report. Such approval  
38                            shall not be deemed to be an approval of any  
39                            matter which is within the jurisdiction of any  
40                            other Village consultant, Village Staff  
41                            member, Village Board Committee or Village  
42                            Commission that has not issued a report or  
43                            given its approval. Neither shall such  
44                            approval be deemed the approval of any County,  
45                            State or Federal Agency. Under no  
46                            circumstances shall the approval be deemed to  
47                            be an approval of any matter not included in  
48                            this ordinance by virtue of the fact that such  
49                            a matter appeared on a supporting document  
50                            which is not attached as an exhibit to this  
51                            ordinance or incorporated as an exhibit as  
52                            part of this ordinance.

- 1           4.       The Petitioner shall comply in all other  
2                    respects with the ordinances of the Village of  
3                    Northfield and nothing in this special use  
4                    shall be construed as a waiver of any of those  
5                    requirements.  
6           5.       Changes in the project may only be made as  
7                    follows:  
8           A.       Minor Field Changes. Minor changes in  
9                    locations or sizes shown on exhibits may  
10                   be approved, in writing, by the Director  
11                   of Community Development. Typically, a  
12                   minor field change will not involve a  
13                   percentage change greater than three  
14                   percent. However, not all changes of  
15                   less than three percent shall necessarily  
16                   be deemed to be minor. The determination  
17                   of the Director of Community Development  
18                   as to whether a change is a minor field  
19                   change shall be final.  
20           B.       Village Board Approved Changes. The  
21                   Village Board may approve, without  
22                   referral to the Plan & Zoning Commission,  
23                   such other changes as it believes are in  
24                   the best interest of the Village and  
25                   which do not involve changes in numbers  
26                   found in the text of the Ordinance and  
27                   which do not have a substantial, direct  
28                   impact on adjacent properties. The  
29                   determination of the Village Board as to  
30                   whether a requested change should be  
31                   referred to the Plan & Zoning Commission  
32                   shall be final.  
33           C.       Changes Requiring a Public Hearing. Any  
34                   change involving a size, quantity or  
35                   other numerical value found in the text  
36                   of the Ordinance or any change having  
37                   substantial, direct impact on adjacent  
38                   properties shall not be made except after  
39                   a public hearing before the Plan & Zoning  
40                   Commission. Additionally, the Village  
41                   Board or the Director of Community  
42                   Development may refer requested change to  
43                   the Plan & Zoning Commission for public  
44                   hearing when either believes it would be  
45                   in the best interest of the Village to do  
46                   so.  
47           ACTING CHAIRMAN DELOYS: Second?  
48           COMMISSIONER RUBIN: Second.  
49           ACTING CHAIRMAN DELOYS: All in favor?  
50                   (Chorus of ayes.)  
51           ACTING CHAIRMAN DELOYS: Those opposed?  
52                   (No response.)



1           ACTING CHAIRMAN DELOYS: Motion passes.  
2     Congratulations.  
3           COMMISSIONER BOLLING: Yes, just a quick  
4     comment to the Petitioners. Thank you for going through  
5     this process.  
6           ACTING CHAIRMAN DELOYS: Again, this will be  
7     before the Village Board on October 6th.  
8           Okay, next on the agenda is 1622 Willow  
9     Road. Who is here to speak, and anybody who would like  
10    to be sworn in who might talk? We'll you get sworn in  
11    at once.  
12           MR. GUTIERREZ: So, if anyone in the audience  
13    including the Petitioner and any of the representatives  
14    who intend or might speak with regard to this petition,  
15    we'd ask that you stand, raise your right hand and be  
16    sworn in. You can choose later to speak if you didn't  
17    stand up now, we can just swear you in at that point in  
18    time, okay.  
19                           (Witnesses sworn.)  
20           MR. GUTIERREZ: Thank you.  
21           ACTING CHAIRMAN DELOYS: Any comments, Steve,  
22    before we get going?  
23           MR. GUTIERREZ: Thank you, Mr. Chairman. The  
24    Petitioner is here this evening to present their  
25    application. I do want to give you some highlights on  
26    the memo that I wrote again just last week and  
27    distributed to the Commission. All of this material, by  
28    the way, was posted on Friday as well on the Village's  
29    website, including the petition itself.  
30           That said, the Petitioner is 1622 Willow  
31    JV, LLC. They have the property at 1622 Willow Road  
32    under contract to purchase.  
33           The Petitioners are seeking a special use  
34    in order to operate a 44-unit memory care and assisted  
35    living community at this address. They would renovate  
36    the interior of the existing three-story office building  
37    into 11 memory care units as well as 33 assisted living  
38    apartments, again totaling 44 total units.  
39           The exterior of the building will remain  
40    largely the same. They will be making the following  
41    improvements to the exterior, including a new covered  
42    entryway on the north and south of the building; the  
43    removal of the existing garage doors and ramp that lead  
44    to an existing underground parking area that will be  
45    taken out, that lower level, that parking will be taken  
46    out and replaced with operational facilities and  
47    amenities for the residents.  
48           They will be also adding a new emergency  
49    access drive at the west end of the parking lot onto  
50    Linder. This access drive will not be open to the  
51    public. It will work with the Applicant in the  
52    permitting stage if this is approved, if the zoning is

1 approved eventually, it will then work with the  
2 Petitioner to design a road curb, the type of pavement,  
3 things that would discourage or prevent the general  
4 public from using this entrance.

5 COMMISSIONER BERLINGHOF: Is this that  
6 circular portion of the site?

7 MR. GUTIERREZ: This is at the west end --

8 COMMISSIONER BERLINGHOF: West end, right.

9 MR. GUTIERREZ: Of that circular turnaround  
10 area, there will be a drive for emergency access only.  
11 So, our Staff's concern when we saw this plan initially  
12 was that a fire apparatus in particular, there is only  
13 one way in and one way out, and in order to optimize  
14 emergency response to and from an incident at this  
15 building, we really wanted to have another exit. Going  
16 onto Willow really was not an option, so the next best  
17 option that we looked at and came to a consensus with  
18 the Fire Department and the Applicant was this emergency  
19 access onto Linder.

20 So, my understanding from the Fire  
21 Department is that really only the trucks will use that  
22 if and when it's necessary. Ambulances will actually  
23 turn around within the parking lot, taking a left turn  
24 and head out the same driveway that goes onto Willow.

25 COMMISSIONER BOLLING: You're thinking of a  
26 curb?

27 MR. GUTIERREZ: It's a curb that can be  
28 mounted by a truck easily but would discourage, you  
29 know, an automobile or a van or anything like that from  
30 going up over it. So, that's what's been proposed, what  
31 the Applicant is proposing. We've vetted that with  
32 Staff and we think that's a good idea. Actually, it was  
33 something that Staff had asked for, and they are  
34 proposing that as part of the exterior improvements.

35 The parking lot will also be reconfigured  
36 to accommodate the new emergency driveway, the fact that  
37 that existing parking ramp going down will be eliminated  
38 and the new entryway feature will be taking up some of  
39 the parking spaces in that front lot there as well. So,  
40 the parking lot again is going to be reconfigured to  
41 accommodate all of those things, and we'll talk about  
42 parking, that will affect some of the parking in front  
43 as well as obviously the parking in the underground  
44 area, and we'll talk about that in a minute.

45 They also are proposing a garden  
46 courtyard along the south facade of the building right  
47 alongside the alley that exists currently on the south  
48 side of the building that goes onto Linder. They are  
49 proposing a new trash enclosure along that south facade  
50 as well. That will be at the west end of the alley.

51 They also are proposing a deck along the  
52 east facade of the building. Some additional windows

1 will be added to the top of the gable walls on the north  
2 and south elevations, as well as new residential style  
3 morning windows will replace most of the existing fixed  
4 windows that were serving the office use.

5 So, most of these exterior improvements  
6 will be reviewed by the Architectural Commission next  
7 week, but we just wanted to highlight them for you.  
8 They are part of the project, but again the specifics of  
9 those improvements, most of these exterior improvements  
10 will be reviewed by the Architectural Commission.

11 In terms of operationally, this gets to  
12 the parking so I want to go over this a little bit with  
13 you. Operationally, they'll be staffed with up to 11  
14 personnel in the morning and evening shifts. They will  
15 have five personnel on site overnight. Their visiting  
16 hours will be from 8:00 a.m. until 9:00 p.m., seven days  
17 a week. That kind of is in a nutshell the operational  
18 issue that Staff was most focused on.

19 As far as parking, there are a number of  
20 variations that the Applicant is seeking with regard to  
21 parking. Currently, the code requires for this type of  
22 use and for this number of staffing, the size of  
23 staffing, the code requires 44 parking spaces. With the  
24 elimination of the underground garage and the  
25 reconfiguration of the parking lot as mentioned earlier,  
26 there would be 32 parking spaces in the lot. That's in  
27 the lot in front of the building.

28 The existing parking lot in front of the  
29 building has two rows of 90-degree parking and a drive  
30 aisle that runs between them. Most of the drive aisle  
31 and the parking spaces on the north side of the parking  
32 lot are actually in the IDOT right-of-way. The current  
33 owner has a lease agreement with IDOT that goes through  
34 2020 that allows them the use of that right-of-way for  
35 the parking lot. The current owner also has a license  
36 agreement with the Cook County Forest Preserve District  
37 for the use of additional 30 spaces in the Cook County  
38 Forest Preserve District parking lot on the north side  
39 of Willow right across the street from this site. That  
40 license agreement expires in 2027.

41 We thought it was important to note that,  
42 if you read those agreements, that they are not  
43 automatically assigned to a subsequent owner so that  
44 both those agencies, the Forest Preserve District and  
45 IDOT, would have to approve the assignment of these  
46 agreements to this Petitioner. If indeed the Commission  
47 wants to recommend approval of this project for special  
48 use, if that's the case, then Staff would suggest that  
49 and has suggested in the memo a condition that we  
50 require that assignment be accomplished prior to  
51 occupancy, okay.

52 So, there are some other measurements

1 that really the existing parking lot fall short of in  
2 terms of the code requirements for parking. The  
3 Petitioner really is bound with the existing parking  
4 lot, there's no room to expand it, to make this aisle  
5 any larger and to make the parking spaces any deeper  
6 without eliminating any landscaping along Willow Road,  
7 which we don't think is a good idea. So, with that  
8 said, I will go into the details of the dimensions that  
9 are required. Those are outlined in my memo, but again  
10 they really reflect the existing conditions. But  
11 because the lot is being reconfigured, it does trigger  
12 the need for these variations to be considered again  
13 apparently.

14 So, those are the issues with parking  
15 that I wanted to bring to your attention. Staff has  
16 reviewed the comments, or the various departments have  
17 reviewed the application. You have those reports, and  
18 there were no objections made or comments other than  
19 those that need to be dealt with in the building permit  
20 review, if and when this project is approved as a  
21 special use.

22 With that, I will introduce the Applicant  
23 and their team and will hand it over to them, unless you  
24 have any questions of me right now.

25 COMMISSIONER BOLLING: Steve, could you just  
26 go over the Comprehensive Plan that was mentioned as it  
27 relates to how the current Comprehensive Plan calls for  
28 neighborhood commercial, and that we currently have a  
29 new plan in process? Could you just speak to that for  
30 just a quick second?

31 MR. GUTIERREZ: Certainly. The existing  
32 Comprehensive Plan which was adopted in 1999 and is  
33 currently being revised, we're in the process of  
34 revising that, the current plan when it was adopted  
35 called for these two blocks, the commercial area on the  
36 east side of Willow, I'm going to refer to it as East  
37 Willow Corridor, that these two blocks were designated  
38 as neighborhood commercial, which essentially is local  
39 commercial, like you see on the first block, the dry  
40 cleaners, an auto repair place, a spa, salon, that would  
41 be considered neighborhood commercial.

42 Subsequent to 1999, the existing office  
43 building, three-story office building was approved for  
44 this site under a special development approval. At that  
45 point, it really diverged from that neighborhood  
46 commercial. At that point in time, the Commission and  
47 whomever else who reviewed it in the Village, ultimately  
48 the Village Board, apparently felt that that was an  
49 appropriate use.

50 COMMISSIONER BERLINGHOF: That wasn't a PUD?

51 MR. GUTIERREZ: No, no. It did go through a  
52 zoning process but it wasn't a PUD. So, at that point

1 in time, it diverged from that proposed land use  
2 designation under that Comprehensive Plan. So, first  
3 the old Comp Plan said they were commercial, a  
4 subsequent three-story office building was approved.  
5 Now, we have an existing structure that, based on a lot  
6 of conversations I've had over the last several years as  
7 the current owners have tried to market the building,  
8 Mr. Berlinghof can probably speak to this as well,  
9 neighborhood commercial is not something that anyone was  
10 interested or felt that they could do, you know, with  
11 this building.

12 In any event, but that's a market issue.  
13 The bottom line is an existing building is what we had  
14 to work with, and so we're not sure that that  
15 designation from 1999 is still appropriate, at least for  
16 this block.

17 COMMISSIONER BOLLING: So --

18 MR. GUTIERREZ: I'm sorry, just to finish up  
19 on your question, so with the new Comprehensive Plan  
20 that we're, well, I should say the revision process that  
21 we're going through right now, one of the areas that we  
22 have identified for a more detailed review, we call it a  
23 sub-area plan, is this East Willow Corridor. So, we'll  
24 be looking at, and really particularly at that first  
25 block, there are some challenges there we want to take a  
26 look at to see if we can get some viable ideas and  
27 solutions to address some of those challenges. But the  
28 entire corridor really is going to be subject to sub-  
29 area plans. We're going to be drilling in a little bit  
30 more on this area in the new Comp Plan.

31 So, I'm sorry, with that, I don't know if  
32 that answers your question.

33 COMMISSIONER BOLLING: So, basically, the  
34 current building, the way it stands right now, is what  
35 it is. It wasn't part of the Comprehensive Plan but it  
36 got approved via the process in a way, and now we're  
37 looking to do a change. I mean I guess it is what it  
38 is. We're looking for the best use of an existing  
39 building that probably wasn't part of the original  
40 Comprehensive Plan and probably, who knows what the new  
41 Comprehensive Plan might say.

42 MR. GUTIERREZ: Yes, we haven't gotten to that  
43 point at this point in the new revision process.

44 COMMISSIONER BOLLING: All right, thank you.

45 ACTING CHAIRMAN DELOYS: Okay, so who is here  
46 for the Petitioners?

47 MR. BASIL: Good evening, Commissioners. My  
48 name is Larry Basil, I'm a consultant to the ownership  
49 for the application before you, 1622 Willow Road. With  
50 me tonight are the team members consisting of Mr. Rudy  
51 Trebels who is the owner/developer and Kevin Bennema,  
52 owner and managing partner of the facility. I will let

1 them introduce their own credentials. We have Ken  
2 Behles, from Behles + Behles Architects who is our  
3 project architect. We have Ted Ward from SPACECO  
4 Engineering who is responsible for the civil engineering  
5 and the grading plan. Also, Tom McClayton who is a  
6 consultant to the team as well.

7 We're here to answer any questions. We  
8 have a PowerPoint that we can put up on the screen to  
9 help with our visual aids. With that, we're happy to  
10 answer your questions.

11 MR. GUTIERREZ: I apologize, let's see if  
12 that's working. There you go.

13 COMMISSIONER ESTABROOKE: Steve, is this  
14 screen not on?

15 MR. GUTIERREZ: I think that works. This is a  
16 new system.

17 Apparently not. I apologize. You guys  
18 can come over here if you'd like.

19 COMMISSIONER BERLINGHOF: I guess I'd like you  
20 to take us through, I mean I could ask you a thousand  
21 questions that a lot of them might be answered if you  
22 just take us through the process, why you thought this  
23 is a good site for your endeavor, why you did some  
24 things in terms of functionality of the building, et  
25 cetera, et cetera.

26 MR. BASIL: Sure, we'd be happy to. Well,  
27 when we looked at the building, its current use as an  
28 office building, as had been mentioned, they had been  
29 marketing the building for sometime, and this we felt  
30 was mostly an appropriate location for an adaptive reuse  
31 of this existing structure and needed in the  
32 marketplace. Senior care, as you may have heard, is on  
33 the upswing, and this area is we believe underserved in  
34 that market. We think that this property will answer  
35 that need with 44 total units, 33 of which are assisted  
36 living units and 11 are memory care units.

37 The existing building presents both  
38 opportunity and challenge for us in this adaptive reuse,  
39 but we felt that we wanted to retain the original  
40 architecture of the building and enhance it where  
41 possible.

42 Just to give you an overview of the  
43 building location, it sits on the fringe area of the  
44 commercial district. We feel that this is, if we can  
45 call it that, a step-down zoning with a less intense use  
46 than would be used possibly for other commercial uses  
47 that would be permitted in the district. We thought  
48 that would be an advantage with less traffic coming out  
49 and off Willow Road for this use as well as the other  
50 less intensity in your daily occupancy at the building.

51 This is an existing survey that shows  
52 approximately 0.58 acres. Some of the improvements that

1 were approved for the current building are off site as  
2 has been mentioned. They are in the Willow Road right-  
3 of-way, and it's the ownership's intention to have that  
4 agreement extended for this use.

5 This is a current view of the building.  
6 One notable change will be that the two existing garage  
7 doors that are somewhat lower than the balance of the  
8 facade are to be removed and the new windows being  
9 inserted at the same elevation as the other windows,  
10 also raising the grade in that area. We believe this  
11 will add a better balance to the exterior of the  
12 building. We are going to be using the lower level for  
13 support uses, kitchen, and ancillary uses for the  
14 residents such as spa, theater, and those types of  
15 functions. We are also adding a front portico to the  
16 building which will not extend over the driveway because  
17 of the height restriction, but will serve as a covered  
18 entrance to the facility and a front door appearance.

19 This will review our proposed major  
20 improvements:

- 21 • The entry porch as I described;
- 22 • There will be a garden courtyard that we're  
23 proposing for the memory care residents on the  
24 south side of the building, with deck and railing  
25 along the east side for our assisted living  
26 residents;
- 27 • New windows throughout the building;
- 28 • Service elevator which will be used for transport  
29 of both food and equipment;
- 30 • The existing garage door and the vehicle ramp to be  
31 removed;
- 32 • We'll have a new masonry trash enclosure at the  
33 southwest corner to facilitate trash pickup from  
34 Linder Avenue instead of the alley;
- 35 • Driveway access to Linder for emergency vehicles  
36 which will be from the northwest corner of the  
37 property, that will be that turnaround that you see  
38 there, proposing both the turnaround for ambulance  
39 and other vehicles as well as a rollover curb for  
40 emergency vehicles for fire; and
- 41 • We are going to be replacing the generator that's  
42 currently located on the roof of the building.

43 Our site context plan will give you an  
44 idea of the surrounding massing of the neighboring  
45 structures. It shows the existing three-story building.  
46 It's not a full three-story, as you know; it's a two-  
47 story and sort of a Cape Cod feel to the third floor  
48 with dormer style windows.

49 You can see the turnaround here. This  
50 would be for vehicles entering. They can turn around  
51 here and do their drop-off and pickup for the residents

1 and visitors and utilize the onsite parking. We also  
2 have, as we mentioned, the ability to park across the  
3 street during heavy times of visitation, holidays, et  
4 cetera. It would be our intention to provide valet  
5 parking so that the visitors would be parked on the  
6 Forest Preserve lot. We anticipate that on holiday time  
7 of the year.

8 This gets into more detail about the  
9 interior of the building. The blue areas are for  
10 assisted living. The light and colored areas are memory  
11 care units that are enclosed, they are fully secured  
12 with a separate door. They also have dedicated staff 24  
13 hours a day.

14 Second floor will be all assisted living  
15 units, and the upper floor will also be assisted living  
16 units. These would be the larger residential units and  
17 there will be a community space as well.

18 The first floor common areas will consist  
19 of the dining areas, separate for memory care and  
20 assisted living. There will be a living room that would  
21 be where visitors would be greeted. There would also be  
22 a staff member there 24 hours a day.

23 The lower level, we have structural  
24 curved bearing walls where the ramp currently sits, so  
25 that would be retained. But we're planning to utilize  
26 the floor area and removing the ramp itself.

27 In this area, there will be a spa,  
28 fitness area, community room, physical therapy, salon,  
29 kitchen, storage, mechanical equipment, fire suppression  
30 as well.

31 This will give you an idea of the front  
32 facade as we envision it with the front portico and the  
33 removal of the garage doors to the west replaced with  
34 matching window, restoring the symmetry of the building.

35 The proposed east elevation will include  
36 a wood deck area with fencing around it for the assisted  
37 living residents. The west elevation will have new  
38 windows installed. The south elevation facing the alley  
39 would be improved with a new trash enclosure at the  
40 southwest corner you can see in this area, and your  
41 patio for memory care residents, and at the east side  
42 the side view of the new wood deck area.

43 This is a photometric plan. We're going  
44 to be utilizing all existing lighting. We don't intend  
45 to change any lighting on the alley side or on the front  
46 of the building, with the exception of down-lighting at  
47 the new front portico. There will be recessed lighting  
48 there to provide illumination at the entrance.

49 The five variations that we are  
50 requesting tonight would be for the number of parking  
51 spaces provided in that the residents will not own  
52 vehicles and they will not be driving. We do not



1 believe that they need to have parking spaces assigned  
2 to them. This is something that we had a traffic  
3 engineer look at as well as your Village consultant who  
4 both, I believe, came up with the same conclusion that  
5 we have adequate parking.

6 The parking stall dimensions, we're  
7 utilizing that which is existing. They are not to  
8 Village standard but we'd like to retain the ones that  
9 are there. The aisle width is the same. Loading  
10 requirements and the variation for the parking within  
11 five feet of our property line at the front of the  
12 building, again these are existing conditions that we  
13 are asking to be continued for this use.

14 Our impervious area meets the Village  
15 requirement. We're below the 90 percent.

16 This guide ramp shows the turning radii  
17 required for a fire truck, and as you see we're  
18 providing an emergency rollover curb at the west end for  
19 emergency use only. It will be paved differently.  
20 There will be a curb along Linder to discourage other  
21 traffic. There will also be signs.

22 That's the last slide.

23 ACTING CHAIRMAN DELOYS: Okay, any questions,  
24 Commissioners?

25 COMMISSIONER BERLINGHOF: Well, I have a  
26 couple of questions I guess to start with.

27 COMMISSIONER ESTABROOKE: I have one.

28 COMMISSIONER BERLINGHOF: Can you tell me,  
29 long-term, short-term, what's kind of, what's the  
30 clientele? Any rehab clientele? Or is it mainly long-  
31 term clientele, I mean, long-term relative to the age of  
32 the person versus someone coming in for two weeks for a  
33 rehab and then leaving? What's the thought process  
34 there?

35 MR. BASIL: I'd like to ask Kevin Bennema who  
36 is here. He will be managing the facility on a day-to-  
37 day basis. I think he'll be able to answer all  
38 operational questions of that type.

39 COMMISSIONER BERLINGHOF: Sure.

40 MR. BENNEMA: Good evening. My name is --

41 COMMISSIONER BERLINGHOF: You're sworn in?

42 MR. GUTIERREZ: He's sworn in.

43 MR. BENNEMA: Yes, I was sworn.

44 COMMISSIONER BERLINGHOF: Yes, good.

45 ACTING CHAIRMAN DELOYS: Name and address.

46 MR. BENNEMA: Kevin Bennema, 1584 Charlotte  
47 Circle, Naperville, Illinois. So, to answer your  
48 question, sir, so this will be an assisted living and  
49 memory care. There will be no short-term stays. These  
50 residents will be, this will be their permanent home.  
51 Average length of stay in assisted living could be up to  
52 36 months. Memory care could be up to 24 months,

1 depending on the acuity of the residents.

2 So, it's not our intention to have any  
3 short-term stay with the exception of if a family member  
4 may need some respite care, you know, we're willing to,  
5 you know, try to work something out. But that's  
6 probably less than five percent of our residents, and  
7 most of the respite residents would actually turn into  
8 permanent residents.

9 COMMISSIONER BERLINGHOF: Okay, do you have a  
10 price point right now?

11 MR. BENNEMA: The price point probably, it's  
12 probably at the low end. It's probably in the \$6,000  
13 range and up.

14 COMMISSIONER BERLINGHOF: I guess a question,  
15 the bike path. I have become a biker, and as you  
16 traverse east from other parts of Northfield, you stop  
17 really at this, actually this particular office  
18 development now, you go through the parking lot because  
19 the sidewalk stops and then it picks back up again if  
20 you want to stay off the little road until you get to  
21 the bike path over here. Is there a thought for  
22 providing for that? When you talk about a mountable  
23 median, is there a thought to provide an area there  
24 where bikes can go through and get through your parking  
25 lot? What's the thought process from a traffic  
26 perspective on bikes so you don't have this one part of  
27 Willow Road that is unpassable?

28 MR. BASIL: On our site plan, you can see that  
29 we're continuing the sidewalk with a mountable curb,  
30 actually it's a ramp, starting at Linder Street, and  
31 that would be continuous through. My assumption would  
32 be that the bicycles would continue through the parking  
33 lot and go to the other side where there's also a ramp  
34 area.

35 COMMISSIONER BERLINGHOF: Okay, so you have a  
36 mountable spot.

37 MR. BASIL: Correct, there is a through-lane  
38 there.

39 COMMISSIONER BERLINGHOF: Correct.

40 MR. BASIL: And this is going to be a rather  
41 quiet parking lot, so I don't think we have an issue.  
42 It is in public right-of-way.

43 COMMISSIONER BERLINGHOF: Okay, what's your  
44 anticipation of the number of ambulance visits per month  
45 at this site? I know it's not a hospital. I know, and  
46 tell me how, describe to me the typical ambulance visit,  
47 when they come in and bring potentially clientele from  
48 the hospital? Let's say they've moved on from a  
49 hospital to the assisted living facility, or in this  
50 case the memory care facility, maybe they have dementia,  
51 maybe they can't walk anymore, maybe there's some issues  
52 there. Tell me what a typical ambulance visit looks

1 like.

2 MR. BENNEMA: So, just to kind of back up just  
3 a second, because we will be providing 24-hour nursing  
4 in this community, we will be doing quite a bit of  
5 triage. So, we'll be able to handle much of the nursing  
6 "needs" at the community. So, you know, you're talking  
7 about a 9-1-1 call because a resident made a fall and  
8 maybe with an injury of some kind?

9 COMMISSIONER BERLINGHOF: Correct.

10 MR. BENNEMA: Ultimately, that's something  
11 that just by regulation and law we can't treat. That  
12 has to be, you know, done by a physician. So, I would  
13 say emergency calls probably at our communities right  
14 now, you know, we're probably talking maybe, I don't  
15 know, maybe two a week, you know, for this population.  
16 But ultimately, it's for residents that, you know, it  
17 could be some type of a heart condition that we can't  
18 treat.

19 We are not a skilled nursing community,  
20 so I just want to make that very clear. Although we do  
21 have, we will have nursing home type of levels of  
22 staffing, we will not be able to treat skilled nursing  
23 types of situations.

24 COMMISSIONER BOLLING: It's two a week based  
25 on the population?

26 MR. BENNEMA: Correct, yes. When we  
27 stabilize, 92 percent of that 44. So, you know, we'll  
28 be ramping up and, you know, that's pretty much  
29 statistically what happens in our communities now. You  
30 know, there may be a situation where, you know,  
31 something does happen where maybe there's a few more  
32 calls that week, but it's important to note that most of  
33 the things that would otherwise need to be called for  
34 emergency services we can treat at the community.

35 COMMISSIONER BERLINGHOF: So, are we talking  
36 full on horns and lights for this type of operation or  
37 are we talking about, I understand the difference  
38 between somebody being delivered from a hospital just  
39 because they can't be delivered in cars, they're being  
40 delivered in an ambulance.

41 MR. BENNEMA: Right.

42 COMMISSIONER BERLINGHOF: That more likely,  
43 that there's no lights on, there's no horns.

44 MR. BENNEMA: Exactly, exactly.

45 COMMISSIONER BERLINGHOF: It's just  
46 delivering, versus a 9-1-1 call where they're coming in  
47 and then as well as, is it required in Northfield that  
48 when an ambulance comes, so comes the Fire Department as  
49 well as everything else? What's happening?

50 MR. GUTIERREZ: I believe that's the case.

51 MR. BENNEMA: Yes, I think that's the case.

52 COMMISSIONER BERLINGHOF: Is it the full fire

1 truck or just the emergency truck, do we know?  
2 AUDIENCE MEMEBR: Fire truck.  
3 COMMISSIONER BERLINGHOF: I don't know who's  
4 talking, I'm asking Steve, sorry. Please, we'll call in  
5 to you.  
6 MR. GUTIERREZ: I don't know the answer to  
7 your question, what equipment that's responding to what.  
8 They depend upon what equipment is in the firehouse at  
9 the time.  
10 COMMISSIONER BERLINGHOF: That's all I have  
11 right now.  
12 ACTING CHAIRMAN DELOYS: Anybody else?  
13 COMMISSIONER ESTABROOKE: Yes, I'm next I  
14 guess. My family has just gone through this. We put my  
15 mom in assisted living. One of the major things that we  
16 looked at was a place where she could walk around, enjoy  
17 the, you know, the grounds and everything. That's not  
18 happening here.  
19 If these people do go for walks, where do  
20 they go? I mean you've got Willow Road and there's just  
21 really no place --  
22 COMMISSIONER BERLINGHOF: Well, there's a full  
23 Forest Preserve right across the street.  
24 COMMISSIONER ESTABROOKE: Well, yes, but  
25 they're crossing Willow then.  
26 COMMISSIONER BERLINGHOF: Well, I mean they  
27 would have to cross with probably an employee or  
28 something like that.  
29 COMMISSIONER ESTABROOKE: Assisted living,  
30 they don't necessarily have to have a caregiver.  
31 COMMISSIONER BERLINGHOF: Right.  
32 COMMISSIONER ESTABROOKE: So, I mean, I see a  
33 danger there that makes me uncomfortable. As far as the  
34 parking lot, when there are cars parked in the north  
35 parking spaces, when you're coming off of Lockwood, you  
36 cannot see what traffic is coming down Willow Road west  
37 to east. You don't see it, you have to basically pull  
38 out. That makes it uncomfortable.  
39 On top of that, that's where the snow  
40 ends up going. When you clear those parking lots, the  
41 snow ends up piling up there, so it makes it ten times  
42 harder to look to see what's coming on to Willow when  
43 you're trying to get onto Willow. That makes me  
44 uncomfortable.  
45 But more importantly, when you go to a,  
46 when you're, as a child of someone who is going into  
47 assisted living, you're looking for a place where they  
48 can go where it seems protective and there's, like I  
49 said, greenery for them to go to. It's a huge thing for  
50 them to be able to walk around. I just don't see that  
51 here, I'm sorry.  
52 MR. BENNEMA: Well -- no, sorry, keep going.

1 COMMISSIONER ESTABROOKE: No, that's okay.  
2 MR. BENNEMA: So, look, there is no doubt that  
3 we have some confinements because of the structure of  
4 the community.  
5 COMMISSIONER ESTABROOKE: Exactly.  
6 MR. BENNEMA: The way that we're staffing this  
7 community is, and the way our programming is going to be  
8 set up, we'll have anywhere from seven to nine what I'll  
9 call programming activities a day that our staff will be  
10 fully engaged in which will be, you know, every resident  
11 has an individual care plan. There's basically a  
12 social, and you know because you've gone through it.  
13 COMMISSIONER ESTABROOKE: I totally understand  
14 that.  
15 MR. BENNEMA: So, we believe --  
16 COMMISSIONER ESTABROOKE: But they need to get  
17 outside and they need to walk and they need to move and  
18 they need to enjoy, like where my mother is right now,  
19 there's grottos and there's patios and there's places to  
20 be and there's birds. I mean it's just a wonderful  
21 situation. This isn't it. This is an office building  
22 that we're trying to retrofit into a place where people  
23 have to live and, I'm sorry, I just don't see it.  
24 MR. BENNEMA: Well, we think there's --  
25 COMMISSIONER ESTABROOKE: What about private  
26 caretakers? Like where my mom is, we could hire a  
27 private caretaker and that caretaker could stay with her  
28 in assisted living for 24 hours. What's the thought  
29 there?  
30 MR. BENNEMA: Because of the ratios that we're  
31 running with staffing, we don't think there is a need  
32 for private caregivers. If a family elects to hire a  
33 private caregiver, we have to go through a very thorough  
34 vetting process of that, background checks, insurance,  
35 all kinds of things.  
36 COMMISSIONER ESTABROOKE: Oh, no, I understand  
37 that. But I'm talking more from the parking standpoint.  
38 MR. BENNEMA: Based on the parking spaces that  
39 we've calculated and the fact that we don't anticipate  
40 that we're going to have private duty sitters, we don't  
41 see there's a problem with parking.  
42 COMMISSIONER ESTABROOKE: Okay, and Steve, can  
43 I ask you a question? What are those parking spaces on  
44 the west side?  
45 MR. GUTIERREZ: Those are in the public right-  
46 of-way. It happens to be a county right-of-way.  
47 COMMISSIONER ESTABROOKE: Right.  
48 MR. GUTIERREZ: But they're public parking  
49 spaces. They're not assigned to this --  
50 COMMISSIONER ESTABROOKE: Right, I understand  
51 that.  
52 MR. GUTIERREZ: Yes, to this particular

1 building.  
2 COMMISSIONER ESTABROOKE: But right now, the  
3 guys from the gas station use them?  
4 MR. GUTIERREZ: It's public parking. So,  
5 probably the biggest users are probably the employees of  
6 the gas station.  
7 COMMISSIONER ESTABROOKE: Right.  
8 MR. GUTIERREZ: That's been our general  
9 observation.  
10 COMMISSIONER ESTABROOKE: Right.  
11 MR. GUTIERREZ: But it could be anybody who,  
12 it's not restricted to them.  
13 COMMISSIONER ESTABROOKE: Okay, all right.  
14 All the places that we looked for my mom, there was no  
15 residential area backing right up to it. It was, you  
16 know, obviously sprawling. So, those are just my  
17 comments.  
18 MR. BENNEMA: Your comments are fair enough.  
19 I mean we, in order, I'd love to show you the whole  
20 program when it's ready to go, but you know, we --  
21 COMMISSIONER ESTABROOKE: The internal program  
22 isn't my concern. It's the external program.  
23 MR. BENNEMA: Well, I think, look, we're  
24 talking about four to five months of weather that, you  
25 know, it's not so nice out. But for most of the year,  
26 our staff will be fully engaged with residents.  
27 Residents are free to come and go. It's a huge dignity  
28 issue to be able, if a resident would like to go  
29 outside, you know, we will --  
30 COMMISSIONER ESTABROOKE: There's no place to  
31 go, that's the point.  
32 MR. BENNEMA: Well, you know, it's a  
33 residential area. Part of the boutique nature of this  
34 is that you're bringing residents back to an environment  
35 where they feel comfortable, where maybe they've grown  
36 up in, and we can take a walk down, you know, kind of  
37 memory lane or take a walk down a block. I mean we are  
38 always encouraging the promotion of independence with  
39 everything we're doing with our residents. You're  
40 right --  
41 COMMISSIONER ESTABROOKE: There's no curbs,  
42 there's no sidewalks. It's not a place where people can  
43 walk. I'm just, I'm showing --  
44 MR. BENNEMA: I understand what you're saying,  
45 but we believe that, you know, our solution is that with  
46 our activity programs, the groups that we will be  
47 treating our residents in.  
48 COMMISSIONER ESTABROOKE: But that's inside,  
49 I'm not concerned with the inside.  
50 MR. BENNEMA: No, that will be outside as  
51 well. I think that will be outside as well. You know,  
52 as the winter months become a little tougher, and not

1 every resident would like to go out in the wintertime,  
2 we will have, you know, we definitely will have space  
3 for our memory care residents in the wintertime if they  
4 would like to go outside.

5 COMMISSIONER ESTABROOKE: Again, they're  
6 smashed right up against the garbage. I get it but, I  
7 get it but I don't get it.

8 MR. BENNEMA: Okay.

9 COMMISSIONER HIRSCH: I guess along those  
10 lines, can you tell me about the garden area that you  
11 propose? How big is it?

12 MR. BASIL: The memory care, excuse me, the  
13 memory care residents will have a dedicated patio area  
14 in the southwest corner. There will be a fenced in and  
15 a gated area there as well as landscaped rectangular  
16 areas provided. This will be supervised at all times  
17 whenever the residents are in that area.

18 COMMISSIONER HIRSCH: There's also a wood deck  
19 to the east?

20 ACTING CHAIRMAN DELOYS: What's the size of  
21 that area?

22 MR. BASIL: That area is 10 by about 40. 10  
23 by 40.

24 COMMISSIONER HIRSCH: 10 by 40, and the wood  
25 deck as well?

26 MR. BASIL: The wood deck is for the assisted  
27 living residents, and that is more in the area of 15 by,  
28 I believe the building is 60 feet.

29 COMMISSIONER HIRSCH: What is the green  
30 portion that is sort of just below there? I guess it  
31 would be the southeast corner. Is that utilized for  
32 anything?

33 MR. BASIL: This is a landscaped area that  
34 currently exists. There is also an unimproved area of  
35 the alley that is, while it's a public alley, it is  
36 currently landscaped in turf and shrubbery and trees.

37 COMMISSIONER HIRSCH: But it's not considered  
38 part of the property though?

39 MR. BASIL: Correct.

40 COMMISSIONER BOLLING: And not maintained by  
41 the facility?

42 MR. GUTIERREZ: I believe it is.

43 MR. BASIL: Yes, they do maintain it now.

44 COMMISSIONER HIRSCH: Could that be utilized  
45 for any kind of green area?

46 ACTING CHAIRMAN DELOYS: But they don't own  
47 the land.

48 COMMISSIONER HIRSCH: No, no, no, the sliver  
49 of same size as the --

50 MR. BASIL: Yes, this is just open space.

51 AUDIENCE MEMBER: It's a dedicated area.

52 MR. BASIL: It's 10 feet. It's 10 feet in

1 width by the length of the area between the existing  
2 enclosure and the property corner.

3 COMMISSIONER HIRSCH: 10 feet?

4 MR. BASIL: Yes.

5 MR. GUTIERREZ: There are pictures that were  
6 included in the packet.

7 MR. BASIL: There is no fence or any physical  
8 barrier between this green space and the alley. It's  
9 contiguous. That's simply a denotation of the property  
10 line.

11 COMMISSIONER BOLLING: Do you have, are you  
12 planning for transportation vans or service to, for  
13 instance, doing appointments outside of the facility,  
14 going to a doctor, et cetera? And if so, would that be  
15 a company vehicle that might occupy a parking space?

16 MR. BENNEMA: The idea is we'd have one what  
17 I'll call nicer, functional vehicle that we can make --

18 COMMISSIONER BOLLING: Like a minivan or  
19 something like that?

20 MR. BENNEMA: Exactly, to make a doctor's run,  
21 to make a shopping run. We're trying to personalize the  
22 programming plan for every resident, and that's a very  
23 personal approach rather than putting a bunch of people  
24 on a bus and transport them.

25 COMMISSIONER BOLLING: Right, so that vehicle  
26 would more likely then be parked in one of those 11  
27 spots? Or would that be a 12th spot?

28 MR. BENNEMA: Including that vehicle, we  
29 believe there's enough parking.

30 COMMISSIONER BOLLING: I remember seeing that  
31 in the --

32 COMMISSIONER BERLINGHOF: Yes, they talk about  
33 visitors plus employees, the 19-20 spots you use out of  
34 the 32. So, if you look at the traffic study, that  
35 would probably be included in that.

36 COMMISSIONER BERMAN: I have a question. You  
37 mentioned that the people that will be living there will  
38 not have access to a car, is that correct?

39 MR. BENNEMA: Typically, yes, yes. In the  
40 communities we operate, less than one percent of the  
41 residents actually have a car. You know, the average  
42 resident is in their early 80's that's, you know,  
43 suffered or has needs from, anywhere from three to six  
44 activities of daily living. You know, the car is,  
45 losing that aspect of the life is very difficult.  
46 Usually that happens before residents get to us. So,  
47 we're not anticipating, and certainly in memory care, no  
48 residents would have the vehicle.

49 COMMISSIONER RUBIN: On that score, will you  
50 be providing any shuttle service from the facility to  
51 let's say a grocery store or any place else?

52 MR. BENNEMA: We just discussed we'll have a



1 functional, nice vehicle, not a bus, where we would take  
2 residents out individually as they, you know, wanted to  
3 go shopping, doctor's runs, that type of thing.  
4 COMMISSIONER BERLINGHOF: Well, this is  
5 assisted living, right, so it's independent living.  
6 There's a difference.  
7 COMMISSIONER RUBIN: Yes.  
8 COMMISSIONER BERLINGHOF: You know,  
9 independent living, you see a kitchenette, they're  
10 cooking for themselves, they're going on trips, they're  
11 doing all that.  
12 COMMISSIONER RUBIN: Oh, I know.  
13 COMMISSIONER BERLINGHOF: Assisted living, by  
14 definition, you have to provide them three meals a day.  
15 So, it's a little different in terms of its, I guess  
16 the residents are a little bit different at an assisted  
17 living level than they are at an independent living  
18 level. I don't know if --  
19 COMMISSIONER ESTABROOKE: That's true, but --  
20 COMMISSIONER BERLINGHOF: You know, my mother  
21 has dementia, so now she has memory care. But she was  
22 assisted living, so she's working her way through that  
23 whole process. So, I can appreciate, you know, some of  
24 the things that we're talking about here. So, I don't  
25 want to lose sight of the fact that, I think there's  
26 maybe some issues here but you're talking about a  
27 marketing issue. Would you put your mother here? I  
28 don't know if you would or not, but that doesn't mean  
29 that he wouldn't.  
30 COMMISSIONER ESTABROOKE: I get it.  
31 COMMISSIONER BERLINGHOF: From the perspective  
32 of what you're looking for for your mother or father or  
33 whoever, your wife or husband, depending on the level.  
34 COMMISSIONER ESTABROOKE: But it's not only  
35 the fact that I wouldn't put my mother here. I'm  
36 concerned about people walking in the street because we  
37 don't have sidewalks over there on that side of the --  
38 COMMISSIONER BERLINGHOF: Oh, we do. Yes, we  
39 do.  
40 COMMISSIONER ESTABROOKE: We don't.  
41 COMMISSIONER BERLINGHOF: Sure we do.  
42 COMMISSIONER ESTABROOKE: No, we don't. We  
43 have no sidewalks.  
44 COMMISSIONER BERLINGHOF: I can take a  
45 sidewalk from my house on --  
46 COMMISSIONER ESTABROOKE: One sidewalk, that's  
47 it.  
48 COMMISSIONER BERLINGHOF: Okay, so there's a  
49 sidewalk or we don't have any sidewalks?  
50 COMMISSIONER ESTABROOKE: I'm talking about  
51 walking the neighborhood. He said walking the  
52 neighborhood.

1 COMMISSIONER BERLINGHOF: Oh, well, we're in  
2 Northfield. We don't have sidewalks in Northfield  
3 except for in Willow Road.

4 COMMISSIONER ESTABROOKE: That's what I'm  
5 saying.

6 COMMISSIONER BERLINGHOF: But if you're  
7 walking up and down the street to the park that's to the  
8 south, right, you can walk to the south to the park down  
9 that street. You can walk. But you're right, you're  
10 walking down the street.

11 COMMISSIONER ESTABROOKE: Yes, you're walking  
12 in a street, correct. It's a safety issue in my  
13 opinion.

14 ACTING CHAIRMAN DELOYS: Okay, audience,  
15 please, we'll have time for comments from the audience.

16 COMMISSIONER BERLINGHOF: Okay, well, I just  
17 want to make sure that we're focusing on, you know, that  
18 it's not simply an issue of whether or not we believe  
19 the facility is providing care for everybody in terms of  
20 what we're looking for. Any assisted living is always a  
21 little bit different.

22 ACTING CHAIRMAN DELOYS: More that I'm  
23 concerned about is the impact to the neighborhood.  
24 Obviously we talked about the ambulance already. Your  
25 trash pickup is listed as 6:00 a.m. to 6:00 p.m.  
26 Obviously that's backing up pretty close to the people  
27 behind you. 6:00 a.m. seems kind of early, especially  
28 probably the trucks are going to have the beep-beep-beep  
29 as they back up.

30 Is there any way to ensure that it  
31 happens maybe a little later than 6:00 a.m.? Maybe more  
32 like 7:30-8:00?

33 MR. GUTIERREZ: Well, just a comment on the  
34 backing, again if the Commission chooses to recommend  
35 approval of this, we would suggest, it was suggested in  
36 the memo that pickup only be allowed off the street as  
37 opposed to the trucks backing into the alley. So,  
38 because of where the trash is at the end of the alley,  
39 that should be, they should be able to accomplish that.  
40 We had actually suggested that would be a condition if  
41 you wanted to recommend approval of this.

42 COMMISSIONER BOLLING: So, to be clear,  
43 they're going to open the gate per their design, and  
44 then they're going to roll the dumpster to the street on  
45 Linder?

46 MR. GUTIERREZ: As trash is picked up  
47 throughout the neighborhood.

48 ACTING CHAIRMAN DELOYS: How close is that to  
49 the neighbors?

50 MR. GUTIERREZ: The trash enclosure?

51 COMMISSIONER BOLLING: That's correct, yes.

52 ACTING CHAIRMAN DELOYS: It's pretty close.

1 MR. GUTIERREZ: It's right in the alley.  
2 ACTING CHAIRMAN DELOYS: I mean it's pretty  
3 close.  
4 COMMISSIONER BOLLING: It's right by the three  
5 and 347.  
6 ACTING CHAIRMAN DELOYS: Right.  
7 MR. GUTIERREZ: Correct. The alley is 20 feet  
8 wide, so it's 20 feet away from the neighbor to the  
9 south.  
10 ACTING CHAIRMAN DELOYS: Just my standpoint,  
11 6:00 a.m. is kind of early for that.  
12 MR. GUTIERREZ: No, no, I was just speaking to  
13 where trucks are going to, alley trucks are going to  
14 pick up this. The timing is, they can speak to that.  
15 COMMISSIONER ESTABROOKE: The way the  
16 enclosure opens, so they're going to have to come  
17 through, they're going to have to pull through the, the  
18 dumpster through the alley and then to the --  
19 MR. GUTIERREZ: Oh, yes. Yes, they will have  
20 to roll it down the alley to the street.  
21 COMMISSIONER ESTABROOKE: Right.  
22 COMMISSIONER BOLLING: About 20 feet, right.  
23 They're going to pull it up.  
24 MR. BASIL: We believe this is an improvement  
25 to the current trash enclosure which is another 60 feet  
26 to the east at the end of the alley, at the beginning of  
27 the alley. So, we've created a situation now where the  
28 truck does not have to go down the alley where it does  
29 now.  
30 COMMISSIONER HIRSCH: Is it going to be easy  
31 to move them, to move dumpsters?  
32 MR. BASIL: Yes, they're on wheels. These are  
33 not 10-yard dumpsters. These are 1.5-yard roll around  
34 dumpsters.  
35 COMMISSIONER HIRSCH: Okay, yes.  
36 MR. BASIL: And they do it all the time. Half  
37 the restaurants in the North Shore have rollout  
38 dumpsters.  
39 ACTING CHAIRMAN DELOYS: At 6:00 a.m. --  
40 COMMISSIONER BOLLING: They won't be backing  
41 in with the beep-beeps, but they'll be there.  
42 COMMISSIONER BERLINGHOF: But your point is  
43 well taken. There will be noise, they're metal  
44 dumpsters.  
45 COMMISSIONER BOLLING: Yes. They would have  
46 lifts and --  
47 MR. BASIL: Nothing different than --  
48 COMMISSIONER BOLLING: Right, than what's  
49 there now.  
50 MR. BASIL: What the gas station has, what the  
51 restaurant used to have when it was there.  
52 ACTING CHAIRMAN DELOYS: But this is a lot

1 closer. Anybody else?  
2 COMMISSIONER HIRSCH: So, I noted that the 32  
3 parking spaces in the front do not include what look  
4 like 10 spaces along the west side. Is that correct?  
5 Are these parking spaces?  
6 ACTING CHAIRMAN DELOYS: That's the public  
7 spaces.  
8 COMMISSIONER HIRSCH: That's public, nothing  
9 to do with the building then.  
10 MR. BASIL: Correct.  
11 MR. GUTIERREZ: We did not put that in our  
12 calculation of what's being provided.  
13 COMMISSIONER HIRSCH: Okay, but to that point  
14 though, we're dependent on two other municipal-backed  
15 bodies for parking that seems to be pretty critical to  
16 this, the IDOT and the Park District?  
17 ACTING CHAIRMAN DELOYS: No, across the  
18 street.  
19 COMMISSIONER HIRSCH: Yes, well, I'm just  
20 saying in general. This project --  
21 ACTING CHAIRMAN DELOYS: Oh, I see what you're  
22 saying there.  
23 COMMISSIONER HIRSCH: The project requires  
24 agreements that are to be secured for this project, and  
25 then what is the likelihood, maybe this is more for  
26 Steve, what is the likelihood that those agreements  
27 could potentially expire? Then what happens if they do  
28 expire? What if IDOT decides that, is that likely? Or  
29 what if the Park District wants to put in a pavilion  
30 across the street and that changes that dynamic?  
31 MR. GUTIERREZ: Well, anything can happen  
32 certainly. If either one of those, particularly the  
33 IDOT right-of-way, where they were to lose the use of  
34 that right-of-way, they would have to find it somewhere  
35 else. Where that would be, practically speaking I don't  
36 think that might be possible, but the special use would  
37 become void, and that's why that would be a condition.  
38 Again, maintenance of these parking areas would be a  
39 condition. We would suggest that, again if this were to  
40 be approved, that those would be conditions of that  
41 approval, as the original building had those conditions  
42 as well. They maintain those agreements, I think they  
43 were actually renewed within the last five years.  
44 COMMISSIONER BOLLING: Right.  
45 MR. GUTIERREZ: IDOT I don't think is going to  
46 be, you know, isn't contemplating --  
47 COMMISSIONER BOLLING: Generate rent for it?  
48 MR. GUTIERREZ: Isn't contemplating widening  
49 Willow down there. Forest Preserve District, from  
50 experience, I know they don't build the facilities.  
51 They're not going to do it.  
52 COMMISSIONER BOLLING: Yes, could they

1 raise --  
2 MR. GUTIERREZ: I highly doubt that that  
3 parking lot --  
4 COMMISSIONER BOLLING: Could they raise the  
5 lease price to make it uneconomical for the Petitioner?  
6 Who knows?  
7 MR. GUTIERREZ: No, yes, lots of things can  
8 happen certainly. Absolutely.  
9 COMMISSIONER BERLINGHOF: What about Lockwood?  
10 What's the, just out of curiosity, who has the right-  
11 of-way on Lockwood? Is that IDOT as well or is that  
12 Village  
13 MR. GUTIERREZ: That's Village.  
14 COMMISSIONER BERLINGHOF: Okay, so  
15 theoretically they could put stalls on Lockwood like  
16 they do --  
17 MR. GUTIERREZ: It's not contemplated.  
18 COMMISSIONER BERLINGHOF: No, no, I understand  
19 that. Just we're talking about what ifs.  
20 MR. GUTIERREZ: I wouldn't want to speculate  
21 on that.  
22 COMMISSIONER BERLINGHOF: It's not a question  
23 on whether or not you'd allow it, it's a question of  
24 theoretically could they do it?  
25 MR. GUTIERREZ: I'm not even sure how much  
26 room in the right-of-way, I haven't studied that. I  
27 never looked at it.  
28 COMMISSIONER RUBIN: But that would be their  
29 problem down the road, so to speak, right?  
30 COMMISSIONER ESTABROOKE: Then it becomes a  
31 neighborhood problem as well.  
32 MR. GUTIERREZ: Yes. The bottom line is under  
33 the special use, again similar to the office building  
34 use, if they had lost those, at least the IDOT use, but  
35 the special use or the special zoning would be null and  
36 void.  
37 COMMISSIONER BERLINGHOF: Yes.  
38 MR. GUTIERREZ: Yes, that's on the condition.  
39 ACTING CHAIRMAN DELOYS: Yes, and it would be  
40 a problem for everybody, no matter who's there, it's  
41 going to be a problem.  
42 COMMISSIONER ESTABROOKE: Yes, but they may  
43 keep the underground parking so they would have the  
44 parking.  
45 MR. GUTIERREZ: It would be up to the  
46 Petitioner to provide the parking, the number of parking  
47 spaces that might be approved, whatever is approved,  
48 that they have to maintain that.  
49 COMMISSIONER BERMAN: I know you've answered  
50 this a little, but what's the cost per month for this?  
51 MR. BENNEMA: In the range of \$6,000 a month.  
52 COMMISSIONER BERMAN: The low, is \$6,000 the

1 low?  
2 MR. BENNEMA: Yes, yes.  
3 COMMISSIONER BERMAN: What would be the high?  
4 MR. BENNEMA: It goes up from there. I mean  
5 memory care is clearly going to be the highest priced,  
6 and memory care starts I think in the \$7,000 range a  
7 month.  
8 COMMISSIONER BERLINGHOF: Sounds low actually.  
9 COMMISSIONER ESTABROOKE: Yes, it's very low.  
10 COMMISSIONER BERMAN: Yes.  
11 COMMISSIONER BERLINGHOF: Something tells me  
12 it would be a lot higher when you find out what the  
13 competition charges in the marketplace.  
14 ACTING CHAIRMAN DELOYS: Any additional  
15 comments?  
16 COMMISSIONER HIRSCH: Any extra space  
17 envisioned for overnight guests? Anybody out of town,  
18 any need for that? Any discussion for extra space for  
19 somebody to spend the night with any of them?  
20 MR. BENNEMA: Well, I mean we contemplated  
21 that. We believe this community is going to run full,  
22 at full capacity at all times because of the demand and  
23 the fact that the area is underserved. So, we didn't  
24 include a motoring space. If we had more units, we  
25 probably would have had some type of a respite or an  
26 overnight suite or something.  
27 COMMISSIONER HIRSCH: Yes. Yes, okay. I  
28 noted a CNA area, no RNs? No specialized --  
29 MR. BENNEMA: Well, our Director of our Health  
30 and Wellness will be an RN. That's the person that will  
31 direct the care of all the residents essentially. Then  
32 we'll have LPNs on each shift that will essentially, you  
33 know, basically the ones being there doing the full-body  
34 assessments, passing medications, all that. So, it's  
35 very important that we have 24-hour clinicians.  
36 ACTING CHAIRMAN DELOYS: Any comments,  
37 questions from the audience? If you haven't been sworn  
38 in, we'll need to swear you in.  
39 COMMISSIONER HIRSCH: Thank you.  
40 ACTING CHAIRMAN DELOYS: Thank you very much.  
41 MR. BENNEMA: Thank you.  
42 ACTING CHAIRMAN DELOYS: State your name,  
43 address, et cetera.  
44 MR. HIRSCH: My name is Chuck Hirsch. I live  
45 at 350 Latrobe several doors to the east of the building  
46 in question. My concern is, I know some of my neighbors  
47 who have --  
48 COMMISSIONER BERLINGHOF: Speak louder please.  
49 MR. HIRSCH: My concern, as I understand  
50 others in the neighborhood are, has to do with the  
51 parking. Obviously, the Village has a reason for having  
52 ordinances to provide for parking in situations like

1 this that are not being met by what is being proposed.  
2 I do have a question. I'll ask it to the  
3 Acting Chairman, or I can turn around and ask directly,  
4 but for the sake of formality, according to what I heard  
5 earlier, the present owner has a license with the Forest  
6 Preserve District for up to 30 parking places across the  
7 street. Yet this proposal only provides for five. I  
8 wanted to know why there is this discrepancy between the  
9 25 spaces.

10 MR. GUTIERREZ: The Applicant would have to  
11 speak, but I can verify that the agreement, the current  
12 agreement allows up to 30.

13 MR. HIRSCH: Right.

14 MR. GUTIERREZ: Not dedicated, I mean it would  
15 be shared, but it allows up to 30 that would be  
16 available.

17 MR. HIRSCH: As I say, I want to be doing this  
18 in the proper way, but I can turn around and ask, or  
19 maybe you should ask.

20 ACTING CHAIRMAN DELOYS: So, Mr. Basil?

21 MR. BASIL: While the license does provide for  
22 up to 30 spaces, we believe that our needs would be  
23 somewhat more limited than that. Those needs were based  
24 on a fully occupied commercial office facility with cars  
25 entering and exiting everyday and tenants as well as  
26 their visitors. So, we don't have that type of  
27 intensity in our use. This will be a very quiet, low  
28 traffic volume, as you see from the traffic studies and  
29 ratified by your Village consultant, that the traffic  
30 impact on this would be far less than was anticipated  
31 when it was approved for an office building.

32 MR. HIRSCH: Well, I can think of three  
33 reasons why, that may be true many times but three  
34 reasons that I can think of are Christmas, Mother's Day,  
35 and Father's Day. We are not operating a public parking  
36 lot on Latrobe or Lockwood or Linder. So, if they  
37 provided for up to 30 parking places currently through  
38 the Forest Preserve District, we would like to see that  
39 continue and in effect run with the property. If you  
40 don't need them, that's fine, and you're going to have  
41 valet parking anyway so that's not an issue for traffic  
42 safety or people having to run back and forth across the  
43 street.

44 Speaking of which, I think your point is  
45 well taken with respect to having persons who are in an  
46 environment like that having a chance to get out and  
47 walk and enjoy nature. I can tell you as a person who  
48 lives only a few doors east, my wife and I walk on the  
49 public sidewalk on Willow Road which leads directly from  
50 this facility to Lagoon and we go on the walking paths,  
51 never crossing Willow Road. Sometimes we do but we  
52 don't have to. These persons wouldn't have to either.

1 The residents could easily make use of the Forest  
2 Preserve in perfect safety unless, you know --

3 COMMISSIONER ESTABROOKE: As long as you're  
4 not getting run over by a bicycle.

5 MR. HIRSCH: Well, you know, you can get run  
6 over by a bicycle a lot of places. But I'm saying, no,  
7 actually we've never had an issue with, my wife and I  
8 enjoy the Forest Preserve.

9 COMMISSIONER ESTABROOKE: I'm glad. That  
10 hasn't been my experience, but I'm glad for you.

11 MR. HIRSCH: Well, I'm not trying to get in  
12 between you guys and, as you've pointed out, everybody's  
13 idea of what is appropriate for their family members is  
14 different. I'm sure if it were a consideration of  
15 business judgment, these folks would have probably  
16 factored that in, considering they're going to invest  
17 rather heavily in this project.

18 But as much as I like what I've heard so  
19 far, I don't like the idea and none of the persons  
20 communicated with me of having our streets on certain  
21 heavy days used as a public parking space. That's why  
22 there are these zoning requirements. So, if you're  
23 going to enforce the spirit of those ordinances, I would  
24 suggest that you include some requirement to go beyond  
25 the 37 proposed and include the Forest Preserve lot that  
26 is already up to 30. If it's never used, that's great.

27 Let me just say, as a person that's lived  
28 in the community for 45 years, we really appreciate the  
29 time and effort and the conscientious way you look after  
30 our interests. If nobody bothered to tell you thanks,  
31 well, this is that.

32 ACTING CHAIRMAN DELOYS: Thank you, Mr.  
33 Hirsch. We appreciate your comments.

34 COMMISSIONER ESTABROOKE: Thank you.

35 COMMISSIONER BOLLING: Thank you.

36 ACTING CHAIRMAN DELOYS: Anyone else from the  
37 audience?

38 COMMISSIONER BOLLING: Was Mr. Hirsch at 346?

39 ACTING CHAIRMAN DELOYS: 350 I believe it was.

40 MR. RUNFELD: I'm Ken Runfeld. I live at 332  
41 Lockwood which is four houses to the south, and I bought  
42 my house in 1972 so I've been there a long time.

43 My concern is what Kathy Estabrooke  
44 brought up about traveling north on Lockwood and turning  
45 west on Willow. If there's a large SUV or a van parked  
46 in the first two parking places to the northeast, it's  
47 impossible to see the oncoming traffic that's many times  
48 traveling at 45 miles an hour. I've seen accidents out  
49 there, and there's going to be a real safety concern.  
50 People are going to get injured.

51 I would propose not having those first  
52 two parking places used. Block them off so you can at



1 least see. The other alternative is to put a stoplight  
2 in there which I'm sure they wouldn't want to do that.

3 COMMISSIONER BOLLING: I'm sorry, which ones  
4 are you talking about again? Right there? These guys?  
5 Got it, got it. I got it, okay, when you're going west.

6 MR. RUNFELD: I'm thinking of the traffic  
7 coming from the west. It's impossible. You have to  
8 pull off into the road, into Willow if you're going to  
9 turn left.

10 MR. GUTIERREZ: For the sake of the recording,  
11 he was pointing out the parking spaces on the north side  
12 of the lot, the far east end of the lot.

13 MR. RUNFELD: Generally, parking places are  
14 much farther away from the road. These are very close  
15 to Willow. Because of that, if you have a van or a  
16 large SUV or even a big car, you cannot, because  
17 Lockwood is a little lower than that area there, so you  
18 cannot see oncoming traffic.

19 The other concern that's been brought up  
20 is on the holiday, parking on Lockwood and Linder for  
21 family of residents that come in there and want to visit  
22 their parents or whoever. They're going to want to park  
23 on Lockwood or Linder if those other parking places are  
24 taken. Possibly, could there be signs put up for  
25 resident parking only? I don't know what could be done  
26 but I tried to think about what, you know, it's very  
27 difficult to cross Willow Road especially when there's,  
28 you know, if it's rush hour. I've done it many times  
29 and it's a safety issue.

30 So, you know, I don't know what can be  
31 done. If you're going to have at least 20 people coming  
32 on a holiday when there's 44 individuals there to visit,  
33 where are they going to park? I don't know, you know.  
34 They're going to park on our roads there, you know,  
35 which is going to be a concern for me.

36 I do like, you know, I do like the  
37 facility. I think it's a good switch from what it is  
38 now to a use for this purpose. I think it's needed and  
39 I think it's, I think it would be good. But these are  
40 some of the issues that I have. So, thank you.

41 ACTING CHAIRMAN DELOYS: Mr. Basil, do you  
42 want to address that?

43 COMMISSIONER BOLLING: Thank you.

44 MR. BASIL: To address that overflow parking,  
45 as I had mentioned early in the presentation, we  
46 anticipate having valet parking on all holidays and  
47 other times of heavier use. Those cars would be parked  
48 in the Forest Preserve.

49 We would certainly have signage available  
50 for us where we could indicate to residents, rather to  
51 visitors not to park on the side streets. That's  
52 certainly something that would be manageable from our

1 point of view where we inform them. It can be as  
2 obvious as a sign in the lobby.

3 ACTING CHAIRMAN DELOYS: But have you only got  
4 five spots across the street at this point?

5 MR. BASIL: Again, we don't anticipate 44  
6 visitors all at the same time. I think there would be  
7 some diversity and some in and out. I think the five  
8 was possibly a low number that we can use and 30 is the  
9 high number. But the right number is probably --

10 ACTING CHAIRMAN DELOYS: So, 15 or 20?

11 MR. BASIL: Yes, it's probably somewhere in  
12 between there.

13 ACTING CHAIRMAN DELOYS: Anybody else? Sure.

14 MR. ORTH: Good evening. My name is Charles  
15 Orth. I've lived in the community for almost 60 years  
16 now. I live at 1655 Orchard Lane, and I have a whole  
17 host of concerns regarding this project.

18 First of all, is there any tax benefit  
19 for the Village of Northfield for this project?

20 COMMISSIONER BERLINGHOF: Sure. They pay real  
21 estate taxes, they're going to pay --

22 MR. ORTH: They pay real estate taxes now, the  
23 building does. Is there any increased benefit like  
24 sales tax from services provided like a restaurant?

25 ACTING CHAIRMAN DELOYS: It probably wouldn't  
26 be any different than what the current use is.

27 MR. ORTH: Okay, but I mean in the  
28 Comprehensive Plan, we're looking for ways to improve  
29 tax revenue and do better than what we do now currently.

30 COMMISSIONER BERLINGHOF: So, you're  
31 suggesting you'd like to see retailing?

32 MR. ORTH: Well, here's the deal, okay. Like  
33 I said, I was on the Fire Department here for 10 years,  
34 I'm a retired battalion chief from the Fire Department  
35 for 30 years. I'm currently the fire inspector for the  
36 city of Highland Park.

37 So, I beg to differ with their numbers  
38 based on the number of ambulance calls that they're  
39 going to have per week because every extended care  
40 facility, nursing home, any place where there's older  
41 people, there's an increased number of ambulance calls  
42 for these locations. Not just ambulance calls but fire  
43 alarms, because a lot of these older people, they walk  
44 down the hall, they set off the fire alarms. So,  
45 there's an increased tax on our fire, EMS, and police  
46 services.

47 I mean, Northfield has one ambulance,  
48 okay. It's not like we have two or three ambulances  
49 like some of the neighboring communities. What was the  
50 reasoning, what was your advantage for coming to  
51 Northfield? You said you had an advantage or there was  
52 a reasoning or this is a desired site. For what reason?

1           ACTING CHAIRMAN DELOYS: You've got to go up  
2 to the --

3           MR. BENNEMA: We felt this was a community  
4 that would benefit from the addition of an assisted  
5 living facility, to serve both the residents of  
6 Northfield and Winnetka primarily. A lot of times, the  
7 families would like their loved ones nearby, and we  
8 anticipate that the circle of influence of this proposed  
9 facility will be relatively small. It's a small  
10 facility to begin with with only 44 residents. We  
11 believe our calculations for ambulance calls is actually  
12 accurate.

13           MR. BASIL: So, it's important to know that I  
14 have actually been a part of this twice because I  
15 believe in it so much. The first time it failed. But  
16 we did a very thorough and comprehensive market study,  
17 so that market study basically shows the underserved  
18 need based on when the building opens over the course of  
19 the next 10, 15, 20 years.

20           So, if you look at the demographics and  
21 the demand and the underserved need, and I've been doing  
22 this for many, many years, this market is, there's a  
23 huge need for this type of a service. So, I just, it's  
24 not that we just picked a spot on the map and said we  
25 wanted to build. So, there was a very comprehensive  
26 plan to put this project together.

27           ACTING CHAIRMAN DELOYS: Thank you.

28           MR. ORTH: With that being said, have you  
29 walked around the east side of Northfield?

30           MR. BASIL: I'm familiar with that part of --

31           MR. ORTH: Have you seen all the families and  
32 all the young kids that are in that area? At this  
33 point, it clearly isn't an area, yes, there are some  
34 older people there --

35           ACTING CHAIRMAN DELOYS: Address me. Could  
36 you address me, sir?

37           MR. ORTH: I'm sorry. So, when you look at  
38 the demographics on the east side, you look at the park,  
39 you look at, there's no sidewalks. There's only one  
40 sidewalk and that is along Willow Road. So, that's an  
41 issue.

42           Has a traffic study been done, an impact  
43 study for this project? Had this been submitted?

44           ACTING CHAIRMAN DELOYS: Yes.

45           MR. BASIL: Yes.

46           MR. ORTH: Okay, and what did that suggest?

47           COMMISSIONER BERLINGHOF: The bottom line, so  
48 you certainly can look at it, but it suggests that there  
49 is enough parking on the facility based upon its use.

50           COMMISSIONER BOLLING: And the traffic  
51 patterns have been --

52           MR. ORTH: Well, the reason I ask is --

1           COMMISSIONER BERLINGHOF:  Additionally, just  
2 so you know, the Police Department and the Fire  
3 Department have both issued responses to this plan based  
4 upon their experience.  Now, I'm not suggesting that  
5 they know more or less than you do about it, but they  
6 have given us, they are the people we hire and they've  
7 given us a response to that.  So far they haven't posed  
8 any issues other than the typical issues you think about  
9 from a facility like this, from the Fire Department  
10 having access, you know, safety issues, things like  
11 that.

12           COMMISSIONER RUBIN:  The mountable curb was  
13 their suggestion.

14           COMMISSIONER BERLINGHOF:  I'm sorry?

15           COMMISSIONER RUBIN:  The mountable curb --

16           COMMISSIONER BERLINGHOF:  The mountable curb  
17 was a suggestion from them.

18           MR. ORTH:  Right, and then as far as if you  
19 have all those cars parked in there, right now that  
20 parking lot isn't that busy because the current basement  
21 parking is primarily what's utilized for that facility.

22           How many parking spaces are in that basement parking  
23 facility?  Do we know, do we have that number?

24           COMMISSIONER BERLINGHOF:  I'm not sure that's  
25 relevant.

26           MR. ORTH:  It's relevant because right now  
27 most of the people that use that facility park  
28 underground.  There's a very few --

29           COMMISSIONER BERLINGHOF:  The point being is  
30 what's relevant is how many parking spaces are going to  
31 be available for this particular use.

32           MR. ORTH:  Right, but it's also relevant  
33 because the number of spaces that are used now are  
34 currently underground so it does not impact the  
35 neighborhood.  It does not impact the safety of the  
36 people commuting on that area that was a sidewalk that  
37 is now a parking lot that's IDOT right-of-way, that when  
38 you look at the issues that we have that's been brought  
39 up by Ms. Estabrooke and several other people, you look  
40 at Linder Avenue as a crossing point, you look at  
41 Lockwood as a crossing point with the increased traffic  
42 and the cars that are now going to be parked in there,  
43 and the safety issue with all the kids and the people.  
44 That's really only one sidewalk.  When you look on the  
45 weekends, that sidewalk from crossing Willow Road,  
46 you're going to the lagoons, you're going towards  
47 Winnetka, is heavily traveled by bikers, walkers,  
48 families walking pets.  So, now you're going to put all  
49 those cars in that parking lot where before for that  
50 retail business all the cars were parked underground,  
51 and it added a lot more spaces for parking for that  
52 project for that area.

1                   So, that's something that, you know, I  
2 don't think --

3                   ACTING CHAIRMAN DELOYS: Again, it wasn't  
4 retail. It was office building, it wasn't retail.

5                   MR. ORTH: Right, I understand that. But  
6 prior to that, it was the Willow Inn.

7                   ACTING CHAIRMAN DELOYS: A long time ago.

8                   MR. ORTH: Right, and the thing is that when  
9 you start talking about the Forest Preserve District  
10 parking, I don't know if you guys have ever, what times  
11 of day you look at the Forest Preserve. But I'm up at  
12 5:00 in the morning, I leave for work at 5:30, they've  
13 got groups that are in that Forest Preserve at 5:00-5:30  
14 in the morning and it's loaded. When it's holiday and  
15 weekend, I don't know where they're planning on valeting  
16 all these cars, but you look at the weekends, the  
17 holidays, they may have some agreement but, you know,  
18 there's only so many spaces in the Forest Preserve.  
19 When the weather is nice, the Forest Preserve is packed  
20 with cars.

21                   So, using that agreement with the Forest  
22 Preserve District, obviously that can change, but  
23 obviously they're going to allow them so many spaces.  
24 When you take a look at it, that thing is full all the  
25 time. So, I mean people need to take a look at that and  
26 see how full that is as far as using that, you know, for  
27 parking.

28                   The other thing is I don't know if you're  
29 going to end up having people being taken across the  
30 street like you said to the Forest Preserve. But that's  
31 four lanes of traffic. I don't know if you've ever  
32 tried to cross the whole road at any time except for  
33 maybe 5:00 o'clock in the morning. But it's always busy  
34 and it's dangerous. So, you're adding an undue danger  
35 and burden because now you're going to have families  
36 that are going to have to park across the street, or the  
37 valet is going to have to cross the street to get there  
38 to go back and forth.

39                   Like Mr. Runfeld said, the other thing  
40 you're going to have to do is put some kind of signage  
41 that says, you know, resident parking only with a  
42 sticker because the roads are narrow at this point. To  
43 try to park two cars one next to each other, whether  
44 it's Linder or Lockwood, Latrobe, you know, my street  
45 Orchard Lane, Mount Pleasant, it's packed and there's no  
46 place to go.

47                   Plus the other thing you have right now  
48 which is a burden that's been happening for years is the  
49 traffic going from Loyola to New Trier. They use that  
50 Linder to Orchard to Frontage as a cut-through. The  
51 amount of traffic at the speed that these guys travel,  
52 there's no speed bumps, there's no sidewalks, so it's a

1 huge, huge safety issue. Now you're going to be adding  
2 to that safety issue, you know, with that project.  
3 So, I mean like I said, you do a  
4 demographic, I don't think that that part of Northfield  
5 needs this. What that part of Northfield needs is  
6 something to attract, to take care of all the young  
7 families that live there currently and that are moving  
8 in and are the lifeblood and renewing, you know,  
9 Northfield. So, I think you really have to look at  
10 that.

11 Then the other thing, for the emergency  
12 vehicle, what's the turning radius on that circle thing?  
13 Was that figured?

14 COMMISSIONER BERLINGHOF: Yes, it was shown on  
15 that sheet.

16 COMMISSIONER BOLLING: Yes, that's been looked  
17 at.

18 ACTING CHAIRMAN DELOYS: It's already been  
19 done.

20 MR. ORTH: Because the fire trucks and  
21 ambulances aren't getting any smaller. They're getting  
22 bigger. So, I know like when they pull in there --

23 ACTING CHAIRMAN DELOYS: They were fine with  
24 the clearance on it.

25 MR. ORTH: Okay, and the other thing is with  
26 that curb, it's only a little curb. That's not really  
27 going to stop a regular car from driving through there  
28 and coming in where you're saying the emergency vehicle  
29 is going to drive. So, that's all well and fine, but  
30 when you look at people driving over curbs as it is now,  
31 they're going to see that, that's not really going to  
32 be, I mean, yes, fire trucks can cross over. Most of  
33 these people around here are driving SUVs, an SUV can  
34 easily go, you know, go over the top of that. So, that  
35 was another concern.

36 In the Comprehensive Plan, is this, what  
37 is this being looked at to be down the line? If this  
38 wasn't going in there, what are you looking in the  
39 Comprehensive Plan --

40 ACTING CHAIRMAN DELOYS: It's going to be part  
41 of the commercial neighborhood Comprehensive Plan review  
42 for the East Willow Sub-area.

43 MR. ORTH: Like storefronts? I mean like --

44 COMMISSIONER BOLLING: That has not been  
45 determined.

46 ACTING CHAIRMAN DELOYS: It hasn't been  
47 determined yet.

48 MR. ORTH: Okay, because that was another  
49 thing that the residents and stuff --

50 ACTING CHAIRMAN DELOYS: No matter what goes  
51 there, you're going to have a parking problem and space  
52 problem, access. It's always going to be limited no

1 matter what goes there.  
2 MR. ORTH: Yes, I mean --  
3 ACTING CHAIRMAN DELOYS: The building is  
4 probably going to be difficult to remove if somebody  
5 wanted to put something else up there. So, the best use  
6 would be to utilize the building at this stage.  
7 MR. ORTH: Oh, absolutely. I mean we don't  
8 want development not to come in, I'm not trying to say  
9 that. But I think when you look at this entire project,  
10 the negatives outweigh the benefits to the community,  
11 especially to the neighborhood. If there's other things  
12 that have proposed to come in, I think there would be  
13 better use for that facility. When you look at when it  
14 was the Willow Inn, and obviously when they built this  
15 building, it was kind of a little bit when you look at  
16 the poor neighbors that are to the east, west and south,  
17 it was kind of overbuilt then and it was pushed through.  
18 When you look at all the variances that  
19 they're going to ask for, I think it would be  
20 unconscionable to allow all these different variances,  
21 you know, with that. It's also based on other things  
22 between IDOT and between the Forest Preserve District  
23 that have to have agreements. Once you lose those  
24 agreements, then what are you going to do?  
25 COMMISSIONER BERLINGHOF: So, an ambulance  
26 variance, I believe if I'm not incorrect, is already in  
27 place. So, in other words --  
28 MR. ORTH: Right, but they're coming up to be  
29 renewed, right?  
30 MR. GUTIERREZ: Other than the parking itself  
31 -- I'm sorry?  
32 MR. ORTH: Aren't those up for renewal at 2020  
33 you said?  
34 COMMISSIONER BERLINGHOF: No, no. That's just  
35 the parking with IDOT, Cook County right-of-way, and  
36 then also the Forest Preserve across the street.  
37 Variances aren't, it's part of the special use, so when  
38 a new special use comes in then they're going to renew  
39 them. But they're already in place. You know, this  
40 site, like you said, was Willow Inn, right?  
41 MR. ORTH: Right.  
42 COMMISSIONER BERLINGHOF: Really active, well-  
43 known restaurant, served a lot of people until 1:00 or  
44 2:00 o'clock in the morning.  
45 MR. ORTH: No, it wasn't until 2:00 in the  
46 morning.  
47 COMMISSIONER BERLINGHOF: One is now that's on  
48 Glenview Road.  
49 MR. ORTH: No, no, the one that, I've lived  
50 there for 60 years --  
51 COMMISSIONER BERLINGHOF: Okay, so I don't  
52 want to argue with you.

1 MR. ORTH: No, I don't want to argue with you  
2 but I'm stating the facts based on --  
3 COMMISSIONER BERLINGHOF: So, let's talk about  
4 what this is now. What this is now is an office  
5 building.  
6 MR. ORTH: Correct.  
7 COMMISSIONER BERLINGHOF: An office building  
8 that's not being used right now.  
9 MR. ORTH: Correct.  
10 COMMISSIONER BERLINGHOF: Because the owner of  
11 the office building has moved downtown and decided he  
12 doesn't want to be here anymore. He's been trying to  
13 sell it for four years. He can't find a buyer. Why?  
14 Well, he's probably asking too much money.  
15 MR. ORTH: He built a white elephant.  
16 COMMISSIONER BERLINGHOF: He built a building  
17 that works well for one or two tenants, it doesn't work  
18 well for the typical office tenant in our marketplace.  
19 Those are small. So, the cost to go and convert it into  
20 multi-office building, and by the way that's why there  
21 is as much parking is there by definition because it  
22 could end up being if that were the case 30 different  
23 units and 30 different owners with 30 different cars  
24 associated with that and all different people.  
25 The plan for retail long-term, you're not  
26 going to see retail there. The residents in this market  
27 don't want that as much as, you know, they may dislike  
28 this use, they certainly don't want retail. They don't  
29 want the traffic that generates, the garbage on every  
30 single tenant because by definition when you have retail  
31 every tenant has their own dumpster, so instead of just  
32 one or two, you're going to have 10 or 11 or 12 if you  
33 tear that down and build on a retail.  
34 Retail, unfortunately, in today's  
35 marketplace, this isn't the site that people want to be.  
36 Their access isn't very good. There's more people  
37 coming in and off the street because there are more  
38 customers. I mean right now this particular use, if you  
39 ask me, is perfect. It's perfect because --  
40 MR. ORTH: Where do you live?  
41 COMMISSIONER BERLINGHOF: It's perfect  
42 because --  
43 MR. ORTH: Where do you live?  
44 COMMISSIONER BERLINGHOF: I live in  
45 Northfield.  
46 MR. ORTH: Where?  
47 COMMISSIONER BERLINGHOF: Off of Sunset Ridge  
48 Road.  
49 MR. ORTH: Okay, so you don't live anywhere  
50 near this site.  
51 COMMISSIONER BERLINGHOF: Well, does that  
52 matter?



1 MR. ORTH: Yes, it does because it doesn't  
2 impact you directly.

3 COMMISSIONER BERLINGHOF: Well, neither does a  
4 lot of things impact me differently, but that doesn't  
5 mean I don't understand it.

6 MR. ORTH: But that's how you look at it. You  
7 have to look at it --

8 COMMISSIONER BERLINGHOF: Well, let's go back  
9 to the use.

10 MR. ORTH: You're a public official that you  
11 have to look at it --

12 COMMISSIONER BERLINGHOF: Sir, let's go back  
13 to the use.

14 MR. ORTH: For the benefit of the  
15 neighborhood, not just because you live over there, and  
16 now the east side is always taking in --

17 COMMISSIONER BERLINGHOF: You're going to have  
18 less traffic now than you would with a fully occupied  
19 office building. You're going to have less people, less  
20 cars, and less traffic. Is that a good thing or a bad  
21 thing?

22 MR. ORTH: You can't guarantee that.

23 COMMISSIONER BERLINGHOF: Of course I can.

24 MR. ORTH: You're saying that, you can't  
25 guarantee that.

26 COMMISSIONER BERLINGHOF: Of course I can.

27 MR. ORTH: Right, you can't guarantee that.

28 COMMISSIONER BERLINGHOF: No, I can guarantee  
29 it.

30 MR. ORTH: No, you can't.

31 COMMISSIONER BERLINGHOF: Simply by the use,  
32 the number of units that they have there, I can  
33 guarantee it. I can guarantee it, even if you get 44  
34 visitors a day, a day, everyday, if every single  
35 resident there had their mother or father come by,  
36 that's less than a fully occupied office building would  
37 have every single day. So, absolutely I can guarantee  
38 it.

39 MR. ORTH: But this is a 24/7 facility. An  
40 office building is only open from let's say 8:00 to  
41 5:00. So, the evening and the weekend and the holidays,  
42 there is no traffic.

43 COMMISSIONER BERLINGHOF: Sure, so 8:00  
44 o'clock in the morning you're going to have a lot of  
45 people coming in.

46 MR. ORTH: This is 24/7. When we want to  
47 have, you know, family or other stuff, that's going to  
48 increase that.

49 COMMISSIONER BERLINGHOF: Generally speaking,  
50 they have visiting hours if I'm not incorrect.

51 MR. ORTH: Until 9:00 o'clock at night.

52 COMMISSIONER BERLINGHOF: Okay, so no one is

1 showing up at 12:00 o'clock or 1:00 o'clock in the  
2 morning unless there's an emergency. Will that happen?  
3 Yes.

4 MR. ORTH: Absolutely.  
5 COMMISSIONER BERLINGHOF: It will happen, of  
6 course it will happen. It is a facility of assisted  
7 living. It's going to have, I mean they're going to  
8 have people coming and going 24 hours a day every once  
9 in a while, but not all the time. So, I think it's a  
10 good use in the fact that it's low impact. It is  
11 something Northfield needs. If you look at what's going  
12 on, you've got North Shore which is down on Sunset Ridge  
13 Road, right, and Skokie Boulevard, they're expanding  
14 that. If you look at the one that's going on down on  
15 Patriot Drive or down on Chestnut.

16 MR. ORTH: And those are all commercial areas  
17 not impacted by residential communities.

18 COMMISSIONER BERLINGHOF: This is a commercial  
19 area. This is zoned commercial.

20 MR. ORTH: One little parcel is. It has been  
21 commercial --

22 COMMISSIONER BERLINGHOF: Forever, as long as  
23 you've been living, it's been there.

24 MR. ORTH: It's been commercial that doesn't,  
25 that's been a mom and pop commercial.

26 COMMISSIONER BERLINGHOF: You know what, I  
27 don't want, we need to discuss this amongst ourselves  
28 today.

29 ACTING CHAIRMAN DELOYS: Please wrap up your  
30 comments because we've got other people in the audience.

31 MR. ORTH: I would say that the majority of  
32 the people here would be not in favor of this project.

33 ACTING CHAIRMAN DELOYS: You raised that in  
34 your comments, but thank you.

35 MR. GORMAN: Hello, my name is Tom Gorman.  
36 I'm at 719 Forest Road, Glenview, Illinois. I have  
37 worked for the current ownership in trying to secure  
38 tenancy for the office complex. I just want to provide  
39 some context on the parking as it relates to some of the  
40 uses that have been talked about just to give you some  
41 background.

42 For an office building, you need four  
43 spots for every thousand feet of occupied space. So,  
44 that's just the market level that is required in the  
45 North Shore for a class A office building. So,  
46 according to the floor area, we have about 25,000 to  
47 28,000 feet depending on how you cut. That would be  
48 over 100-car parking that we just don't have. Thus, the  
49 previous occupant and the current owner had a very low  
50 impact, about as low as you could have office complex.

51 So, to find that needle in a haystack  
52 tenant is very difficult. The reason there's no cars

1 now is the building is largely vacant. There's only one  
2 suite occupied.

3 So, as we marketed the product, this  
4 fits, this use fits. This is the lowest impact from a  
5 parking perspective that we saw in two-and-a-half years.  
6 It's a fact. We saw, we looked at retail. We looked at  
7 multifamily, we looked at office. This use was the  
8 absolute lowest parking impact and ingress and egress  
9 impact.

10 So, I just want to provide that context.  
11 You know, the site is tight, no one is doubting that.  
12 But for office use, you're going to have over 100 cars  
13 and that's difficult. Thank you.

14 MR. CARTER: My name is Tim Carter. I live at  
15 353 Lockwood which is the second house off of Willow  
16 facing west.

17 The building that exists, the use that  
18 exists now has been a fine neighborhood. I understand  
19 it's not fully in use, but as other people have said, we  
20 don't have a lot full of cars all the time and that sort  
21 of thing. But it's also an office building and that  
22 office building functions largely Monday through Friday,  
23 8:30 to 5:00 or whatever times when most people are at  
24 work.

25 So, you know, it doesn't really impact  
26 me. But certainly when you go from that use to having  
27 44 full-time residents plus another 11 or so people  
28 working there, you're looking at 55 people that are  
29 living there 24/7. They are doing their laundry,  
30 they're cooking and they're feeding meals. I mean how  
31 many garbage pickups are you going to have? How many  
32 deliveries are you going to have everyday?

33 COMMISSIONER BERLINGHOF: I think, was it five  
34 per week delivery? Garbage, I don't know the answer to  
35 garbage. It's probably three times a week? Twice a  
36 week? Twice a week. So, one more than the rest of us.

37 MR. CARTER: Okay, well, three times a week  
38 delivery if it all goes well. If it doesn't, they run  
39 out of food, then there will be an extra delivery. But  
40 I just see it as a huge density issue that, I realize  
41 that there are probably going to be less cars and it's  
42 the least density it can go with, but it's dense.

43 Also, the deck, this picture doesn't  
44 quite show it, but in the plans that are outlined, that  
45 deck extends to within five feet of Lockwood Avenue.  
46 It's a pretty massive deck and I'm not sure how high  
47 it's going to be either. But that's going to extend the  
48 footprint of the building to what is now a nicely  
49 landscaped area. There was a very large tree that I  
50 recall about a year ago in that lot, but there's  
51 otherwise landscaping there now that looks nice on the  
52 building and that's going to have to cut a bunch of

1 trees down to put a deck there and fencing.  
2 We're going to end up with a facility  
3 that looks like driving down through Rogers Park and  
4 Edgewater where people are sitting out there on their  
5 wheelchairs and smoking cigarettes.  
6 COMMISSIONER BOLLING: Clarification on the  
7 deck? I'm sorry, go ahead please.  
8 MR. BASIL: This drawing I think will show the  
9 distance between Lockwood Avenue and the easterly most  
10 edge of the proposed wood deck with a fence around it.  
11 COMMISSIONER ESTABROOKE: It is what?  
12 MR. GUTIERREZ: He may have been referring to  
13 the right-of-way.  
14 COMMISSIONER RUBIN: The setback is four feet.  
15 MR. BASIL: Yes, the setback is four feet but  
16 the right-of-way is paved, so the actual distance is  
17 approximately 30 feet to the pavement.  
18 COMMISSIONER BOLLING: That's what I have,  
19 right. Thank you.  
20 MR. BASIL: Also, it's a non-smoking facility,  
21 inside and outside.  
22 MR. KELLY: Hi, my name is Bill Kelly. I live  
23 at 1642 Orchard Lane, Northfield. I've lived on Latrobe  
24 or Orchard. I'm 55, I've lived there for 45 of those  
25 years when I wasn't overseas.  
26 I take the traffic issue, first, I'll  
27 start with the traffic issue. I'm wondering if the  
28 traffic issue or the study incorporated any traffic on  
29 Willow Road going down Linder to Orchard, to Frontage  
30 Road, between the hours of 7:00 a.m. and 9:00 a.m. as  
31 well as from let's say 2:00 o'clock to 3:00 o'clock,  
32 4:00 o'clock in the afternoon. Did the traffic study  
33 incorporate that?  
34 COMMISSIONER BERLINGHOF: Are you talking  
35 about just students, parents, local people, anybody that  
36 the site has to deal with day-to-day? Or are you  
37 talking about that's from the facility? Because the  
38 traffic study would not look at whether or not someone  
39 dropped somebody off at New Trier East and then decided  
40 to go to New Trier West and decided to take that  
41 shortcut through. That's just --  
42 MR. KELLY: I would invite members of the  
43 Board to take a day, Monday through Friday when school  
44 is in session at New Trier and Loyal Academy and just  
45 stay there for about maybe five, 10 minutes. It's like  
46 the Indy 500 sometimes. I take that seriously because  
47 11 years ago, my son was riding his bike on Frontage  
48 near Orchard, hit, skull fracture, two broken bones in  
49 his tibia and his fibula. I take that seriously.  
50 So, you're going to ask what route, what  
51 is the traffic impact. Well, if a fire call comes in or  
52 an emergency call comes in, where are they coming from?

1 They're coming from the fire station. It's a truck,  
2 it's an ambulance, it's likely a police car as well.  
3 COMMISSIONER BERLINGHOF: I don't know the  
4 route. Does anybody know the route?  
5 AUDIENCE MEMBER: From Orchard to Linder --  
6 COMMISSIONER BERLINGHOF: Does anyone know?  
7 Steve? Sir.  
8 MR. KELLY: It's the shortest route.  
9 AUDIENCE MEMBER: I'm giving you the path,  
10 okay.  
11 COMMISSIONER BERLINGHOF: I know, but if you'd  
12 like to come up to speak?  
13 MR. KELLY: It's the shortest route.  
14 COMMISSIONER BERLINGHOF: I don't, that's why  
15 I'm asking Steve if you have any idea what the route  
16 would be.  
17 MR. GUTIERREZ: I don't know how they respond  
18 to those, no.  
19 MR. KELLY: Or they're going down Happ Road to  
20 Willow coming across the bridge, one way or another  
21 they're getting there. They're getting there with some  
22 urgency because it's an emergency call.  
23 ACTING CHAIRMAN DELOYS: Unfortunately, this  
24 development probably has no impact or cause to the New  
25 Trier traffic. I mean unfortunately --  
26 MR. KELLY: It has no impact or cause to that?  
27 ACTING CHAIRMAN DELOYS: This facility isn't  
28 causing what's already there.  
29 MR. KELLY: No, it's not causing it.  
30 ACTING CHAIRMAN DELOYS: It has nothing to do,  
31 I mean it's a separate entity. It could have some  
32 impact but we don't know.  
33 MR. KELLY: It's a potential aggravating  
34 factor.  
35 ACTING CHAIRMAN DELOYS: We don't know. New  
36 Trier is obviously the biggest problem there.  
37 MR. KELLY: Was there any --  
38 COMMISSIONER RUBIN: Well, any use would be  
39 some sort of an interfering factor. Compared to the use  
40 today which is minimal, any kind of other use is going  
41 to be maximum.  
42 MR. KELLY: Is there any thought of putting in  
43 a traffic signal at the corner of Linder and Willow  
44 Road?  
45 MR. GUTIERREZ: That would be under IDOT's  
46 jurisdiction.  
47 MR. KELLY: The reason I ask that, because the  
48 most active, one of the most active, and I'm not talking  
49 a D car parked down on Willow Road, but one of the most  
50 active speed traps in Northfield, especially at night,  
51 is parked in a five-star lot with an active Northfield  
52 police officer there, because people come off that

1 bridge and they come out of the ramp and they're  
2 speeding up. It's a dangerous stretch of road.

3 So, the traffic issue I don't think  
4 potentially has been fully looked at.

5 COMMISSIONER BERLINGHOF: Well, no one's, I  
6 mean, but the point here is of course that this  
7 facility's only access is to Willow Road, right? It has  
8 no access to Linder. There are no cars coming out of  
9 this facility except --

10 MR. KELLY: Those people are coming off of  
11 Willow Road from Winnetka going down Linder, going to  
12 Orchard and coming back that way.

13 COMMISSIONER BERLINGHOF: I understand, but  
14 that isn't because of the facility. Your problem in  
15 terms of all the traffic coming through exists whether  
16 this facility is there or not. Your comment on the  
17 emergency vehicles is a good comment --

18 MR. KELLY: It's going to increase traffic  
19 that's not there now.

20 COMMISSIONER BERLINGHOF: It will not increase  
21 daily traffic, I disagree. That's there now, yes, an  
22 empty office building, of course it will. But an office  
23 building that's fully leased, and you just heard the  
24 gentleman talk about 100 spaces, and even if it wasn't  
25 100, let's say it's 60 or 75, that's going to provide  
26 more traffic at prime time which is at 8:00 o'clock in  
27 the morning and 5:00 o'clock in the afternoon and noon  
28 when they leave and go to lunch than this ever will,  
29 because this simply doesn't have the same, you have 11  
30 employees coming in the morning, not 60 or 70. You have  
31 guests obviously coming throughout the day, now they're  
32 not all there at 8:00 o'clock in the morning, some come  
33 at 10:00, 9:00, noon, 2:00.

34 So, I just want to, I mean what's  
35 important is that this impact and this traffic, I agree,  
36 is going to be less than almost any other use you can  
37 come up with for this space other than that empty office  
38 building.

39 MR. KELLY: My father-in-law is over at  
40 Brandel in North Brook, okay, and I visit him two, three  
41 times a week. The visitor list, the visitor parking  
42 issue I think they're understating here. They're asking  
43 people then to go park across the street. Now, those  
44 spots aren't marked, and that system of buying spaces  
45 from the Park District has never been fully tested by  
46 the current owner. He's never had the volume, he's  
47 never had the need. He had underground parking, he had  
48 surface parking.

49 So, you know, it's all well and good,  
50 they say they're going to put a valet there. First off,  
51 you're putting a valet at risk running across that  
52 street with no traffic control. Secondly, where are

1 those people going to park in the summertime? If  
2 they're marked spaces saying, hey, look, you can't park  
3 here, it's the memory care facility spot, and then they  
4 keep moving down farther north, they're going to run out  
5 of spaces. The people come to the Forest Preserve for  
6 recreation and that's not going to deter them from  
7 seeking recreation at the Forest Preserve. They're  
8 going to park somewhere. They're going to park in the  
9 side streets.

10 Just the salons, we had issue with the  
11 salons when they went in there with people parking up  
12 and down the street, okay. It puts the people in those  
13 streets, if you park on one side of the street and on  
14 the other side of the street, it becomes too narrow to  
15 get an emergency vehicle through. So, it impacts the  
16 residents.

17 This whole commercial district thing is  
18 legacy, okay. When Northfield was founded, when Willow  
19 Inn was a restaurant in town, the commercial area was  
20 there, okay. It doesn't mean it has to remain that way  
21 all the time. It doesn't mean that it doesn't take into  
22 account the vast majority of the people who live in East  
23 Northfield's concerns which are by and large  
24 residential.

25 I ask the members of the Board who lives  
26 on that side of the town.

27 (Commissioner Estabrooke raised her  
28 hand.)

29 MR. KELLY: One member, I'm grateful for that.  
30 I share her concerns about the density of the number of  
31 people in this facility, their lack of ability to seek  
32 outdoor recreation other than going on a patio. It's a  
33 warehouse for people. That's what it is. They say 11  
34 people for 44, including 11 people who have dementia or  
35 Alzheimer's or some sort of memory care issue? That's a  
36 benefit to the community?

37 That's the overarching issue we're  
38 looking here. Is this a benefit to the community? I'm  
39 sorry the guy didn't make a go of it with the commercial  
40 space. But it's not our job to help him get out of a  
41 bad situation.

42 The alley behind there, that's not wide  
43 enough. You already say it's not wide enough. You  
44 already say that it requires a special consideration.  
45 Why perpetuate that when it's actually going to get some  
46 use? They're going to be coming in and out of there.  
47 They're going to be drawing the trash out of there,  
48 unless they roll the trash down two or three times a  
49 week.

50 ACTING CHAIRMAN DELOYS: They are. They're  
51 rolling the trash out.

52 MR. ORTH: In the snow? Good luck with that.

1           ACTING CHAIRMAN DELOYS: The comments, sir,  
2 please wait and come up to the podium to make your  
3 comments.  
4           MR. KELLY: It's kind of an eyesore for the  
5 volume of trash that 44 people plus staff are going to  
6 generate, including some of that waste is going to be  
7 medical waste and then probably have to be handled in a  
8 specific way, quite possibly a separate garbage pickup.  
9           You talk about retail, retail is 9:00 to  
10 5:00, 9:00 to 9:00, okay. Office building, 9:00 to  
11 5:00. This is 24/7. Where else in Northfield do we  
12 have businesses that run 24/7? I don't think we can  
13 name any. The Walgreen's doesn't open 24/7. The gas  
14 stations aren't open 24/7. This is a commercial  
15 enterprise that's going to be open 24/7, 365. That  
16 needs to be taken into consideration.  
17           You say, hey, Willow Inn had a lot of  
18 volume. Well, it was open six days a week, and it was  
19 open pretty much from 4:30 to about 10:00 o'clock. How  
20 do I know that? I bused tables there.  
21           (Long pause.)  
22           ACTING CHAIRMAN DELOYS: Anything else, sir?  
23           MR. KELLY: Just a couple of things. In the  
24 past year, we've had issues with car burglaries in  
25 Northfield. The easiest spot to hit was the east side  
26 of Northfield because you just come off the exit ramp.  
27 I'm not sure that that will have any impact on this, but  
28 it does raise the specter of more cars parked at night  
29 requiring at least some police patrolling, okay, and  
30 those cars are going to be out there all night.  
31           Just a moment.  
32           I'm sympathetic to the need for long-term  
33 care. It will impact all of us if not in our own lives  
34 and the lives of those we love and those we care about.  
35 But this is by and large with a commercial strip a  
36 residential neighborhood. What the Board needs to look  
37 at is, is this in the interest of the whole community?  
38 Is it in the interest of this whole subset of  
39 Northfield? I don't think it does, and I think this  
40 prospect, this proposal is not a good fit for the  
41 community.  
42           ACTING CHAIRMAN DELOYS: Thank you. Please.  
43           MS. GILLARDO: I was not sworn in.  
44           MR. GUTIERREZ: Please raise your right hand.  
45           (Witness sworn.)  
46           MR. GUTIERREZ: Thank you.  
47           MS. GILLARDO: There's just two things that I  
48 want to address.  
49           ACTING CHAIRMAN DELOYS: Ma'am, your name and  
50 address.  
51           MS. GILLARDO: Oh, I'm sorry. Rosie Gillardo,  
52 I'm at 1675 Orchard Lane, right where Frontage and



1 Orchard meet.

2 I know that you were talking about doing  
3 things with IDOT and some approvals from IDOT. Where my  
4 house is on that, I'm owned by pretty much IDOT.  
5 Everything that they do is on my side. I know that I've  
6 been there 18 years almost, and in the 18 years I've  
7 been able to really accomplish very few things with IDOT  
8 because they promise and say they're going to do this,  
9 they're going to do that, and it took me almost 10 years  
10 to get trees cut down.

11 I've been back and forth with that, and  
12 that's a big concern because you're talking about, you  
13 know, I believe at the beginning of Linder right where  
14 the entrance is IDOT, and then it starts somewhere  
15 between Orchard Lane and Linder is just Northfield. So,  
16 that's one of the things that I think has to be  
17 addressed, if IDOT is actually going to do what they say  
18 they're going to do as far as parking, you know, what  
19 you're looking to do with them.

20 The other thing, too, is as far as more  
21 garbage and everything, how is that as far as rat  
22 infestations? Are we going to, even though they clean  
23 out two or three times, you know, they're saying two to  
24 three times a week, but I think that's actually  
25 something else that should be a concern for us as well,  
26 you know, on our side. I was not here when the Willow  
27 Inn was here, so I don't know how that was taken care  
28 of. But now it seems to be a really big problem I know  
29 in the city, and it's kind of moving this way, too.

30 Lastly, talking about traffic, our kids,  
31 you know. Mine, luckily, has now graduated, but I had  
32 that concern from early on because of all the traffic  
33 coming through Linder into Orchard Lane and down. I  
34 tried to get stop signs, they didn't do it. But  
35 bringing in more traffic regardless of people that are  
36 going to visit may not only use Willow as well. So, I  
37 think it's like one of the streets that need to be  
38 addressed, and if IDOT is going to do something about  
39 it, make sure that they are actually going to do it.  
40 But you know, that's just something I wanted to address.

41 ACTING CHAIRMAN DELOYS: The only thing that  
42 IDOT would be doing would be would be granting parking  
43 access.

44 MS. GILLARDO: To them? Just --

45 ACTING CHAIRMAN DELOYS: To them, that's the  
46 only thing IDOT would have anything to do with.

47 MS. GILLARDO: Okay, but don't they have the  
48 passageway in Linder? Like isn't that owned by IDOT?

49 COMMISSIONER BERLINGHOF: They don't have an  
50 entrance there.

51 MS. GILLARDO: No, when they come in, because  
52 in order for IDOT to get around Frontage, they have,

1 they supposedly own the back, like that whole side in  
2 Linder down. Is that correct? That was my  
3 understanding.

4 COMMISSIONER BERLINGHOF: I don't know if  
5 that's correct or not, but if you notice they don't have  
6 access, I guess the site doesn't have access to Linder  
7 except for emergency vehicles.

8 MS. GILLARDO: Right, but then IDOT has to  
9 like I guess approve these emergency vehicles from --

10 COMMISSIONER BERLINGHOF: There's a curb cut  
11 there now, so I don't believe IDOT has to approve that.  
12 So, if there's already a curb cut there now --

13 MS. GILLARDO: With the thing there, right.  
14 So, they're not --

15 COMMISSIONER BERLINGHOF: No, since there's  
16 already a curb cut, so IDOT wouldn't have to necessarily  
17 improve that. What they're talking about doing is  
18 really shutting that down and just making it a mountable  
19 curb for emergency vehicles only. So, the traffic on,  
20 the only concern you should have on Linder and Lockwood  
21 is the parking issue, whether or not people would pull  
22 down those roads to park and then to walk to the  
23 facility.

24 MS. GILLARDO: Yes.

25 COMMISSIONER BERLINGHOF: But the cars would  
26 not go, from the facility aren't going on either of  
27 those roads. They go onto Willow directly.

28 MS. GILLARDO: Okay, and I really believe that  
29 if they're going to do this, that there should be some  
30 type of light, you know, traffic light installed there  
31 also, too.

32 COMMISSIONER BERLINGHOF: Yes, that I can  
33 almost guarantee would never happen, only because  
34 there's just not enough volume.

35 MS. GILLARDO: Yes, stop sign?

36 COMMISSIONER RUBIN: And we don't control  
37 that.

38 MS. GILLARDO: But you know what I mean?

39 COMMISSIONER BERLINGHOF: It's not easy to get  
40 a light.

41 MS. GILLARDO: But it's not just their  
42 facility, it's like they were mentioned, it's all the  
43 kids coming through our streets to get through over to  
44 New Trier, you know. Like I said, we've been asking for  
45 a stop sign for a while and you never did that right  
46 where they turn. They were actually coming down, even  
47 the buses come down it like 40 miles an hour, down that  
48 street.

49 COMMISSIONER ESTABROOKE: Can I get a  
50 clarification? I don't think there is a curb cut at  
51 Linder.

52 COMMISSIONER BERLINGHOF: Yes, there is. I've

1 driven my bike through that.  
2 COMMISSIONER ESTABROOKE: It's just a  
3 sidewalk.  
4 MR. GUTIERREZ: They're making a ramp for a  
5 sidewalk but --  
6 MS. GILLARDO: It's like this, it's kind of  
7 like this.  
8 COMMISSIONER ESTABROOKE: But there's no curb  
9 cut.  
10 MR. GUTIERREZ: But there's no driveway.  
11 COMMISSIONER BERLINGHOF: So, now it would  
12 just be an emergency curb cut near --  
13 MR. GUTIERREZ: Right. That will need to go  
14 through IDOT probably because that is within the IDOT  
15 right-of-way.  
16 COMMISSIONER BERLINGHOF: Okay, there you go.  
17 MS. GILLARDO: That's why you've got to get it  
18 in writing from them because they say they're going to  
19 do it but --  
20 COMMISSIONER BERLINGHOF: They aren't easy.  
21 MS. GILLARDO: Yes, I know. Thank you.  
22 MR. GUTIERREZ: Is there anybody else that  
23 needs to be sworn in that we can sworn in? Okay.  
24 (Witness sworn.)  
25 MR. GUTIERREZ: Thank you.  
26 MRS. ORTH: I just want to say --  
27 ACTING CHAIRMAN DELOYS: Your name and address  
28 please.  
29 MRS. ORTH: Oh, I'm sorry. Kim Orth, 1655  
30 Orchard Lane, Northfield.  
31 I guess my biggest concern, you know,  
32 whatever you do with this building, we feel like we  
33 don't have much power in that decision. I guess what  
34 I'm looking for is some empathy towards the people who  
35 actually live in our little confined neighborhood.  
36 Because we don't have sidewalks, we have the one in  
37 Willow, we have none going through our area, and just on  
38 our little block alone, we have 12 kids that are under  
39 like 12 years old.  
40 All the days that they're out in their  
41 front yards, playing with balls, and the cars come  
42 flying in, we know what you're saying that this may not  
43 affect us, but if this facility is truly working towards  
44 housing for people within our community, then that is  
45 going to bring more traffic to our community, because  
46 that means that all of our neighbors are passing through  
47 this community. They already know the shortcuts and it  
48 is going to increase our traffic volume.  
49 So, like Bill Kelly said, his son was in  
50 a severe accident on his bicycle. I have seen so many  
51 near misses with the kids in our neighborhood. We just  
52 want you who don't live in our radius to be empathetic

1 towards what we're looking to do, and that's just keep  
2 our neighborhood safe.

3 ACTING CHAIRMAN DELOYS: Just so you know, I  
4 live just south of Willow Road. I was on a cut-through  
5 street, yes, it gets on our street. So, I do have  
6 empathy for you and, you know, we are looking at it. If  
7 you have a retail, it would be more traffic. If you had  
8 an office building, it would be more traffic. So, we're  
9 trying to come up with something that will work that  
10 will limit the traffic and hopefully limit the impact to  
11 your neighborhood.

12 MRS. ORTH: Well, I think one thing, too, that  
13 I thought about with the Willow Inn which my husband  
14 lived there, I did not, but that was long before texting  
15 and driving. All the parents that I see flying to New  
16 Trier and Loyola, I always hit them with my sprinkler  
17 when I'm out sprinkling and it goes right through their  
18 sunroof because they're texting while they're driving.  
19 My husband and I have tried to get speed bumps put in,  
20 we were shut down in every avenue for that.

21 So, we've tried to make it safe, and  
22 we're just afraid this is just going to add to it.  
23 Thank you.

24 ACTING CHAIRMAN DELOYS: Thank you.

25 MR. KELLY: I just have a couple of questions.  
26 When will the shift changes be?

27 ACTING CHAIRMAN DELOYS: We need to, the  
28 microphone gets to record all this please.

29 MR. KELLY: When would the shift changes be?

30 MR. BENNEMA: So, typically there's three  
31 shifts. It would be 6:00 to, 7:00 to 2:30, excuse me,  
32 2:30 to 11:00, and then 11:00 to 7:00.

33 AUDIENCE MEMBER: Can you say that again?

34 MR. BENNEMA: 7:00 to 2:30, 2:30 to 11:00, and  
35 then 11:00 to 7:00.

36 MR. KELLY: How many vendors do you feel are  
37 going to --

38 ACTING CHAIRMAN DELOYS: You need to talk to  
39 the microphone.

40 MR. KELLY: I'm sorry. How many vendors do  
41 you feel are going to be visiting the facility on a  
42 given day?

43 MR. BENNEMA: We projected six visits a week.  
44 As far as during the day, we'll probably have a  
45 pharmacy delivery which comes to the front door. That's  
46 an in and out delivery. There may be somebody who would  
47 need to get a phlebotomy draw, that would be, you know,  
48 within, you know, like a 15-minute type of thing.

49 Outside of that, that's really the  
50 majority of the vendors that would come in during the  
51 day.

52 MR. KELLY: You would be running, for the

1 residents, you'd run a food service operation for three  
2 meals a day for at least 44 people, is that correct?  
3 MR. BENNEMA: Yes, sir.  
4 MR. KELLY: So, you're installing like a  
5 commercial kitchen?  
6 MR. BENNEMA: Yes, sir.  
7 MR. KELLY: Where are the ventilation areas  
8 for that commercial kitchen?  
9 MR. BENNEMA: On the roof.  
10 MR. KELLY: It's on the roof?  
11 MR. BENNEMA: Yes.  
12 MR. KELLY: No further questions.  
13 ACTING CHAIRMAN DELOYS: Thank you.  
14 MRS. ORTH: Sorry. Do you have any other  
15 facilities that --  
16 ACTING CHAIRMAN DELOYS: Name?  
17 COMMISSIONER BERLINGHOF: No, she already did  
18 that.  
19 ACTING CHAIRMAN DELOYS: She already has.  
20 COMMISSIONER ESTABROOKE: Would she have to do  
21 it again?  
22 MR. GUTIERREZ: Well, maybe she does.  
23 MRS. ORTH: Kim Orth, 1655 Orchard Lane. Do  
24 you have any other facilities that you own that sit on a  
25 small parcel of land much like this one that we could  
26 look at?  
27 MR. BENNEMA: Yes. So, the answer is yes, and  
28 I'll leave business cards. But [charterseniorliving.com](http://charterseniorliving.com)  
29 is our website. We have two communities that are  
30 similar to this. One is in Fox Lake, not all that far  
31 from here, and it's a cottage style community, there's  
32 four cottages. One is in New Lenox, it's a cottage  
33 style community, there's five cottages.  
34 The Fox Lake community probably would  
35 speak to this a little more. You really kind of have to  
36 go and, that's at 16 Lilac Avenue in Fox Lake. You can  
37 Google Maps and you can see we literally look like we're  
38 a part of the community. You know, Charter basically  
39 goes into communities like this and our whole role is to  
40 serve the community and, you know, provide, you know,  
41 needed jobs and really take care of an underserved need  
42 in the community. That's really what our role is.  
43 MR. ORTH: Just to reiterate a couple of  
44 things that Mr. Kelly had talked about.  
45 COMMISSIONER ESTABROOKE: Your name?  
46 MR. ORTH: Charles Orth. The food delivery,  
47 how is the food getting delivered? You said you're  
48 going to have six deliveries. What about food?  
49 MR. BENNEMA: There is typically one food  
50 delivery a week.  
51 MR. ORTH: What about laundry service?  
52 MR. BENNEMA: That's all done inside the

1 community.  
2 MR. ORTH: How about maintenance,  
3 housekeeping, cleaning?  
4 MR. BENNEMA: That's all done inside the  
5 community.  
6 MR. ORTH: Now, when you have these three  
7 shift changes, that would mean there would be 22  
8 different cars, correct?  
9 ACTING CHAIRMAN DELOYS: Can you address the  
10 Committee please and we'll address the questions.  
11 MR. ORTH: The shift changes, that will be 22  
12 cars at each shift change, where are they all going to  
13 park? You have 11 staff, then 11 will replace them,  
14 that's three times a day. So, you have to have 22  
15 spaces because you have to have the parking space  
16 available for your shift change, correct?  
17 MR. BENNEMA: They'll be clocking, you know,  
18 five minutes before and after shift to clock in and out.  
19 So, for five minutes on each shift change, you'll have  
20 the equivalent of, I don't know if it's 22 people but  
21 there will be --  
22 MR. ORTH: Well, if you have 11 employees,  
23 you'll probably have, unless they carpool, going to be  
24 11 cars.  
25 MR. BENNEMA: They are shifts, so typically,  
26 but there's about five to 10-minute exchange of people  
27 coming and going.  
28 MR. ORTH: So, where are they going to park?  
29 Because those timeframes are during busy times for  
30 school, the buses --  
31 MR. BENNEMA: On site.  
32 MR. ORTH: They're going to park onsite?  
33 MR. BENNEMA: Yes.  
34 MR. ORTH: Okay, thank you.  
35 MR. BENNEMA: Sure.  
36 ACTING CHAIRMAN DELOYS: Thank you for your  
37 patience.  
38 MR. WIPPERFURTH: It's Bill Wipperfurth, 347  
39 Linder Avenue, excuse me. My first question is with the  
40 new exit, are we going to be losing spots with the new  
41 fire exit in the parking spots on Linder?  
42 MR. BASIL: Yes, there would be one spot,  
43 because there's a half a spot there now that doesn't get  
44 used, so we'll be taking up one plus one-half spot.  
45 MR. WIPPERFURTH: Also, when you put the  
46 garbage enclosure to the new location, well, we're not  
47 really sure you're putting it there, but you will also  
48 be losing another spot?  
49 MR. BASIL: No.  
50 MR. WIPPERFURTH: No? And why are we putting  
51 the trash in that location?  
52 MR. BASIL: The trash is located at the

1 southwest corner of the building to allow the refuse  
2 pickup vehicle to avoid going into the public alley  
3 where it can remain on Linder to pick up the trash and  
4 keep going. That would eliminate reversing onto the  
5 alley and sounding his horn.

6 MR. WIPPERFURTH: But when you do that, I'm  
7 going to have to look at it every day when I pull up  
8 into my house. If we can just leave it where it's at, I  
9 would much rather have a trash truck back down the alley  
10 once or twice a week during 9:00 to 5:00, instead of me  
11 looking at that everyday.

12 He's also said that the enclosure wasn't  
13 going to be enclosed, it's just going to be surrounded?

14 MR. BASIL: That will be four sides.

15 MR. WIPPERFURTH: But not with a house, with a  
16 roof like it is now?

17 MR. BASIL: We aren't anticipating a roof, no.

18 MR. WIPPERFURTH: Without the roof, there's  
19 more animals, more trash, Forest Preserve. Are we going  
20 to try to pick up the trash or who's going to be  
21 maintaining that?

22 COMMISSIONER BOLLING: Excuse me, Bill, you're  
23 at 347?

24 MR. WIPPERFURTH: Yes, the house that really  
25 gets affected by this.

26 COMMISSIONER BERLINGHOF: Have you talked to  
27 the Village at all about this?

28 MR. WIPPERFURTH: I had spoken to Steve a  
29 little bit and that would be --

30 COMMISSIONER BERLINGHOF: Because, I mean to  
31 contest the decision to move the trash to there, to  
32 prevent the truck from going down the alley was a  
33 decision made to try to lessen the impact on your house,  
34 not to increase the impact on your house.

35 MR. WIPPERFURTH: True, but I was never asked.  
36 I wasn't here. Nobody asked me.

37 COMMISSIONER BERLINGHOF: So, are you  
38 suggesting that they move the trash thing back down the  
39 alley, that you'd feel more comfortable having it going  
40 up and down the alley? The only problem with that is  
41 there's a home, no, it's not really --

42 COMMISSIONER BOLLING: No, that's his garage.

43 COMMISSIONER RUBIN: That's the garage, and  
44 conceivably it was done to not block the garage I  
45 thought.

46 MR. GUTIERREZ: That was the original  
47 intention. You know, we talked to Bill last week and,  
48 you know, from the Village's standpoint, Mr. Wipperfurth  
49 is the one who is most impacted by that alley or  
50 anything happening in that alley. If he feels that he'd  
51 prefer to have that trash enclosure there, the Village  
52 certainly doesn't have any issue.

1           ACTING CHAIRMAN DELOYS: Correct.  
2           MR. WIPPERFURTH: Now, there's going to be  
3 cooking and whatnot, there'll be grease. Will that be  
4 added into that enclosure and they'll be disposed of?  
5           MR. BASIL: That would be in a separate  
6 enclosure with a cover on it. It's a fully enclosed  
7 grease enclosure that gets a separate pickup.  
8           MR. WIPPERFURTH: All right. So, now we're  
9 moving down, now we have our little dart-in section.  
10          MR. BASIL: Correct.  
11          MR. WIPPERFURTH: That was asked to be, the  
12 fence to be moved in by like two feet. So, your 10 feet  
13 now is really eight feet?  
14          MR. BASIL: It's currently 10 feet.  
15          MR. WIPPERFURTH: But I think the Village was  
16 going to ask for you to move it inward so we could  
17 remove the snow?  
18          MR. BASIL: Well, we have some alternate  
19 thoughts on that. I will say that we had a meeting for  
20 the neighborhoods, a very informal meeting that we had  
21 invited everyone to attend, just so you're aware of it.  
22 We did ask for all the neighbors to come along and we  
23 had a presentation prepared. We had one visitor.  
24                 So, we'd love the input and we thought we  
25 were providing that for them so that we had some  
26 information from the neighbors before we got to this  
27 level. So, forgive us if we don't have all the answers  
28 tonight, but we certainly have been trying.  
29          ACTING CHAIRMAN DELOYS: Would you be open to  
30 moving the garbage down the alley again if that's  
31 preferred?  
32          MR. BASIL: Yes.  
33          COMMISSIONER BERLINGHOF: Who owns the alley?  
34 Do you own the alley?  
35          MR. WIPPERFURTH: The Village.  
36          COMMISSIONER BERLINGHOF: The Village owns the  
37 alley. At the eastern end of the alley which looks like  
38 now grass, who owns that? Is that the Village?  
39          MR. WIPPERFURTH: Village.  
40          COMMISSIONER BERLINGHOF: So, when we talk  
41 about the snow, the Village removes the snow from the  
42 alley?  
43          MR. WIPPERFURTH: Correct.  
44          COMMISSIONER BERLINGHOF: Would they be  
45 putting it in at the end of the alley if that's the  
46 case?  
47          MR. WIPPERFURTH: Correct.  
48          COMMISSIONER BERLINGHOF: Is that a problem or  
49 not?  
50          MR. WIPPERFURTH: That is also a problem that  
51 I spoke to Steve about also.  
52          COMMISSIONER BERLINGHOF: What makes that a



1 problem?

2 MR. WIPPERFURTH: The previous, or the owner  
3 now has planted bushes along there. There's nowhere for  
4 them to push the snow, so they're asking for them to  
5 move the bushes farther east.

6 COMMISSIONER BERLINGHOF: So, okay, yes,  
7 because I think that to your concern about as to an area  
8 for, you know, the memory care patients, you don't  
9 really want to make that area any smaller just for snow  
10 if there's another place they can put the snow. To the  
11 extent that you can move bushes and have room to put the  
12 snow at the end would make a lot of sense.

13 MR. WIPPERFURTH: But when you're pushing snow  
14 manually, you're pushing it off to the side.

15 COMMISSIONER BERLINGHOF: Correct.

16 MR. WIPPERFURTH: There's nowhere, so that  
17 fence would need to be --

18 COMMISSIONER BERLINGHOF: Oh, the Village  
19 would have to be cognizant of that, figure out a way to  
20 do that so it doesn't, I mean I don't know what the  
21 Village has agreed to do.

22 MR. GUTIERREZ: So, we've spoken to the, after  
23 we heard, or I heard Mr. Wipperfurth's questions about  
24 the snow removal, we did talk to the Applicant. We  
25 talked about moving the existing landscaping that's at  
26 the end of the alley farther east to accommodate more  
27 snow storage at the end of the alley. But we also  
28 understand, I at least understand that you can't put all  
29 of the snow to a dead end. It doesn't work that way;  
30 Bill, you can verify that.

31 MR. WIPPERFURTH: Correct.

32 MR. GUTIERREZ: We need to accommodate some of  
33 that, some snow storage along the edge of the alley.  
34 The Applicant I believe was currently working on a  
35 solution to that. What I can say is that that will  
36 affect a couple of different things: the fencing that  
37 they are currently proposing right along the edge, right  
38 on the edge of the alley, and this landscaping here.  
39 Those components of this proposed project are something  
40 that the Architectural Commission is responsible for  
41 reviewing and we will be working a solution out on that  
42 for the Architectural Commission to consider.

43 So, that is a work in progress, Bill. We  
44 definitely expressed to the Applicant that we need to  
45 accommodate the snow storage.

46 ACTING CHAIRMAN DELOYS: Yes, otherwise where  
47 is the snow going?

48 MR. GUTIERREZ: Well, otherwise there is  
49 nowhere for the snow to go.

50 ACTING CHAIRMAN DELOYS: That's correct.

51 MR. GUTIERREZ: Other than as it currently  
52 exists here. But my point is that the solutions we're

1 working on and those are really the bailiwick of the  
2 Architectural Commission.

3 COMMISSIONER ESTABROOKE: While we're on snow  
4 removal, what about the snow that collects in the front  
5 of the north parking spaces? That's really a big  
6 hazard.

7 MR. BASIL: Yes, we're aware of that.

8 COMMISSIONER ESTABROOKE: I mean that, you  
9 know, snow gets piled up like this high.

10 MR. BASIL: Are you talking about in here?  
11 Okay, you're talking about in here is an issue?

12 COMMISSIONER ESTABROOKE: Pardon me?

13 MR. BASIL: Up in the corner here?

14 COMMISSIONER ESTABROOKE: Yes, yes. Actually  
15 it's across the whole gamut, but certainly at the corner  
16 makes it --

17 MR. BASIL: Right, we can certainly --

18 COMMISSIONER ESTABROOKE: Thanks.

19 MR. WIPPERFURTH: So, getting back to the  
20 fence, it looked like in the pictures, it looks like a  
21 four-foot. Are we talking maybe a six or eight-foot so  
22 we don't have to see --

23 MR. BASIL: Six-foot.

24 MR. WIPPERFURTH: Six-foot, solid. As we keep  
25 moving along, you said the generator that's out there,  
26 you're going to move that?

27 MR. BASIL: There's a generator on the roof.

28 MR. WIPPERFURTH: Are you going to move that  
29 to the ground? Or are you going to just leave it?

30 MR. BASIL: No, that's staying on the roof.

31 MR. WIPPERFURTH: There will be, all the  
32 deliveries will be in the front of the building?  
33 Because that's where the commercial is, and then in the  
34 back will be just trash for the residential. So, we  
35 don't have ambulances backing up our people coming down  
36 that alley?

37 MR. BASIL: Kevin, would you address that?

38 MR. BENNEMA: Yes. There will be deliveries  
39 for, if it's a 9-1-1 call, it will likely come to the  
40 front. If somebody passes away which happens, residents  
41 will, those residents will, from a dignity standpoint,  
42 they will probably be, I guess you could say escorted  
43 out from the back. Delivery trucks primarily would be,  
44 I believe they'd be coming through the back.

45 COMMISSIONER BERMAN: There's a service  
46 entrance.

47 MR. BENNEMA: Yes, food service deliveries.  
48 Yes, so that would constitute the six deliveries a week.

49 MR. GUTIERREZ: What Staff has suggested,  
50 again it was in order to be favorable to both, that  
51 deliveries, first of all, the garbage would be picked up  
52 on the street, but I don't know if that's possible if

1 you move the trash enclosure down, that all ambulance,  
2 for whatever reason, all ambulance pickups or drop-offs  
3 should be in front and that deliveries off of the alley  
4 for supplies or what have you would be limited to six  
5 per week.

6 That's what Staff had suggested in the  
7 memo that you have. It's also in the draft motion just  
8 to go that direction.

9 MR. WIPPERFURTH: Well, what I'm asking is  
10 residential in the back, commercial in the front, keep  
11 everything in the front since this is a unique  
12 situation. So, all deliveries and everything could be  
13 up front. Then the garage door, they could make it  
14 right there out in the front, you could make a delivery  
15 in the circle, if nothing has been made yet. You can  
16 make small changes, put a door here, or right there.  
17 The ramp is over there. So, you guys stay in the front  
18 and we'll stay in the back and hopefully have a good  
19 relationship like we did with the Krasnys.

20 MR. BASIL: I'd like to have Ken Behles come  
21 up, he's our architect. Ken has some comments for this  
22 one.

23 MR. BEHLES: Good evening. My name is Ken  
24 Behles, I'm with Behles + Behles, an architectural firm  
25 in Evanston. My address is 426 Maple Street in  
26 Winnetka.

27 Just to address the delivery, the way  
28 goods are delivered to the site and when they leave, the  
29 type of truck that is used to deliver food service,  
30 think of, you've seen these types of trucks before,  
31 they're rather large. But they won't be able to  
32 navigate the front parking lot. They're not allowed to  
33 use the emergency egress at the west end onto Linder,  
34 and they cannot back out onto Willow Road. So, our only  
35 option, and that's the way that deliveries are made to  
36 the building currently is through that alley.

37 MR. WIPPERFURTH: So, how am I supposed to get  
38 out of my garage? Am I supposed to back out through my  
39 lawn?

40 MR. BEHLES: I think that you would share the  
41 public alley with this.

42 ACTING CHAIRMAN DELOYS: How long would your  
43 typical delivery be, your food service? How long are  
44 they going to be parked?

45 MR. BENNEMA: 20 minutes to a half an hour.

46 COMMISSIONER BERLINGHOF: What's the typical  
47 time that this is done? 10:00 o'clock in the morning?

48 MR. BENNEMA: We can control --

49 COMMISSIONER BERLINGHOF: Yes, most  
50 restaurants have a function --

51 MR. BENNEMA: We can control the times, but  
52 you know, typically it's later in the morning delivery

1 and they're dropping off for, you know, three to four  
2 days --

3 COMMISSIONER BERLINGHOF: How wide is that  
4 alley?

5 MR. BEHLES: It's 20 feet.  
6 MR. BENNEMA: 20 feet.  
7 MR. WIPPERFURTH: One car.

8 COMMISSIONER BERLINGHOF: Well, 20 feet is  
9 larger than one car, but is there, can a car get by if  
10 there's a truck there, do we know? I don't know the  
11 answer, I'm asking --

12 MR. WIPPERFURTH: It would be close.  
13 MR. BEHLES: Yes. Yes, I mean it's certainly  
14 wide enough for two vehicles to pass each other.

15 MR. WIPPERFURTH: So, you're saying a car is  
16 10 feet?

17 MR. BEHLES: A truck is eight feet wide, and  
18 an automobile is about six feet wide.

19 COMMISSIONER BERLINGHOF: Right, I mean a  
20 typical road is 24 including the curbs.

21 MR. WIPPERFURTH: So, this guy backed up  
22 perfectly along the curb, so that gives me perfectly --

23 COMMISSIONER BERLINGHOF: Well, I mean I would  
24 venture to say that if this were approved in the next  
25 five years and there's certainly not an option, you're  
26 going to have an issue. The question is, is it everyday  
27 and every hour? The answer is probably no.

28 COMMISSIONER BERMAN: Yes, but what about  
29 snow?

30 COMMISSIONER BERLINGHOF: But there's no doubt  
31 that I would think that there's a time when you'd want  
32 to get out and there's a truck there and it may be  
33 difficult.

34 MR. WIPPERFURTH: Well, they can, you know,  
35 park on Linder and unload there.

36 COMMISSIONER BERMAN: What about when it snows  
37 and it's not all picked up properly and the truck is  
38 there and he can't get out of his spot?

39 COMMISSIONER BERLINGHOF: Well, if it's all  
40 snow and it's not done properly, he can't get out of the  
41 spot because of snow.

42 COMMISSIONER BERMAN: No, no. If it's not  
43 taken away properly, like in the summer, if you can fit  
44 a truck and a car, there's not an issue. But you know,  
45 what about snow?

46 MR. GUTIERREZ: If it's not totally cleared?  
47 COMMISSIONER BERMAN: If it's not totally  
48 cleared in the winter, he could not get by.

49 COMMISSIONER ESTABROOKE: Well, and the way  
50 his garage is set up is, the alley is this way and his  
51 garage goes this way. So, he would be backing into the  
52 truck, it's not like he can, am I right?

1 MR. WIPPERFURTH: Correct.  
2 COMMISSIONER BERLINGHOF: Well, okay, so I  
3 don't know if that's necessary. I mean you're assuming  
4 that the truck is going to back up all the way to the  
5 service entrance so there's no room for you. There's no  
6 reason to assume that the truck wouldn't stop 10-15 feet  
7 before the service entrance and then they'd have little  
8 dollies and they take the dolly and they go through the  
9 process.  
10 MR. WIPPERFURTH: Well, yes, they can do that  
11 in one area and dolly it --  
12 MR. BEHLES: If I could just highlight how  
13 deliveries are made? Typically, this is like a Sysco  
14 truck, you've seen this type of truck. It has a four-  
15 foot bed. Our deliveries are done in grade. We don't  
16 have an elevator truck dock. So, the truck would have  
17 to actually back up and stop significantly short on the  
18 eastern end of the alley. It would have a ramp that  
19 extends from the bed of the truck, that bed is typically  
20 about 12 feet long, and then they would roll the goods  
21 down on a hand truck just as you mentioned and they  
22 would go in that sort of portion which is actually the  
23 current trash enclosure. That would be the delivery  
24 entrance right at the eastern end of the alley.  
25 MR. WIPPERFURTH: But once again, we decided  
26 that we're keeping the trash there.  
27 MR. BEHLES: Well, we didn't decide that.  
28 Right now, our trash enclosure is at the street which  
29 was actually requested of us and our deliveries --  
30 ACTING CHAIRMAN DELOYS: Who requested that?  
31 MR. GUTIERREZ: Staff suggested that assuming  
32 that that would be better.  
33 ACTING CHAIRMAN DELOYS: Okay, thank you.  
34 MR. GUTIERREZ: But apparently it's not.  
35 MR. BEHLES: Delivery is actually through the  
36 current trash enclosure so that it would be covered.  
37 You know, we don't want to build anything on that side  
38 of the building.  
39 COMMISSIONER BERLINGHOF: So, how many  
40 deliveries are we talking about in the public alley a  
41 week?  
42 MR. BEHLES: I think six per week.  
43 MR. BENNEMA: Food deliveries is every four  
44 days for that main residence. That's really the big  
45 truck that would have to back in there.  
46 COMMISSIONER BERLINGHOF: What else would be  
47 backing there besides the hearse or some of the other  
48 things that you mentioned before?  
49 MR. BENNEMA: Purveyors.  
50 COMMISSIONER BERLINGHOF: Say that again?  
51 MR. BENNEMA: Like one of the purveyors.  
52 COMMISSIONER ESTABROOKE: Medical supplies I

1 would think?  
2 MR. BENNEMA: No, medical supplies, that would  
3 all come through the front door.  
4 ACTING CHAIRMAN DELOYS: What about medical  
5 disposal?  
6 MR. BENNEMA: Medical disposal, that's  
7 typically once a month is that disposal and that's a box  
8 is what that is.  
9 ACTING CHAIRMAN DELOYS: Okay.  
10 MR. BENNEMA: You know, there could be, you  
11 know, maybe a produce vendor, maybe a seafood vendor.  
12 COMMISSIONER BERLINGHOF: Okay, when you say  
13 food, you're saying Sysco twice or once every four days.  
14 MR. BENNEMA: Yes.  
15 COMMISSIONER BERLINGHOF: So, what about the  
16 other vendors? Let's talk about the total number of  
17 food vendors.  
18 MR. BENNEMA: You're talking three, you're  
19 talking the Sysco truck and you're talking like local  
20 produce and then seafood, that kind of thing.  
21 COMMISSIONER BERLINGHOF: What about meat?  
22 Sysco does the meat?  
23 MR. BENNEMA: Sysco does the meat, all the  
24 meats.  
25 MR. WIPPERFURTH: So, I mean I guess going  
26 back to how many, are we talking one every four days?  
27 Are we talking fresh food every three days? Are we  
28 talking, so maybe we have three or four a week?  
29 MR. BENNEMA: Yes, and the non-Sysco truck are  
30 smaller trucks. Those are not the size of a semi.  
31 COMMISSIONER BOLLING: And they could be  
32 limited during a particular time I'm thinking.  
33 COMMISSIONER BERLINGHOF: Yes, you can put a  
34 certain time and then of course they're there for  
35 anywhere from 15 minutes to 30 minutes.  
36 MR. BENNEMA: We could get Sysco, there are  
37 designated delivery times that we can request and  
38 they'll do their best to honor it, they'd just have to  
39 honor that.  
40 COMMISSIONER ESTABROOKE: I don't think it has  
41 anything to do with time though. You know what I mean?  
42 COMMISSIONER BERLINGHOF: Well, look, you  
43 cannot not have deliveries.  
44 COMMISSIONER ESTABROOKE: Oh, no, I get that.  
45 But they cannot not be able to get out of the garage  
46 either.  
47 COMMISSIONER BERLINGHOF: Absolutely. That's  
48 why I'm looking at this like when the truck stops --  
49 COMMISSIONER ESTABROOKE: Right, there's got  
50 to be a better way.  
51 COMMISSIONER BERLINGHOF: If a truck stops  
52 short, right, now presuming there's 20 feet, and he's

1 right, it's an eight-foot truck and it's a six-foot car,  
2 there's room to get by. There's the snow issue, but  
3 that has to be fixed. Then he should be able to back  
4 out of his driveway or his garage and pull right out.  
5 COMMISSIONER ESTABROOKE: No, I get that.  
6 COMMISSIONER BERLINGHOF: But it may be there,  
7 which is typically during working hours when, you know,  
8 at 10:00 o'clock in the morning when most people aren't  
9 leaving then, your wife is leaving and, I don't know who  
10 works and doesn't work and all that, but the point being  
11 is it's a limited timeframe that we're talking about.  
12 We're not talking about all day long every single day.  
13 COMMISSIONER ESTABROOKE: No, I get that.  
14 It's just an inconvenience.  
15 COMMISSIONER BERLINGHOF: Just getting back to  
16 the whole concept if this were converted to retail,  
17 there would be a lot more of those deliveries, not just  
18 four or five a week. You know, if it were a much more  
19 populated office building, there would be more  
20 deliveries.  
21 COMMISSIONER ESTABROOKE: I think they'd make  
22 them in the front.  
23 ACTING CHAIRMAN DELOYS: UPS trucks and FedEx?  
24 COMMISSIONER ESTABROOKE: Sure, will come to  
25 the front.  
26 COMMISSIONER BERLINGHOF: They would.  
27 MR. KELLY: So, a follow-up question. So,  
28 this piece of land is 0.58 acres, is that correct?  
29 MR. BENNEMA: Yes.  
30 MR. KELLY: You said that you've done two  
31 different properties of a similar clientele. But were  
32 they on this small a piece of land?  
33 MR. BENNEMA: Our Fox Lake project is probably  
34 about a one-acre site, and it's not configured exactly  
35 like this. But literally, it looks like you're in a  
36 residential area the way our cottages are configured.  
37 So, there's no back alley issue but it's pretty tight on  
38 the streets; when we have to make deliveries, it gets a  
39 little tight.  
40 MR. KELLY: How many people live there?  
41 MR. BENNEMA: Today, 30.  
42 MR. KELLY: So, you have a larger piece of  
43 land, you have four separate buildings, is that correct?  
44 MR. BENNEMA: That's correct.  
45 MR. KELLY: So, you're going to have more  
46 people in one building in a smaller piece of land, is  
47 that correct?  
48 MR. BENNEMA: Yes, that's correct.  
49 MR. KELLY: This question is for the Board,  
50 it's probably for the Village, it's for the Petitioners.  
51 Has anyone looked at what the diminution of value of  
52 people's properties in the neighborhood, and

1 specifically those who live closest to this project, Mr.  
2 Wipperfurth, the people on Lockwood, and then in the  
3 wider community?

4 COMMISSIONER RUBIN: I don't think that's our  
5 responsibility. I don't think we need to look at the  
6 diminution of values of property in this particular  
7 forum.

8 MR. KELLY: Maybe it isn't, but maybe I'm  
9 putting this question for the Village and maybe the  
10 Village should look at that. Maybe if it hasn't been  
11 done, that's fine, maybe they should do what the  
12 economic impact, the economic impact on Mr.  
13 Wipperfurth's property is substantial. Unless the  
14 Village wants to extend out that alley so that he can  
15 get out at any time, then he's stuck.

16 COMMISSIONER RUBIN: Well, we have just  
17 considered that. We've just been talking about that.

18 MR. KELLY: But how many people live with a  
19 Sysco truck coming in their driveway/alley several times  
20 a week blocking them?

21 COMMISSIONER RUBIN: You've made that point.  
22 Someone has made that point already. That's before us  
23 already, that doesn't need to be repeated.

24 MR. KELLY: Well, I haven't gotten an answer  
25 to it, but it should be something that should be  
26 considered by the Village and by the people who are  
27 petitioning for a special use for this piece of  
28 property.

29 MRS. WIPPERFURTH: I'm Stacey Wipperfurth, I  
30 live next door. We moved in when the Willow Inn was  
31 there. They were great people. They talked with us,  
32 they met with us. It was wonderful, it was a good  
33 relationship.

34 We knew we bought next to a commercial.  
35 I know that, I'm not dumb. I know I bought next to  
36 commercial. I know that I'm going to be affected by  
37 that.

38 But when we moved in, it was just so  
39 positive we went with it. Then the Krasnys came in and,  
40 I'm going to cry, they had meetings with us. They  
41 invited us to their office building. They sent our kids  
42 cookies. They invited us to go in bike rides with them.  
43 They met with us probably five times before we came  
44 here.

45 We got a certified letter the day before  
46 the public meeting. We weren't home to get it because  
47 we go to work. We went to the post office to pick it  
48 up, the meeting was over. We weren't reached out to, we  
49 weren't asked anything.

50 Okay, besides that, I don't want to live  
51 in a place where I'm in my yard, on my patio, and I've  
52 got, sadly, a deceased person being removed while I'm



1 having a barbecue. I don't want to live in a place  
2 where there's ambulance calls at 2:00 in the morning. I  
3 teach, I've got to get up at 5:30 in the morning and get  
4 to work. I can't have ambulance calls all night going.

5 I know we bought next to commercial, I  
6 get that. But there are some commercial that's  
7 completely workable, and there are other commercials  
8 that just are not that close to my house. Look at how  
9 close that is. My fence is purposely moved in, and then  
10 I have bushes on the outside. I wanted the bushes on  
11 the inside, that would be prettier to me.

12 COMMISSIONER BOLLING: I'm sorry, are you in  
13 347?

14 MRS. WIPPERFURTH: Yes.

15 COMMISSIONER BOLLING: Yes, okay.

16 MRS. WIPPERFURTH: I wanted the bushes on my  
17 patio, but if I put the bushes there, then we can't  
18 remove the snow because I've got to have somewhere for  
19 the snow to go. If they put the patio there, my rear  
20 mirror is going to hit, I'm going to back into it. I've  
21 got a Tahoe, how am I supposed to get that out of my  
22 garage? I'm not driving a Prius.

23 You know, I just, I guess I would just be  
24 extremely disappointed, and clearly would have to sell  
25 my house if this is what was decided was good for the  
26 resident who lives that close. When we worked with  
27 Krasny to make that building, there were a lot of, they  
28 were moving in on our property. They were moving in a  
29 lot, and we worked with them because we knew this was  
30 going to be an office space.

31 Now, we're moving in one and I'm going to  
32 have deliveries in the back and people removed when they  
33 passed away while I'm having a barbecue? It just  
34 doesn't seem right, I don't know. Well, that's all I  
35 have to say.

36 ACTING CHAIRMAN DELOYS: Thank you. Anyone  
37 else from the audience? Yes, sorry.

38 MR. TREBELS: I'm Rudy Trebels, I'm one of the  
39 potential owners of this facility. I can certainly here  
40 that there's empathy for certain things here and we  
41 certainly have that same empathy. We want to be good  
42 neighbors. We will work and do what we can. It is a  
43 built building though, and that has certain restrictions  
44 that are there. It's been virtually a vacant building  
45 for quite a while.

46 One of the things that came out when we  
47 got an appraisal on the building is the highest and best  
48 use for this building is a senior living/assisted living  
49 facility. Retail, as you know, is quite different than  
50 it was 10 years ago. The retail market is going down,  
51 not going up, because of the people such as Amazon, et  
52 cetera.

1                   The traffic will be less. Market  
2 studies, I don't need to repeat, but it will be less.  
3 But we certainly can push back the shrubbery in the  
4 back. If the Village, for some reason, is not taking  
5 care of the snow the way it should, we will agree to  
6 take care of the snow in the back. We're going to be  
7 doing it in the front anyway, so we don't have any  
8 problem with taking care of that, absorbing the cost of  
9 that, to take care of it in the back. We certainly will  
10 do our very best to have deliveries when they're,  
11 hopefully if they're out working, et cetera.

12                   We want to be good neighbors. There is  
13 definitely a demand for this, there's a very, very  
14 strong demand, needed, and we do that demand based on a  
15 five-mile radius. Most people want to have their loved  
16 ones within five miles of where they live. If you look  
17 in the immediate area, Northfield and Winnetka, you  
18 don't have a lot there, not there. It exists but this  
19 is a different type of situation.

20                   We're looking to make it a very nice  
21 boutique. You walk inside this place, it will be one of  
22 the nicest places you've ever walked in. It will be  
23 very nicely done. The landscaping will be very nicely  
24 done. You'd be proud to have this in your community.

25                   As much as I'd hate to say this, the tax  
26 base I'm sure will go up, probably double. So, it will  
27 be income to the community. We will be taking care of  
28 any additional, you know, so-called expense that might  
29 be there. Whether we like it or not, I'm sure the taxes  
30 will be going up on the building.

31                   The reason we put the trash on the end of  
32 the street was to have one less backup of a truck, a  
33 garbage truck per week. I believe, I don't know if it's  
34 once or twice a week that it backs in, but there would  
35 be, from our standpoint, there would be no garbage truck  
36 backing down the alley whatever time it might be.

37                   Kevin didn't mention his background but  
38 Kevin has been in this business for, since he's in his  
39 20's. He started out as an aide taking care of people  
40 in senior living facilities. He worked his way up to  
41 COO of the seventh largest company in the country that  
42 does senior living. He took them from 50 facilities up  
43 to 200. His experience is almost very hard to find.

44                   I happen to be in the senior living  
45 business. We own a piece of about nine different  
46 facilities, and I know 50 different operators. I chose  
47 Kevin, excellent reputation. He broke off on his own  
48 about two and a half, three years ago, currently has 13  
49 facilities already under his management, from big REIT  
50 companies, one of the largest REITs in the country has  
51 chosen him to manage some of their facilities. He  
52 turned them around where others couldn't take care of

1 them.

2 It will be a very well-run facility, and  
3 Kevin comes with the highest credentials. He wouldn't  
4 tell you that, he's a very humble guy. I could, I have  
5 50 different operators that I know of in the industry.  
6 We're very much involved in the industry. We belong to  
7 the assisted living associations that are out there, and  
8 Kevin is the one I chose out of the 50 that I could  
9 have.

10 I live in Glenview. Some day I might be  
11 in this facility if it goes through. Believe me, it  
12 will be a nice facility.

13 It has been for sale for quite a while.  
14 It's not easy to find a use for this particular  
15 building. I think, as I've heard here, I believe it's  
16 going to be the least density and traffic count that you  
17 can probably come across and still use it as a building.  
18 It's a new beautiful building, it shouldn't be torn  
19 down. I know Mr. Krasny has a lot of money, but I'm  
20 sure he still doesn't want to have to deal with that.

21 The shift changes I believe are 2:30 and  
22 11:00 o'clock at night. Those are pretty sparse hours  
23 for shifts. Again, the overlap is only for a few  
24 minutes.

25 I believe that's all I got. Thank you.  
26 Yes?

27 COMMISSIONER ESTABROOKE: I have two more  
28 questions on that. The shift change, I'm hoping that's  
29 more than 10 minutes because usually they do a recap of  
30 what's going on during the day with whatever patients  
31 that they've had. So, I'm hoping it's more like a half  
32 an hour or something.

33 MR. TREBELS: Well, this is assisted living,  
34 it's not skilled.

35 COMMISSIONER ESTABROOKE: I understand that.

36 MR. TREBELS: It's very different than skilled  
37 or independent living, very different.

38 COMMISSIONER ESTABROOKE: I understand. My  
39 second question would be it is assisted living. The  
40 next step is skilled care. Where do they go since you  
41 don't have skilled care? What happens then?

42 MR. TREBELS: The most common combination  
43 throughout the country is assisted living and memory  
44 care. That's the most common combination. When it gets  
45 to skilled, there's a different skill set, and in many  
46 cases, they're standalone skilled facilities.

47 Now, the big facilities have all of them,  
48 what's called the CCRC. We have continuing care retired  
49 community. Those are very much larger facilities than  
50 anything you could do, you know, in the area that we  
51 have here. But normally, about 25 percent would be  
52 memory care and 75 percent would be assisted living for

1 the vast majority of facilities.

2 COMMISSIONER ESTABROOKE: That didn't answer  
3 my question though, sorry. What happens then?

4 MR. TREBELS: They would have to move out to  
5 another facility.

6 COMMISSIONER ESTABROOKE: They have to move  
7 out, okay, that's fine.

8 MR. TREBELS: We take care of them on the  
9 memory care side, but not on the skilled side.

10 MR. BENNEMA: Shift changes, not all staff  
11 participate in the shift change. So, it's probably one  
12 or two staff members that would stay over. That's  
13 typically how we do it. It's probably, you know, it's  
14 probably a good 10 to 15 minutes. You're talking  
15 through, you know, up to 44 residents, and really you're  
16 talking about adverse changes that are unusual, you  
17 know, was there something different with Mrs. Jones  
18 today, et cetera. That's kind of our whole personal  
19 approach to how we care for people. These people  
20 present their complaint on each shift.

21 We would have very strong relationships  
22 with local skilled nursing communities as people would  
23 need to move out. But the majority of these residents  
24 will transition, and kind of the way we designed it, the  
25 statistics of the amount of, the reasons assisted living  
26 residents move out, it's like 30 percent of the reasons  
27 are because of memory care needs. So, we kind of  
28 figured that it was a real nice number.

29 But as Rudy said, our intention is to be  
30 great neighbors, provide fantastic employees, well-  
31 trained employees, to enhance the community. I mean  
32 that's what we're about. I was a part of the project  
33 that did the North Shore Place community, a senior  
34 lifestyle. So, I'm very familiar with that obviously.  
35 I'd love to get my wife and --

36 COMMISSIONER ESTABROOKE: Thanks.

37 MR. TREBELS: Just one last comment. Some of  
38 the people might take the bus to work, too, potentially.  
39 I don't want to say that, you know, I can't, who knows  
40 who you hire and how they get there, but some of these  
41 people are \$12-\$15 an hour people and, you know, those  
42 people might take the bus. So, that would be even less  
43 potential cars, but we based it on everybody having a  
44 car. Thank you.

45 ACTING CHAIRMAN DELOYS: Thank you.

46 MRS. ORTH: Kim Orth, 1655 Orchard Lane. The  
47 one question that was posed that the gentleman didn't  
48 answer, I don't think, was about taking the deceased  
49 bodies out the back door which is right underneath the  
50 windows of the neighbor to the south. So, I was  
51 wondering if he could answer that, if that's definitely  
52 where they're going to take them out.

1                   Just a comment on that is for \$6,000  
2 minimum a month, I would not want my deceased loved one  
3 being taken out where the trash is taken out. It's just  
4 something to think about.

5                   MR. BENNEMA: Well, all I can say is, I mean  
6 from a dignity standpoint and for the respect of the  
7 deceased, we just thought it was more appropriate for  
8 people to go out the back door. I mean that's really  
9 the decision we made. As far as statistically, how many  
10 people pass away in a community a month, you know, in  
11 our communities, probably, you know, at least one person  
12 a month will pass away. I mean it's intended to be  
13 their home until they pass away.

14                   Under the state regulations and the  
15 staffing ratios that we provided Charter Senior Living  
16 communities, that's the intention. We work with  
17 families in any way, shape, or form to keep residents  
18 from having to leave the community for any reason. So,  
19 that's the decision we made. We just think it provides  
20 a lot more dignity for our customers in situations like  
21 that, and they will happen.

22                   ACTING CHAIRMAN DELOYS: Discussion, comments  
23 from the Commission?

24                   COMMISSIONER BOLLING: I've got a quick  
25 question. Steve, just refresh my memory again about the  
26 notification process for the community in and around  
27 this? What has been done thus far? What kind of  
28 letters of notification to the neighborhood has been  
29 made? And when?

30                   MR. GUTIERREZ: So, they're two different  
31 things we're talking about, that have been talked about.  
32 One, first of all, there is this hearing, this is the  
33 first hearing, the Village hearing on this application.  
34 Those notifications are sent out via certified mail by  
35 the Petitioner to all the property owners within 250  
36 feet.

37                   COMMISSIONER BOLLING: And that was done?

38                   MR. GUTIERREZ: That was done at least 15 days  
39 prior to the hearing. But again, I think what was being  
40 referred to was a neighborhood meeting, a voluntary  
41 neighborhood meeting that the Applicant held. I don't  
42 know the details of that. We don't require that, that's  
43 not a requirement of the process. So, I don't know what  
44 occurred there. They'll have to speak to that.

45                   COMMISSIONER BOLLING: Do we have verification  
46 that the Petitioner did indeed send out the  
47 notification --

48                   MR. GUTIERREZ: For this hearing?

49                   COMMISSIONER BOLLING: Yes.

50                   MR. GUTIERREZ: Yes. Yes, we got a  
51 verification that they did, from the Petitioner, that  
52 they've done what this required. We did see that. So,

1 again that's for this hearing. I think maybe what was  
2 being referred to was the informal neighborhood meeting  
3 that they held. But again, they'll be able to speak to  
4 that, I don't know it.

5 COMMISSIONER BOLLING: Could the Petitioner  
6 address what kind of notification has been done?

7 MR. GUTIERREZ: On that neighborhood meeting.

8 MR. TREBELS: We did it within the timeframe  
9 that was required.

10 COMMISSIONER BERLINGHOF: No, he's talking  
11 about the neighborhood meeting, not the official notice.  
12 You had mentioned that you had contacted all the  
13 neighbors.

14 MR. TREBELS: Yes. So, we had a reception two  
15 weeks ago, I think about two weeks ago. We had one  
16 person show up.

17 COMMISSIONER BERLINGHOF: So that's the first  
18 time you contacted any of the neighbors was two weeks  
19 ago?

20 AUDIENCE MEMEBER: It was the week of the  
21 10th.

22 MR. TREBELS: September 10th, I guess it was  
23 three weeks ago. We sent them out through the fed mail  
24 as required.

25 COMMISSIONER BERLINGHOF: Again, we're not  
26 talking about the official notice. There is an official  
27 notice you have to give everybody within 500 feet.

28 MR. TREBELS: Right.

29 COMMISSIONER BERLINGHOF: Did I get that  
30 correctly? Let me check on that. Then there is this  
31 comment you made that you decided you wanted to get some  
32 feedback from the neighbors.

33 MR. TREBELS: Yes.

34 COMMISSIONER BERLINGHOF: So, you reached out  
35 to them how and when?

36 MR. TREBELS: We sent the letter certified  
37 mail, and then we also sent at the same time a letter  
38 inviting them to come over for the timeframe that we had  
39 set up. We had one person show up and she was for it.

40 COMMISSIONER BERLINGHOF: Let me understand  
41 this correctly. You sent some information out to the  
42 neighbors after you had designed the facility, you had  
43 submitted the design to the Village. You've spent the  
44 last, I don't know, two months, three months, four  
45 months working with the Village on the design, and  
46 that's when you reached out.

47 I'm sitting here and I must admit her  
48 testimony moved me way more than anybody else. There's  
49 a lot of testimony going on about traffic and I don't  
50 agree with half of it. But the impact that this has on  
51 that one house is huge.

52 As a developer, I would have thought

1 that's the first person that you reach out to, to find  
2 out how your facility, what you're going to do, would  
3 impact the direct neighbors. They're the people in the  
4 end, the people that live three blocks down, yes,  
5 they're impacted, but that person is impacted by it  
6 every single day, by deliveries, by noise, by the  
7 hearse, by the employees, by everything that's done  
8 here. The fact that they're just getting some feedback  
9 a week ago before you planned any of this is upsetting  
10 to me.

11 It may not change the ultimate design on  
12 what you need to do, but the fact that they've had no  
13 input whatsoever I think is unconscionable. They should  
14 have been part of this process. Yes, the building isn't  
15 going to move, but maybe now it has to. Maybe you have  
16 to think about where memory care. Maybe you have to  
17 think about that this depth now has to be memory care  
18 and not the independent living here. Maybe there needs  
19 to be something else up front. Maybe you need to talk  
20 to the Village about the right-of-way behind them on the  
21 east side of the property.

22 Maybe there are other things and other  
23 ways to look at this than the way you designed it  
24 without talking to the neighbor that's impacted the most  
25 by it. That's my comment.

26 MR. TREBELS: I appreciate that and we have  
27 not talked to them. We had some feedback from Steve  
28 more recently here. We're somewhat, we're really not  
29 changing much on the outside, we really aren't. The  
30 building itself is there. We've gone through two  
31 architects to come up with this design. We had to pick  
32 out the parking down below to make it feasible,  
33 otherwise it just wasn't going to work.

34 You know, we're here to do anything we  
35 can, but it's a building that's built. It's not from  
36 ground up. If it was ground up, it would be very, very  
37 different I think.

38 But I hear what you're saying and we  
39 certainly want to be good --

40 ACTING CHAIRMAN DELOYS: I think the various  
41 things they're talking about are the use of the alley  
42 which is the deliveries, there are probably ways around  
43 and a way to figure those out, and the removal of the  
44 bodies which I wouldn't want going on, having my kids  
45 seeing somebody coming out. I'm sure you could have the  
46 bodies go out the front, but you've made a choice that  
47 you'd want to have them go out the back. I would feel  
48 like going out the front doors has more dignity than  
49 going out the back, and I agree, it's right by the  
50 garbage.

51 So, I think you need to work with the  
52 neighbors a little more. I'm a little discouraged that

1 you hadn't talked to them until three weeks ago and that  
2 was --

3 COMMISSIONER BOLLING: Well, I guess the  
4 question we would have would be would you be willing to  
5 maybe reconsider how those particular delivery  
6 procedures might be reworked, and also agree to perhaps  
7 hold another reception or a town meeting where the folks  
8 can reevaluate their opinions based on, hopefully now  
9 they all understand that your proposal has been put  
10 online, perhaps they didn't know that in the past, they  
11 can review that in better detail. Perhaps there could  
12 be a meeting of the community and perhaps if you could  
13 reevaluate whatever options there might be like Todd was  
14 perhaps suggesting.

15 Is that something that's possible?

16 MR. TREBELS: Anything is possible. I mean  
17 we'll do anything we can to try to accommodate.

18 COMMISSIONER BOLLING: I'm just very  
19 concerned. I'm very concerned from what, I took notes  
20 on every single person who spoke tonight, and it seems  
21 like the local community has an issue and I take that  
22 seriously. I'm sure you heard the same things that I  
23 have heard.

24 I've read the traffic report and I  
25 understand it. Perhaps they haven't, but I really feel  
26 that it's important that the local community at least be  
27 on the same page before we come to a vote on this.  
28 That's my opinion.

29 COMMISSIONER BERLINGHOF: We're the Plan  
30 Commission, right, so our responsibility really is to  
31 decide whether or not we believe this use, to recommend  
32 to the Board that this use is something that works for  
33 the community. I actually believe it does. I know that  
34 some people disagree, but I think it's a good use.

35 I think taking this piece of property  
36 which has been commercial in the past, and it's been a  
37 restaurant which I'm glad to hear they were a good  
38 neighbor, but a restaurant would have more deliveries,  
39 will have more traffic and will have more potential  
40 problems than this will. But in the same token, it may  
41 have been a smaller facility on a larger lot that had  
42 more ways of hiding some of that, and more fencing and  
43 deliveries may have been in a different area.

44 I think this is a good use. I don't  
45 think it's going to work as an office building. It will  
46 definitely not work as retail. It is a residential, in  
47 some way it's a residential use. When you get to  
48 multifamily, that becomes in my mind more problematic.  
49 There are more ins and outs, and there's more traffic in  
50 the end. So, I like the use.

51 But I'm disappointed in that you haven't  
52 reached out to the immediate neighbors. I'm less, I



1 understand when people are talking about traffic. I  
2 don't think this is the main traffic problem, I don't.  
3 I think, yes, there's going to be some shifting gears,  
4 but I think it's going to be very limited, the number of  
5 times when you're going to have a traffic issue. It  
6 sounds like you've been dealing with it across the  
7 street. Yes, the valet driver is going to have an  
8 issue, but we're talking about a Mother's Day and  
9 Father's Day and Christmas and Easter, right.

10 So, I don't think that's a big deal. I  
11 don't think six deliveries is a big deal. But I think  
12 the fact that the garbage was put in the position  
13 without talking to the neighbor, I think the location of  
14 the bodies, where that's coming out without talking to  
15 the neighbor, I think building this facility for the  
16 memory care without really talking with the neighbor and  
17 how that will have an impact, I think all those things,  
18 if you had spoken with the neighbor, might have been  
19 changed somewhat. Maybe the last unit on the end where  
20 the garbage is isn't a unit, the units over here are  
21 closer to there, it becomes something different.

22 I'm not suggesting you can reduce the  
23 number of units. I'm not suggesting that because you  
24 have a limited number of units you're going to have to  
25 do to make the thing work.

26 But I think there are a couple of issues  
27 that came up. I think there's the issue of the parking  
28 on the corner of Lockwood. I think there's an issue  
29 there about the view corridors.

30 I think there's a snow removal issue.  
31 Yes, I think you're right, I mean there's no reason why  
32 you people can't go and remove snow if the Village  
33 doesn't do it on a timely basis. You know, you've got  
34 maintenance people, you've got folks that can show up.  
35 You have other facilities around the Chicagoland area.  
36 You can deal with those things. I think there's a plan  
37 for all that.

38 But I think this back alley and how it  
39 relates to this home needs to be cleaned up a little  
40 bit. We need to understand the conversation that you've  
41 had with them and understand if there's a better  
42 solution potentially and look at that. If there's not,  
43 you come back to us and say there's not, please vote up  
44 or down on whether or not you think this is a good use  
45 for Northfield. But I think they sound like reasonable  
46 people, to be honest.

47 MR. TREBELS: No, they do, absolutely.

48 COMMISSIONER BERLINGHOF: So, I think that  
49 there could be a conversation there that maybe there's a  
50 solution. I don't know if there is none, but I know  
51 there hasn't been the discussion to talk about that.

52 I guess I like the use. I would not like

1 to see a motion necessarily put tonight, we'll have to  
2 see, that would get turned down, if this could be  
3 solved. Potentially, there is some more conversation  
4 that could occur. I don't know what my fellow  
5 Commissioners think or not.

6 ACTING CHAIRMAN DELOYS: I'm in line with Todd  
7 on that. I would agree. I would love to see some more  
8 conversation, maybe tweak it a little bit and then come  
9 back to us.

10 COMMISSIONER HIRSCH: I would agree also.  
11 You're close, it just needs some tweaking. I think  
12 there are some considerations that jump out immediately,  
13 like at the end of the lounge all the way to the west,  
14 if what is now a window might in fact be a door and a  
15 consideration. Certainly I'm not an architect and I'm  
16 not a space planner, but that at least might be a less  
17 out-of-the-way and perhaps even more dignified place to  
18 have the bodies brought out.

19 COMMISSIONER BERLINGHOF: Well, I mean or even  
20 having a conversation with them so they understand the  
21 process, right? I don't think, I mean in their mind  
22 right now, they think that this is an enormous hearse  
23 coming down which of course is not the case. It's going  
24 to probably be an ambulance. But, so I think that the  
25 key becomes just having a conversation so we understand  
26 better as well and understand the process.

27 COMMISSIONER RUBIN: I don't --

28 COMMISSIONER ESTABROOKE: I agree as well.

29 COMMISSIONER RUBIN: Yes.

30 COMMISSIONER ESTABROOKE: I also think that if  
31 this is something that you want to do for the community,  
32 I have a hard time that you didn't even talk to the  
33 community. So, I think you really need to talk to them.  
34 I'm not talking the Village, I'm talking about the  
35 people that live there.

36 COMMISSIONER RUBIN: I don't see a downside to  
37 a slight delay while you talk to the neighbors. You're  
38 creative people. You can come up with solutions I  
39 believe.

40 MR. TREBELS: Yes, no, then I think that's  
41 what we should do, delay it.

42 ACTING CHAIRMAN DELOYS: So, you are  
43 requesting that we table this at this point so you can  
44 revisit?

45 MR. TREBELS: One month?

46 ACTING CHAIRMAN DELOYS: In one month.

47 MR. TREBELS: Yes.

48 ACTING CHAIRMAN DELOYS: Come back in the next  
49 meeting.

50 MR. TREBELS: Yes.

51 MR. GUTIERREZ: You'd continue the meeting,  
52 you wouldn't table it.

1           ACTING CHAIRMAN DELOYS: Right, continue it,  
2 sorry. Wrong word, I apologize. Continue.  
3           MR. GUTIERREZ: That would be a motion for  
4 that, and it would be to a specific, the next meeting.  
5           ACTING CHAIRMAN DELOYS: Anyone want to make a  
6 motion?  
7           COMMISSIONER BERLINGHOF: Sure, I'll make a  
8 motion that we continue this meeting until the November  
9 meeting to bring it back up then.  
10          ACTING CHAIRMAN DELOYS: Second?  
11          COMMISSIONER HIRSCH: I'll second.  
12          ACTING CHAIRMAN DELOYS: All in favor?  
13                 (Chorus of ayes.)  
14          ACTING CHAIRMAN DELOYS: All those opposed?  
15                 (No response.)  
16          ACTING CHAIRMAN DELOYS: Okay, so we've  
17 continued. We'll see you in November.  
18          AUDIENCE MEMBER: What's the date of the  
19 November meeting?  
20          COMMISSIONER RUBIN: Good question. The first  
21 Monday. Usually the first Monday.  
22          COMMISSIONER ESTABROOKE: The 2nd?  
23          ACTING CHAIRMAN DELOYS: The 5th?  
24          MR. GUTIERREZ: It will be November 5th.  
25          ACTING CHAIRMAN DELOYS: Thank you everybody.  
26 Any other business, Steve, that we need to attend to?  
27          MR. GUTIERREZ: No.  
28          ACTING CHAIRMAN DELOYS: Motion to adjourn?  
29          COMMISSIONER RUBIN: I'll make a motion.  
30          COMMISSIONER BERLINGHOF: Second.  
31                 (Whereupon, at 10:07 p.m., the above  
32 meeting was concluded.)  
33  
34  
35  
36 Approved 11/5/18