

PLAN AND ZONING

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

COMMISSION

REPORT OF PROCEEDINGS had before the Village of Northfield Plan and Zoning Commission held remotely due to the COVID-19 crisis, on the 1st of March, 2021, at the hour of 7:00 p.m.

MEMBERS PRESENT:

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

MEMBERS ABSENT:

STEVEN HIRSCH

ALSO PRESENT:

STEVE GUTIERREZ, Community Development Director

1 CHAIRPERSON VASELOPULOS: Okay, good evening,
2 everyone. I'd like to call to order the meeting of Plan
3 and Zoning Commission. My name is Bill Vaselopulos; I'm
4 Chairman of the Commission.
5 At this time, I would like to introduce each
6 of the Commissioners. Today we have Dan deLoys, Kathy
7 Estabrooke, Tom Bolling, Connie Berman, and Todd
8 Berlinghof. I think I've captured everyone, right, on
9 the Commission?
10 Okay, the purpose of tonight's meeting is to
11 conduct a public hearing and to consider an discuss
12 these requests for approval: a Special Use permit
13 located at 510 Briar Lane, the Petitioner's name is
14 Andrew and Sarah Hixson; and 1751 Orchard Lane,
15 Petitioner's name is Pam Papadatos.
16 The public hearing format will provide an
17 overview of these proposals and a forum for public
18 comment and input. This Commission is a recommending
19 body only, and we will forward our recommendations to
20 the Village President and the Board of Trustees for
21 final, excuse me, for final approval on whether or not
22 to grant these items before us today. The Board will
23 then consider these items being discussed this evening
24 at the next Board meeting which is for March 16th, 2021,
25 right here -- no, not right here in this boardroom which
26 is what I normally say, but on the next Zoom meeting for
27 the Board.
28 Commission meetings require that all persons
29 wishing to be heard and to enter testimony must be sworn
30 in. This includes all petitioners, individuals with the
31 petitioners, and any interested parties or other
32 property owners. Following the petitioner's
33 presentation and after the Commission has had an
34 opportunity to ask questions and discuss amongst
35 ourselves, then all other interested parties will be
36 given an opportunity to speak.
37 In this format, Steve Gutierrez, the Community
38 Development Director, will ask each attendee in the
39 audience if they wish to speak, to ask a question, or
40 just to provide comment. If they wish to speak, they
41 will first be sworn in and asked to provide their name,
42 address, and interest in this matter for the record.
43 The first order of business is to pass the
44 minutes from our last meeting. Is there a motion?
45 COMMISSIONER ESTABROOKE: Motion to approve.
46 COMMISSIONER BERLINGHOF: Second.
47 CHAIRPERSON VASELOPULOS: All those in favor?
48 MR. GUTIERREZ: I'm sorry. Bill, we'll have
49 to run through, all of our votes will need to be on a
50 roll call because we're on --
51 CHAIRPERSON VASELOPULOS: I keep on forgetting
52 that, Steve.

1 MR. GUTIERREZ: No problem.
2 CHAIRPERSON VASELOPULOS: Go right ahead.
3 MR. GUTIERREZ: I'll go ahead and do that.
4 On the minutes, approval of the minutes, Mr.
5 Berlinghof?
6 COMMISSIONER BERLINGHOF: Aye.
7 MR. GUTIERREZ: Ms. Berman.
8 COMMISSIONER BERMAN: Aye.
9 MR. GUTIERREZ: Mr. Bolling.
10 COMMISSIONER BOLLING: Aye.
11 MR. GUTIERREZ: Ms. Estabrooke.
12 COMMISSIONER ESTABROOKE: Aye.
13 MR. GUTIERREZ: Mr. deLoys.
14 COMMISSIONER DeLOYS: Aye.
15 MR. GUTIERREZ: Chairman Vaselopulos.
16 CHAIRPERSON VASELOPULOS: Aye.
17 MR. GUTIERREZ: Motion carries.
18 CHAIRPERSON VASELOPULOS: Okay, thank you very
19 much, Steve. Before the first Petitioner comes before
20 us, which is 510 Briar Lane, Petitioner's name is Andrew
21 and Sarah Hixson.
22 Steve, do you have any introductory comments?
23 MR. GUTIERREZ: I do, thank you, Mr. Chairman.
24 As you indicated, the Petitioner is Andrew Hixson. He's
25 the owner of the property at 510 Briar Lane.
26 In 2014, the Petitioner was granted a special
27 use for the construction of a new home with 5,084 square
28 feet of garage space. This property is zoned in an R-1
29 Countryside Residential Zoning District, and our Zoning
30 Code requires that any garage space over 1,200 square
31 feet in an R-1 District must first be granted a special
32 use. So, again, that was done in 2014.
33 The Petitioner now wishes to add an additional
34 621 square feet of garage space for a total of 5,705
35 square feet. So, this requires an amendment to that
36 existing special use permit.
37 The proposed garage addition does not require
38 any zoning variations in addition to this amendment to
39 the special use. All of the zoning requirements are not
40 being exceeded by the proposed garage space. The floor
41 area ratio is increasing slightly, but it's still well
42 within what the Zoning Code allows. All of the other
43 zoning requirements such as setbacks, lot coverage,
44 height, et cetera, are not affected by the requested
45 garage addition.
46 I just want to make note of two things that
47 were included in our departmental reports which you
48 received as part of your packets. One is that the
49 garage addition will be built where there is an existing
50 concrete slab and a portion of an existing roof. So, I
51 mention this because this would not, the proposed
52 addition will not increase the impervious area on the

1 property, and as such it will not increase stormwater
2 runoff. It won't affect the performance of the existing
3 stormwater drainage system.

4 The second thing I wanted to note from those
5 Staff reports is that our planner Linnea O'Neill, who is
6 a landscape architect, has suggested in her report that
7 additional plantings be added along the west edge of the
8 lot to break it up and soften the visual impact of the
9 fairly extensive elevation of that garage complex. Mr.
10 Hixson and I have been e-mailing today about that
11 recommendation, and he can go into that during his
12 presentation. But it sounds like he's amenable to that
13 if that's what the Commission, and ultimately the
14 Village Board, decides they want him to do. Our only
15 suggestion, if that's the direction the Commission and
16 the Village Board eventually want to go in, is that we
17 can collaborate, Staff can collaborate with Mr. Hixson
18 and his landscape architect so that I would not suggest
19 they would need to come back to the Commission or to the
20 Board; only that perhaps if you were to approve this
21 request, that you might consider a condition that we
22 just have Mr. Hixson work with Staff to try to achieve
23 some plantings over there.

24 Now, there are some limitations over there
25 which I think Mr. Hixson can elaborate on for you which
26 may not allow for that. But we'd like to work with him
27 to see if we can get some additional plantings over
28 there.

29 CHAIRPERSON VASELOPULOS: Steve, if we do
30 that, what are you suggesting we reference in the motion
31 or not at all, or to reference nothing at all?

32 MR. GUTIERREZ: Yes, we don't have a plan in
33 hand for that. We have not really talked through that
34 yet. I think what I suggested in the conditions were,
35 I'm sorry, in the motion, what I've suggested is a
36 condition that additional plantings be added to that
37 area, basically subject to the approval of Staff.

38 CHAIRPERSON VASELOPULOS: Okay.

39 MR. GUTIERREZ: So, those are the comments
40 from Staff. We think that, you know, the impact of this
41 will be fairly little. Again, there will not be any
42 stormwater runoff impacts. Visually, really, it's only
43 going to affect the two neighbors to the west who will
44 be the only ones who will be able to see the addition.
45 You cannot see this addition, you will not be able to
46 see this addition from Old Willow Road or Briar which
47 this property fronts.

48 So, with that, Staff is supportive of the
49 request and we have the Petitioner here. I apologize,
50 I'm kind of working this meeting solo, so let me go and
51 add the Petitioners to the screen. One moment.

52 (Slight pause.)

1 MR. GUTIERREZ: And his architect, hold on one
2 second. Okay.
3 So, with that, unless you have any
4 questions for me at this point, I'd like to hand it over
5 to Mr. Hixson and Eric Johnson, his architect.
6 CHAIRPERSON VASELOPULOS: Steve, if you could
7 swear them in please?
8 MR. GUTIERREZ: Yes, thank you.
9 (Witnesses sworn.)
10 MR. HIXSON: I think Eric is on mute still.
11 MR. GUTIERREZ: Eric, you should be able to
12 unmute yourself. There you go.
13 MR. JOHNSON: There we go, I do.
14 MR. GUTIERREZ: Okay, thank you, proceed.
15 MR. HIXSON: Is it okay if I share my screen
16 here, Steve, to show some visuals?
17 MR. GUTIERREZ: Please do.
18 MR. HIXSON: Good evening, everybody.
19 Hopefully I shared the correct screen. Let me know if
20 you can see this visualization. I actually stole this
21 from you, Steve, I hope that's okay. But I have some
22 additional pictures.
23 Can everybody see the aerial view of my
24 property here?
25 (Chorus of yeses.)
26 MR. HIXSON: All right, so essentially, this
27 Committee was gracious enough to grant me a special use
28 back in 2014 to pursue my classic car collection. I'm
29 sure as many of you know, certain hobbies tend to grow,
30 and I'm in need of some more storage.
31 So, the proposal is to simply add some
32 additional storage that would connect these two garages
33 right here. So, this, where I'm moving my mouse is
34 attached to the home. This is an exterior garage
35 that's, you know, where all the doors are inward facing
36 and it will be an addition to connect these two, okay?
37 I have some pictures to show what it looks
38 like now, and then some renderings to show what it will
39 look like in the future. So, this here is, this is what
40 the area looks like right now. You can pardon the hot
41 tub in the picture; my sister asked me to store it for a
42 couple of weeks during those picture times, so I
43 apologize for that. But basically, what we would do
44 would be to continue this roofline to this portion of
45 the garage, and --
46 CHAIRPERSON VASELOPULOS: Excuse me, Andy. I
47 don't think we see the next slide.
48 MR. HIXSON: You don't see the, you're still
49 seeing the aerial view?
50 (Chorus of yeses.)
51 MR. HIXSON: Okay, I'm sorry. Let's see. I
52 was just sharing my whole screen here. I guess I'll

1 have to share them individually as I pull them up.
2 Hopefully that works now.

3 COMMISSIONER BOLLING: There you go.

4 MR. HIXSON: Normally I can share my whole
5 screen and then move things in and out.

6 So, this is the proposed area. Right now
7 there is an attic above that garage and a staircase that
8 moves. In its place in this side would be another door
9 that would match the others along with another door here
10 where this roofline would continue across to match the
11 remainder of the garage, or the remainder of the other
12 garages. There's maybe a different view that I'm going
13 to share in one second. This one is a little farther
14 back, so you can see how that would continue the same
15 pattern across.

16 Okay, I have some renderings that my architect
17 put together about what that would look like. Here is
18 the inside view which would be facing the courtyard
19 area. This would match the opposite side of the garage,
20 there would now be a full horseshoe and the east side
21 would look the same. Then the rear of it would look
22 like this, where it would be a continuation of the same
23 garage, same material with a nice window there. There
24 would be an exterior door that would lead off the back.

25 Okay, and then if we go, so we have one more
26 thing, and this is where I have spoken to my neighbors.
27 I know that that's not fully, I know you can't, you'd
28 have to trust me on that one, but I believe that Linnea
29 did call my neighbors and went and took a couple of
30 pictures. In one of your packets as well as this
31 picture is the view from their driveway. So, this is
32 what they see during the winter, and then during the
33 summer, you know, these trees and bushes will have
34 plenty of leaves on them and whatnot, okay. The
35 distance between the fence and the garage is the setback
36 rules that we have which I believe, and Eric can correct
37 on that better, it is approximately 20 feet.

38 MR. JOHNSON: That's correct.

39 MR. HIXSON: Okay, so one of the things that
40 was in this presentation that I've spoken to Linnea
41 about several times is that when we designed the home
42 and the landscaping plan, because of how many large
43 trees there are in the area, it blocks a lot of
44 sunlight. So, there were evergreens that we planted to
45 the north of the garage. Several of them died, had been
46 replaced, and then they died again, which we replaced
47 with a different type of tree which, so far so good,
48 knock on wood, has survived since late summer last year.

49 I worry that doing something back here would cause the
50 same thing again, but I'm not a landscaper. I don't
51 necessarily know what plants might work, so I'm
52 certainly open to any suggestions from the Committee or

1 from Linnea about what might work back there. But
2 between the fact that my neighbor can't see a whole lot
3 and I'm worried about that, I'm a little sensitive to
4 spend the money but I'm willing to if you guys think
5 it's relevant to do so. So, I just want to be clear on
6 that one.

7 Any specific questions or any slides you'd
8 like to see again or anything along those lines?

9 CHAIRPERSON VASELOPULOS: I have a couple of
10 questions, Andy.

11 MR. HIXSON: Sure.

12 CHAIRPERSON VASELOPULOS: Going back to one of
13 your first slides, you showed the staircase going up to
14 the attic of the garage.

15 MR. HIXSON: Right.

16 CHAIRPERSON VASELOPULOS: Was that staircase
17 for code purposes? And what's happening to that
18 staircase?

19 MR. HIXSON: So, that staircase was put in for
20 access because currently, in that attached garage, there
21 is no access in the garage itself. So, the attic is
22 approximately six feet high at the peak of it, so it's
23 an area for us to walk up there and go in there. Part
24 of this plan would likely include the removal of the
25 attic, so that staircase won't be needed as well. So,
26 in that garage, we can raise the ceiling height.

27 CHAIRPERSON VASELOPULOS: Right. So, the
28 attic isn't livable space; it's just for storage.

29 MR. HIXSON: It's complete storage, yes.

30 CHAIRPERSON VASELOPULOS: You're going to
31 remove the, you're thinking of removing the attic from
32 the existing three-car garage?

33 MR. HIXSON: Correct.

34 CHAIRPERSON VASELOPULOS: Or like bend the
35 attic over the new two cars?

36 MR. HIXSON: No, it would be removed. There
37 will not be an attic. We found that using it was very
38 inconvenient and there's not, I don't have a whole lot
39 of things up there. So, the idea of removing it and
40 then putting shelving in the main garage is the option
41 that we're going with.

42 CHAIRPERSON VASELOPULOS: Oh, so okay, so the
43 roof would stay the same. You would just take out the
44 ceiling of the garage.

45 MR. HIXSON: Correct.

46 CHAIRPERSON VASELOPULOS: Is that what you're
47 contemplating --

48 MR. HIXSON: Yes, exactly. When this is all
49 finished, yes.

50 CHAIRPERSON VASELOPULOS: -- the ceiling
51 within the garage.

52 MR. HIXSON: Exactly. When this is all done,

1 the roof will look exactly the same.
2 CHAIRPERSON VASELOPULOS: I see, okay. Thanks
3 for that clarification.
4 MR. HIXSON: Yes, sure.
5 CHAIRPERSON VASELOPULOS: Go ahead, Tom.
6 COMMISSIONER BOLLING: I've got a question.
7 Your neighbor, I think the biggest concern would be from
8 your neighbor to the, well, good old number 2151. Have
9 you had a conversation with that particular neighbor?
10 MR. HIXSON: 2151 Old Willow you mean? Yes.
11 COMMISSIONER BOLLING: Yes.
12 MR. HIXSON: So there's, I think this, I might
13 have the wrong, I think this might have the wrong
14 address. I think it's 2151 and 55, but I'm not sure.
15 COMMISSIONER BOLLING: 2155 is right on Old
16 Willow, and then --
17 MR. HIXSON: Right. So, yes, this screen I'm
18 sharing should say 2155. So, that property was
19 subdivided at some point where there's a home in the
20 back. So, that is technically the neighbor right there,
21 the closest neighbor where they have the, you know, a
22 driveway that's 20 feet or so going through the
23 property, and then the next home.
24 So, it's a, the Smith family lives there. The
25 parents live in the house that's closest to Old Willow,
26 and then the daughter with her children live behind
27 there. The Smiths, from my understanding, spend a good
28 portion of their time in Florida. So, I wasn't able to
29 reach them other than the letter that I sent them.
30 I have spoken to their daughter several times
31 whose driveway this picture was taken from, and she has
32 no issue with, you know, with the view or anything like
33 that. So, I asked her if she wanted me to add
34 additional landscaping. She felt that what we currently
35 have is fine, given that the majority of the landscaping
36 is a fence which is on that property line.
37 CHAIRPERSON VASELOPULOS: Steve, Tom, let me
38 just interrupt. To support that, Steve, can you speak
39 to what Linnea spoke to, who she spoke to when she was
40 taking those pictures and what they said?
41 MR. GUTIERREZ: Yes. So, Linnea O'Neill, our
42 planner, was going out to take some pictures from the
43 neighbor's perspective, particularly this neighbor. I
44 apologize for the address labels being incorrect. So,
45 she called her obviously to get permission to drive up
46 her driveway and to get out and take these pictures.
47 During that conversation, that neighbor, I can't
48 remember her name, I apologize --
49 MR. HIXSON: Courtney and Ken.
50 MR. GUTIERREZ: Thank you. Yes, she indicated
51 she had talked to Mr. Hixson and that she didn't have
52 any objections to what was being proposed, that she felt

1 that the screening was actually, from her perspective,
2 was adequate. I think she mentioned the fence as well
3 really provides quite a bit of screening. This
4 is, this picture that is on the screen was taken really
5 from the head of her driveway where it widens out in
6 front of her garages. There's quite a bit of driveway
7 to the right of that fence which would be going south
8 down to Old Willow Road. So, anyway, so that's that.

9 We don't call neighbors to ask them, you know,
10 solicit their opinions or comments. So, this just
11 happened to be in happenstance in terms of the
12 conversation she had just asking for permission that she
13 got that.

14 MR. HIXSON: I have another view that might be
15 helpful here.

16 MR. GUTIERREZ: My only point was we did not
17 talk to the neighbor to the south that fronts on Old
18 Willow.

19 MR. HIXSON: So, this, I'm going to show one
20 more picture here, this is standing from the end of that
21 concrete slab looking south towards their property.
22 Obviously this was taken right after the big snowfall,
23 but you can see that I put some evergreens along this
24 line. There's plenty of older oak trees. In the
25 summer, this all fills in with leaves. So, it's very
26 difficult to even see her driveway in the summer, but
27 certainly in the winter we can see through there as the
28 leaves are gone, just to give you a better sense of what
29 that looks like looking south.

30 COMMISSIONER BOLLING: I guess I'm kind of
31 goofy this way, so I'm looking at this, I don't see
32 2125.

33 MR. GUTIERREZ: No, that was --

34 MR. HIXSON: It doesn't exist.

35 MR. GUTIERREZ: We mislabeled that picture.

36 COMMISSIONER BOLLING: Okay, so that picture
37 that we're looking at right now, is that 2151 or is that
38 2155?

39 MR. HIXSON: So, right on the other side of
40 this tree line is a driveway that goes from Old Willow,
41 and that driveway if I had to guess is a couple of
42 hundred feet long at least, and then 2155 is behind it,
43 whereas in here, this may even be a better picture to
44 show that because that property was subdivided at some
45 point years ago to put two homes on the same property.
46 Maybe this will help.

47 COMMISSIONER BOLLING: There you go.

48 MR. HIXSON: So, this house right over here?

49 COMMISSIONER BOLLING: Yes?

50 MR. HIXSON: That's 2155 which in this, that's
51 the driveway that's 200 feet long or more. Then back
52 over here, if you look to the left of this pillar,

1 you'll see 2151 which is the next house farther west.
2 COMMISSIONER BOLLING: And that's Old Willow
3 Road?
4 MR. HIXSON: Yes, exactly.
5 CHAIRPERSON VASELOPULOS: So, 2125 does not
6 exist. It's mislabeled.
7 MR. GUTIERREZ: Correct, correct.
8 MR. HIXSON: All right, and the neighbor, I'm
9 sorry, we talked to some people. We took some pictures.
10 The neighbor at 2151 is aware of what's going on and
11 they're good with it.
12 CHAIRPERSON VASELOPULOS: The house on the
13 right of this one?
14 MR. GUTIERREZ: Right, he spoke to that
15 neighbor, the owner of that property, 2151.
16 MR. HIXSON: Steve, we actually spoke to 2155
17 which is the closest property. Her parents live at
18 2151, but they winter in Florida. So, I spoke to her
19 and she indicated that they wouldn't have an issue, but
20 I haven't spoken to them directly other than the mailing
21 that they received.
22 MR. GUTIERREZ: Okay, I misunderstood that
23 from Linnea.
24 COMMISSIONER BOLLING: It seems to me that
25 2151 would have the biggest impact, but I don't know
26 that the modifications you're making is really that big
27 of a deal.
28 MR. HIXSON: So, 2155 is definitely the
29 closest home to that area, but this fence blocks the
30 view from their home. They can't see anything. So,
31 2151, it's a few hundred, no, it's a couple of hundred
32 feet away to their door because it's a wide lot, but
33 during the winter, there's extensive woods on their
34 property between these two homes as well, but because
35 it's winter there are no leaves on them so you can see
36 through there. But it is a good distance away. But I
37 do hear you that they probably have the best direct
38 view.
39 COMMISSIONER BOLLING: So, the question is
40 that obviously the Village and you have put out the
41 course of notification, we sent out letters, gave
42 notification for this variance. They had the
43 opportunity to respond, and they may or may not have
44 responded or they did not respond.
45 MR. HIXSON: As far as I know, they have not.
46 MR. GUTIERREZ: Yes, we did not receive any
47 comments, written or phone calls, at the Village Hall
48 regarding this project from any of the neighbors.
49 COMMISSIONER BERMAN: So, it's my
50 understanding that you're continuing the look, right?
51 You're covering that --
52 MR. HIXSON: Correct. That's correct.

1 COMMISSIONER BERMAN: You're just connecting
2 it all together and making it look very nice and
3 continuing the look.

4 MR. HIXSON: Right. Yes.

5 COMMISSIONER BERMAN: Okay.

6 CHAIRPERSON VASELOPULOS: From the Briar Lane
7 perspective, you can't see this at all. I can
8 personally attest to that.

9 I did want to raise the issue for the
10 Committee and see what they think. This original
11 petition that was before us back in 2014 before the
12 house was built, you know, asked for substantial
13 increase in the number of garage units or garage square
14 footage, and we granted it to him at that time. In
15 terms of the precedent that we're setting, I'm just kind
16 of raising this to the Committee, in terms of that, are
17 we setting an additional precedent to take what is
18 already a substantially larger than normal garage in a
19 residential area? Maybe if not the largest in
20 Northfield, one of the top few, and then increasing it
21 with two more garages, another 600 plus square feet.

22 What type of precedent are we setting? Are we
23 comfortable with that? Does it, I mean, from a visual
24 standpoint, I don't think it really matters all that
25 much, it's well hidden and incorporated. It won't stand
26 out to almost anyone other than the two neighbors that
27 we've just discussed. But from a precedence standpoint,
28 I just wanted to throw that topic out there and see what
29 people think.

30 COMMISSIONER BERLINGHOF: I don't have a
31 problem with it. I don't think that it's the type of
32 precedence that is going to be used by a lot of people.
33 I mean, if ultimately every single car collector in
34 America decided to live in Northfield, maybe we'll have
35 a problem but they probably won't. Maybe that's not
36 much of a problem anyway because they'll bring a lot of
37 good things with them.

38 So, I think as long as, I am in agreement that
39 they should work with the landscaping. I noticed the
40 two trees on the Briar side looked like they were dead
41 again. I think that Mr. Hixson said that they are still
42 alive, so maybe they're not an evergreen, maybe they're
43 a deciduous tree of some sort. But there are definitely
44 two trees that are along that long wall on the Briar
45 side that I think if they are dead need to be replaced
46 with some larger, you know, evergreen type trees because
47 it is a long wall.

48 I'd support also adding to this a discussion
49 with Staff about extra landscaping in the back just to
50 make sure that it's protected. Because unlike some
51 architecture where landscaping is there to, not to hide
52 the architecture, in this case this is a pretty large

1 wall with not a lot of ornamentation, and so I think
2 landscape is important to add to it, but I'm supportive
3 otherwise.

4 MR. HIXSON: If I can add to that, in the fall
5 of 2020, I added a significant amount of landscaping
6 that, in an attempt to hide it, just both for, you know,
7 for safety but also to make it feel a little bit more
8 into the neighborhood. Some of them, I don't think two
9 of them are dead, but I'll check again, but my attempt
10 is to block it as much as I can within reason. I'm just
11 waiting partially for time for things to grow. Maybe of
12 the plants that were put in are two feet tall now,
13 they're expected to grow six to seven feet tall to block
14 a lot of that. But I'm open to adding to that if it is
15 an eyesore and/or you'd like to block it. So,
16 definitely part of that plan.

17 COMMISSIONER DeLOYS: Let me input; I voted
18 against this back in 2014. I had to look at the meeting
19 notes to recall that. I personally don't have a problem
20 with this. From the standpoint, as Todd said, its
21 impact to the neighborhood is nonexistent. The big
22 garage is already built, so we're not committing to the
23 garage, it's just a continuation which again if it had
24 an impact, that would be different. But again, it's
25 very minimal, and I think you're correct, Todd, the
26 likelihood of more garages like this are pretty small.
27 Times are different, people are more accepting of
28 garages these days than they were years ago.

29 CHAIRPERSON VASELOPULOS: Very good point.
30 Any other thoughts from anyone?

31 COMMISSIONER ESTABROOKE: I'm good.

32 CHAIRPERSON VASELOPULOS: Steve, I'd like to
33 mention I noticed I think Bill Kelly has joined us, not
34 as a participant but as an attendee. So, you may miss
35 him, but I just to, Bill, are you with us?

36 COMMISSIONER KELLY: I am with you.

37 MR. GUTIERREZ: I just noticed it, and I
38 apologize, Bill, if you were there for very long. But I
39 did notice you were there and I did promote him to
40 panelist. So, he's there.

41 COMMISSIONER KELLY: I have been listening.

42 CHAIRPERSON VASELOPULOS: Okay, great. Just
43 for the next roll call, that's all.

44 My personal feelings on this one is, you know,
45 this is, it's hidden. No one will really notice and I
46 really don't have a problem with it. As an aside, I
47 think the landscaping on the eastern side which is not
48 adjacent to this at all, but the eastern side, you know,
49 has had its difficulties at times. The Petitioner has
50 replaced trees as they have been dying, so that's
51 appreciated.

52 Two things I'll point out, and maybe they

1 could be addressed in the future. One, some of the
2 trees that are there are not evergreen trees, and so
3 that you do see the full side wall of the existing
4 garage for six months out of the year. Maybe throwing
5 in a few more evergreen trees would break that up for
6 all 12 months of the year.

7 Secondly, I think because of some of the trees
8 dying off and because it does take some time for some of
9 these trees longer to grow, we haven't see the coverage
10 expand as much as we would have liked. So, keep that in
11 mind as you look to maybe add a few more trees here and
12 there to break things up. That would be my suggestion
13 on this. Your neighbor, a couple of other neighbors
14 have mentioned that, too.

15 MR. HIXSON: Yes, so far all the trees that
16 have died have been evergreens. But that doesn't mean,
17 maybe there's a different species that would handle that
18 area better.

19 CHAIRPERSON VASELOPULOS: The problem there
20 is, you know, you plant them at whatever it is, six feet
21 or eight feet, and then we start over at six feet or
22 eight feet again.

23 MR. HIXSON: Right.

24 CHAIRPERSON VASELOPULOS: Not getting the
25 full, the advantage of a fully grown tree that you would
26 have hoped after five or 10 years.

27 MR. HIXSON: Right.

28 CHAIRPERSON VASELOPULOS: So, you know, it's a
29 fact of what's going on. I'm not saying it's your fault
30 at all, but just be cognizant of it. That's all.

31 MR. HIXSON: Okay, I will.

32 COMMISSIONER BOLLING: And our recommendation
33 would go before the Architectural Committee, true or
34 not?

35 MR. GUTIERREZ: For these garage special uses,
36 we kind of expedite the process for homeowners. We only
37 have it, we'll have this go directly to the Village
38 Board.

39 COMMISSIONER BOLLING: Well, then, I would
40 also then say that I agree with Bill's assessment. Mr.
41 Hixson, if you can --

42 CHAIRPERSON VASELOPULOS: Kathy, if you can
43 mute maybe a little bit? I think there's some
44 background noise coming from maybe your microphone.
45 Thank you. Tom, could you finish your thought? I
46 couldn't quite hear the tail end of it.

47 COMMISSIONER BOLLING: I was just saying that
48 in the event that it doesn't go before the Architectural
49 Committee, then I would second Bill's assessment of the
50 situation when making recommendations to the Village
51 Board. They should take that into consideration.

52 CHAIRPERSON VASELOPULOS: Commissioners, any

- 1 other thoughts or comments before we open it up to the
2 other participants here?
- 3 COMMISSIONER BERLINGHOF: No.
- 4 CHAIRPERSON VASELOPULOS: Steve, if you could
5 see if anyone else wants to chime in from the audience?
- 6 MR. GUTIERREZ: So, I see one person who I
7 don't recognize, and the others I know are just
8 observing or one of them is the next petitioner. But if
9 you wish to provide testimony, we'd ask that you raise
10 your hand in the Zoom screen there.
- 11 Okay, they have not raised their hand, so we
12 don't have anybody else in the attendee list.
- 13 COMMISSIONER BERLINGHOF: So, I'm ready to
14 make a motion, Bill, if you'd like.
- 15 CHAIRPERSON VASELOPULOS: That would be great,
16 thank you.
- 17 COMMISSIONER BERLINGHOF: It looks like, just
18 I was checking to make sure, it looks like the first
19 part of the motion does talk about the additional
20 plantings that we discussed before and having Staff be
21 involved in that process, so I think we've got that
22 covered. So, I'd like to make a motion.
- 23 **Motion to recommend to the Village Board: Approval of**
24 **an amendment to Special Use Ordinance #14-1602 to allow**
25 **an additional 621 square feet of garage floor area on**
26 **the property of 510 Briar Lane in accordance with the**
27 **Petitioner's Application and Supporting Materials dated**
28 **January 22nd, 2021, subject to the following conditions:**
- 29 1. Additional plantings shall be installed between
30 the garage addition and the west property line of
31 510 Briar Lane, subject to the approval of
32 Village Staff. These plantings are to be
33 installed in lieu of the landscaping shown in
34 this area on the September 2nd, 2014 landscape
35 plan.
 - 36 2. The representations made in the application and
37 supporting documents are binding upon the
38 Petitioner. There shall be no additional uses
39 permitted beyond those specifically enumerated
40 herein or permitted by the Village of
41 Northfield's Zoning Ordinance.
 - 42 3. The Village of Northfield Health, Fire, and
43 Building Officials shall be granted access to the
44 subject property at any reasonable time for
45 purposes of conducting inspections for compliance
46 with the Village Codes and Ordinances.
 - 47 4. An approval pursuant to any requested review by a
48 Village consultant, Village Staff member, Village
49 Commission or Village Board Committee shall be an
50 approval of only those items specified in any
51 motion, resolution, ordinance, or written report.
52 Such approval shall not be deemed to be an

- 1 approval of any matter which is within the
 2 jurisdiction of any other Village consultant,
 3 Village Staff member, Village Board Committee or
 4 Village Commission that has not issued a report
 5 or given its approval. Neither shall such
 6 approval be deemed the approval of any County,
 7 State or Federal Agency. Under no circumstances
 8 shall the approval be deemed to be an approval of
 9 any matter not included in this ordinance by
 10 virtue of the fact that such a matter appeared on
 11 a supporting document which is not attached as an
 12 exhibit to this ordinance or incorporated as an
 13 exhibit as part of the ordinance.
- 14 5. The Petitioner shall comply in all other respects
 15 with the ordinances of the Village of Northfield,
 16 including Special Use Ordinance #14-1602, and
 17 nothing in this special use amendment shall be
 18 construed as a waiver of any of those
 19 requirements.
- 20 6. Violation of any condition of this Special Use
 21 Ordinance shall be cause to revoke said permit by
 22 the Corporate Authorities upon 10 days proper
 23 notice to the Petitioner. Alternatively, the
 24 Village Manager shall have the right to assess
 25 fines, not to exceed \$750 per violation, for
 26 violation of this Special Use Ordinance. Such
 27 assessment of fines may be appealed to the
 28 Corporate Authorities by filing written notice of
 29 appeal within three days of the assessment.
- 30 7. Changes in the project may only be made as
 31 follows:
- 32 A. Minor Field Changes. Minor changes in
 33 locations or sizes shown on exhibits may
 34 be approved, in writing, by the Director
 35 of Community Development. Typically, a
 36 minor field change will not involve a
 37 percentage change greater than three
 38 percent. However, not all changes of
 39 less than three percent shall necessarily
 40 be deemed to be minor. The determination
 41 of the Director of Community Development
 42 as to whether a change is a minor field
 43 change shall be final.
- 44 B. Village Board Approved Changes. The
 45 Village Board may approve, without
 46 referral to the Plan & Zoning Commission,
 47 such other changes as it believes are in
 48 the best interest of the Village and
 49 which do not involve changes in numbers
 50 found in the text of the Ordinance and
 51 which do not have a substantial, direct
 52 impact on adjacent properties. The

1 determination of the Village Board as to
 2 whether a requested change should be
 3 referred to the Plan & Zoning Commission
 4 shall be final.
 5 C. Changes Requiring a Public Hearing. Any
 6 change involving a size, quantity or
 7 other numerical value found in the text
 8 of the Ordinance or any change having
 9 substantial, direct impact on adjacent
 10 properties shall not be made except after
 11 a public hearing before the Plan & Zoning
 12 Commission. Additionally, the Village
 13 Board or the Director of Community
 14 Development may refer requested change to
 15 the Plan & Zoning Commission for public
 16 hearing when either believes it would be
 17 in the best interest of the Village to do
 18 so.

19 CHAIRPERSON VASELOPULOS: Is there a second?
 20 COMMISSIONER ESTABROOKE: Second.
 21 CHAIRPERSON VASELOPULOS: Okay, Steve, if
 22 you'd take the roll call please?
 23 MR. GUTIERREZ: Mr. Berlinghof.
 24 COMMISSIONER BERLINGHOF: Yes.
 25 MR. GUTIERREZ: Ms. Berman.
 26 COMMISSIONER BERMAN: Yes.
 27 MR. GUTIERREZ: Mr. Bolling.
 28 COMMISSIONER BOLLING: Yes.
 29 MR. GUTIERREZ: Ms. Estabrooke.
 30 COMMISSIONER ESTABROOKE: Yes.
 31 MR. GUTIERREZ: Mr. deLoys.
 32 COMMISSIONER DeLOYS: Yes.
 33 MR. GUTIERREZ: Ms. Mendrek.
 34 COMMISSIONER MENDREK: Yes.
 35 MR. GUTIERREZ: Mr. Kelly.
 36 COMMISSIONER KELLY: Yes.
 37 MR. GUTIERREZ: Chairman Vaselopulos.
 38 CHAIRPERSON VASELOPULOS: Yes.
 39 MR. GUTIERREZ: Motion carries.
 40 MR. HIXSON: Thank you all.
 41 CHAIRPERSON VASELOPULOS: Thank you very much,
 42 and good luck before the Board.
 43 MR. HIXSON: Thank you.
 44 CHAIRPERSON VASELOPULOS: Just for the record,
 45 Tracey Mendrek has also joined us. Thank you, Tracey.
 46 Our next item before us is located at 1751
 47 Orchard Lane. Petitioner's name is Pam Papadatos.
 48 Steve, do you have any introductory
 49 comments?
 50 MR. GUTIERREZ: One moment while I transition
 51 again here.
 52 CHAIRPERSON VASELOPULOS: While we wait, I'm

1 going to ask Tracey a question. Is this going to be
2 your last meeting, Tracey?
3 COMMISSIONER MENDREK: No, because the
4 election isn't until April 6th, so there should be one
5 more I think.
6 CHAIRPERSON VASELOPULOS: Good! Okay, then I
7 won't give you my farewell speech.
8 COMMISSIONER MENDREK: You won't have the
9 candy and flowers delivered then?
10 CHAIRPERSON VASELOPULOS: Next month.
11 COMMISSIONER MENDREK: Okay, good!
12 MR. GUTIERREZ: Okay, Pam, we've got you now
13 up as a panelist. So, whenever you want to unmute or
14 video on if that's what you'd like. There we go. Feel
15 free to --
16 MS. PAPADATOS: Can you hear me?
17 CHAIRPERSON VASELOPULOS: Can you just swear
18 her in?
19 MR. GUTIERREZ: Right, I'll swear you in. We
20 can hear you.
21 MS. PAPADATOS: Yes, you can hear me?
22 MR. GUTIERREZ: Yes.
23 MS. PAPADATOS: Okay, wonderful.
24 MR. GUTIERREZ: I'm going to swear you in.
25 I'm sorry, let me ask you a question. Do you have any,
26 there is a -- oh, no, that person left the meeting,
27 okay, never mind. I was going to ask if you had anybody
28 else you'd like to present with you. I'm assuming
29 that's not the case.
30 (Witness sworn.)
31 MR. GUTIERREZ: Thank you. Okay, thank you,
32 Mr. Chairman. The Petitioner, Ms. Papadatos, is seeking
33 a parking variance for her property at 1751 Orchard
34 Lane. The Petitioner is the owner of the building at
35 1751 and 1757 Orchard Lane. She's the owner of the
36 Metamorphosis Spa located in this building, as well as
37 being the building owner. She's also the owner of the
38 two apartments on the second floor of this building.
39 The Petitioner is planning on opening a barber
40 shop in the 1,000 square-foot tenant space at 1751.
41 This is a space that was recently made vacant as the
42 Northview Bank & Trust, the former tenant, moved into
43 their new space, their new building over there on Willow
44 Road. So, she is looking to expand her business as this
45 will be under the auspices of her business, and they
46 would have in the barber shop essentially two chairs or
47 stations. She might have up to three employees. Their
48 hours of operation will be similar to her existing spa.
49 The building is located in the Village Center
50 Zoning District where a barber shop is a permitted use.
51 So, again, this is not a special use review. It is
52 just a parking variation review.

1 The variation is needed in that the property
2 only has four tandem parking spaces in the rear of the
3 building. This does not meet our Zoning Code's off-
4 street parking requirements for the building. However,
5 our Zoning Code grandfathers these types of older
6 buildings that are nonconforming in their parking,
7 recognizing that we just can't create parking out of
8 thin air for them. The grandfather status is applicable
9 so long as the uses that occupy the building aren't
10 converted to uses with a greater parking requirement.

11 So, in this instance, the bank use, their
12 parking was slightly less, I'm sorry, their technical
13 parking requirement was slightly less than the proposed
14 barber shop for a difference of only one parking space.
15 It does still require, it does still trigger the need
16 for the parking variation, however.

17 The Petitioner currently requires all of her
18 employees in the salon to park in nearby Village parking
19 lots. She's very diligent about making sure that her
20 employees aren't parking on Orchard or on Walnut in
21 deference to customers who she wants to make sure they
22 have adequate parking around the building there. Again,
23 Staff, we see them walking down Orchard every morning,
24 so we can verify that again, that she's very effective
25 in that requirement.

26 The Petitioner's apartment tenants, and you
27 can correct me if I'm wrong, Pam, but I think they're
28 currently vacant. However, I think what we have
29 observed is that those tenants will typically be using
30 those tandem spaces behind the building.

31 MS. PAPADATOS: Correct.

32 MR. GUTIERREZ: Her existing customers really
33 do rely, as I noted, on the on-street one-hour parking
34 on the south side of Orchard and on the east side of
35 Walnut Street. The customers of the former bank did the
36 same. Their customers parked on the street. We would
37 expect that the customers to the men's salon will also
38 need to do that as well.

39 One thing that, if you might recall, last year
40 we had an expansion of Taco Nano, and this issue of the
41 parking along Orchard came up. Subsequent to that, I'm
42 sorry, some concerns about the parking and employees
43 using the parking along Orchard came up, and subsequent
44 to that, the Police Department did some extra
45 enforcement of that one-hour parking restriction along
46 Orchard and discovered that a number of employees from
47 other businesses along Orchard, interestingly enough not
48 the restaurants, but these employees were using that
49 one-hour parking basically all day. So, with that
50 enforcement, what we've seen is a lot of the parking
51 spaces, approximately about 10 of them, really have
52 opened up during the day in addition to what was already

1 available.

2 So, all that to say Staff is really not
3 concerned that this one extra parking space is going to
4 be a problem for them to, for that parking to be found
5 on the street. Really, practically, there's really a
6 negligible difference between the parking demand or the
7 parking demand that was generated by the bank use which
8 had two to three employees at that branch pretty much
9 all the time and had, you know, might have up to two or
10 three customers at their counter in that space.

11 When we compare that to the proposed barber
12 shop, it's really not that different. Again, that barber
13 shop's parking demand that it will generate really is
14 going to be controlled by the fact that there's only two
15 barber chairs there. The space is pretty small, so it's
16 not really going to accommodate a lot of waiting area.
17 So, Staff again is really not concerned that the
18 proposed use is going to generate a whole lot more
19 parking demand than the bank had.

20 If you have any questions for me, I'd be happy
21 to answer them. Ms. Papadatos is here obviously and is
22 available to answer any questions. I think she's
23 prepared to just give a little bit of a brief
24 introduction to what she's planning.

25 MS. PAPADATOS: Just a little. Steve, thank
26 you for that explanation. You covered most everything I
27 believe, other than the fact that I have had this
28 location for 25 years. I started with a 1,500 square-
29 foot salon and have expanded within the first six years
30 five times. This is my passion; this is my life. Like
31 you said, I am very diligent when it comes to parking
32 because this is the main part of my business. The
33 barber shop is a small extension of it, and I would
34 never allow anything to jeopardize my main business.

35 Other than that, anybody have any questions
36 for me?

37 CHAIRPERSON VASELOPULOS: A couple of
38 questions about the actual layout. It doesn't look like
39 it will be directly connected to your existing business.
40 It will be a separate, internally speaking I mean, there
41 is not going to be an internal walkway between the two,
42 is that accurate?

43 MS. PAPADATOS: At this time, that is
44 accurate, Bill. We're looking to have this more of a
45 private men's grooming salon. So, as little traffic
46 coming from here, I think would help that business.

47 It will though be doing the booking through
48 our phone here and using a cashless payment plan for
49 that space.

50 CHAIRPERSON VASELOPULOS: Is it under the
51 Metamorphosis umbrella or is it going to have a separate
52 name?

1 MS. PAPADATOS: We will name it. We are going
2 to give it a little different name, but it will
3 definitely be part of the same umbrella. I will own and
4 operate it.

5 CHAIRPERSON VASELOPULOS: Then just two other
6 things. I see only two chairs, is that accurate?

7 MS. PAPADATOS: Correct.

8 CHAIRPERSON VASELOPULOS: One is a technical
9 thing which really doesn't involve us, but I'm just
10 curious. On your schematic of what you, on your floor
11 plan of what you gave us, there is a rear door, exterior
12 door that goes into the alley in the back. I just
13 didn't see that in the floor plan. That's still going
14 to be there I assume, right?

15 MS. PAPADATOS: Yes, we're not changing much
16 at all. Correct.

17 CHAIRPERSON VASELOPULOS: That storage space
18 back there is what is outlined now, but that's kind of
19 where the door is.

20 MS. PAPADATOS: Yes, there's a utility room
21 back there with the water heater, furnace and all. Then
22 there's a restroom, and then a little eating area for
23 staff.

24 CHAIRPERSON VASELOPULOS: Okay, that's it for
25 me. Thank you.

26 MS. PAPADATOS: Thank you.

27 COMMISSIONER BOLLING: I've got a quick
28 question. I remember 25 years ago, I used to take my
29 boys to a place, a barber shop across from Sewell's.
30 Did anybody remember that?

31 CHAIRPERSON VASELOPULOS: Yes. I never went,
32 but yes, it was there.

33 COMMISSIONER KELLY: I remember.

34 COMMISSIONER DeLOYS: Willow Hell Barber Shop.

35 COMMISSIONER BOLLING: That dude, I can't
36 remember his name, but at any rate, we call this a men's
37 salon as opposed to a barber shop. The only guess that
38 I'm thinking, is this a family place where we're going
39 to pound in a lot of kids, 15 minutes?

40 MS. PAPADATOS: So, I run a --

41 COMMISSIONER BOLLING: Or is this more of a,
42 you know, I guess higher end type of a place?

43 MS. PAPADATOS: Absolutely higher end,
44 absolutely higher end. So, no, we are not looking to
45 pack in kids.

46 COMMISSIONER BOLLING: Right, and so more than
47 likely, folks would make a, I'll call it a reservation
48 or they would, via the Internet or whatever, so the idea
49 of people waiting or occupying parking spaces probably
50 is not going to be the case?

51 MS. PAPADATOS: Correct. Exactly. We are not
52 looking to have more than one or two people in our

1 waiting room at any time. Again, I'm very aware of the
2 parking and I will be structuring my business to
3 accommodate such. We don't want, we want people in and
4 out; and you could even see in our existing business, we
5 rarely have a guest waiting. We run a very efficient on
6 time business.

7 COMMISSIONER BERLINGHOF: I have no comments
8 except how fast can we say yes?

9 CHAIRPERSON VASELOPULOS: Commissioners, any
10 other thoughts, comments?

11 COMMISSIONER ESTABROOKE: No, sir.

12 CHAIRPERSON VASELOPULOS: Steve, can you check
13 the audience to see if anyone's out there?

14 MR. GUTIERREZ: No, we have nobody out there.
15 Hold on one second.

16 Stuart, did you need something? I apologize,
17 my court reporter has got his hand up.

18 Okay, no, we do not have anybody in the
19 audience.

20 CHAIRPERSON VASELOPULOS: Okay, with that,
21 does someone want to make a motion?

22 COMMISSIONER BERLINGHOF: I've got it right
23 here, so I'll do it.

24 **Motion to recommend to the Village Board that it grant**
25 **relief from the Village Code off-street parking**
26 **requirements, as proposed for the property at 1751**
27 **Orchard Lane, in accordance with the Petitioner's**
28 **Application and Supporting Materials, dated February**
29 **11th, 2021, subject to the following conditions:**

- 30 1. There shall be a maximum of three employees on
31 the premises at 1751 Orchard Lane at one time.
- 32 2. The hours of operation shall be limited to 8:30
33 a.m. to 6:00 p.m., Monday through Saturday.
- 34 3. The representations made in the application and
35 supporting documents are binding upon the
36 Petitioners. There shall be no additional users
37 permitted beyond those specifically enumerated
38 herein or permitted by the Village of
39 Northfield's Zoning Ordinance.
- 40 4. The Village of Northfield Health, Fire, and
41 Building Officials shall be granted access to the
42 subject property at any reasonable time for
43 purposes of conducting inspections for compliance
44 with the Village Codes and Ordinances.
- 45 5. An approval pursuant to any requested review by a
46 Village consultant, Village Staff member, Village
47 Commission or Village Board Committee shall be an
48 approval of only those items specified in any
49 motion, resolution, ordinance, or written report.
50 Such approval shall not be deemed to be an
51 approval of any matter which is within the
52 jurisdiction of any other Village consultant,

- 1 Village Staff member, Village Board Committee or
2 Village Commission that has not issued a report
3 or given its approval. Neither shall such
4 approval be deemed the approval of any County,
5 State or Federal Agency. Under no circumstances
6 shall the approval be deemed to be an approval of
7 any matter not included in this ordinance by
8 virtue of the fact that such a matter appeared on
9 a supporting document which is not attached as an
10 exhibit to this ordinance or incorporated as an
11 exhibit as part of the ordinance.
- 12 6. The Petitioner shall comply in all other respects
13 with the ordinances of the Village of Northfield,
14 and nothing in this special use amendment shall
15 be construed as a waiver of any of those
16 requirements.
- 17 7. Violation of any condition of this Special Use
18 Ordinance shall be cause to revoke said permit by
19 the Corporate Authorities upon 10 days proper
20 notice to the Petitioner. Alternatively, the
21 Village Manager shall have the right to assess
22 fines, not to exceed \$750 per violation, for
23 violation of this Special Use Ordinance. Such
24 assessment of fines may be appealed to the
25 Corporate Authorities by filing written notice of
26 appeal within three days of the assessment.
- 27 8. Changes in the project may only be made as
28 follows:
- 29 A. Minor Field Changes. Minor changes in
30 locations or sizes shown on exhibits may
31 be approved, in writing, by the Director
32 of Community Development. Typically, a
33 minor field change will not involve a
34 percentage change greater than three
35 percent. However, not all changes of
36 less than three percent shall necessarily
37 be deemed to be minor. The determination
38 of the Director of Community Development
39 as to whether a change is a minor field
40 change shall be final.
- 41 B. Village Board Approved Changes. The
42 Village Board may approve, without
43 referral to the Plan & Zoning Commission,
44 such other changes as it believes are in
45 the best interest of the Village and
46 which do not involve changes in numbers
47 found in the text of the Ordinance and
48 which do not have a substantial, direct
49 impact on adjacent properties. The
50 determination of the Village Board as to
51 whether a requested change should be
52 referred to the Plan & Zoning Commission

1 shall be final.
2 C. Changes Requiring a Public Hearing. Any
3 change involving a size, quantity or
4 other numerical value found in the text
5 of the Ordinance or any change having
6 substantial, direct impact on adjacent
7 properties shall not be made except after
8 a public hearing before the Plan & Zoning
9 Commission. Additionally, the Village
10 Board or the Director of Community
11 Development may refer requested change to
12 the Plan & Zoning Commission for public
13 hearing when either believes it would be
14 in the best interest of the Village to do
15 so.
16 CHAIRPERSON VASELOPULOS: Is there a second?
17 COMMISSIONER BERMAN: I second.
18 CHAIRPERSON VASELOPULOS: Connie seconds.
19 Steve, if you can take the roll call please?
20 MR. GUTIERREZ: Mr. Berlinghof.
21 COMMISSIONER BERLINGHOF: Yes.
22 MR. GUTIERREZ: Ms. Berman.
23 COMMISSIONER BERMAN: Yes.
24 MR. GUTIERREZ: Mr. Bolling.
25 COMMISSIONER BOLLING: Yes.
26 MR. GUTIERREZ: Ms. Estabrooke.
27 COMMISSIONER ESTABROOKE: Yes.
28 MR. GUTIERREZ: Mr. deLoys.
29 COMMISSIONER DeLOYS: Yes.
30 MR. GUTIERREZ: Ms. Mendrek.
31 COMMISSIONER MENDREK: Yes.
32 MR. GUTIERREZ: Mr. Kelly.
33 COMMISSIONER KELLY: Yes.
34 MR. GUTIERREZ: Chairman Vaselopulos.
35 CHAIRPERSON VASELOPULOS: Yes.
36 MR. GUTIERREZ: Motion carries.
37 CHAIRPERSON VASELOPULOS: Thank you very much,
38 and good luck to you.
39 MS. PAPADATOS: Thank you. Appreciate it.
40 CHAIRPERSON VASELOPULOS: With that, any final
41 comments before we make a motion to adjourn?
42 (No response.)
43 CHAIRPERSON VASELOPULOS: Would someone like
44 to make that motion?
45 COMMISSIONER BOLLING: I motion we adjourn.
46 CHAIRPERSON VASELOPULOS: Is there a second?
47 COMMISSIONER KELLY: I second. Second.
48 CHAIRPERSON VASELOPULOS: Do we have to call
49 roll call on this, Steve?
50 MR. GUTIERREZ: We are. Mr. Berlinghof.
51 COMMISSIONER BERLINGHOF: Yes.
52 MR. GUTIERREZ: Ms. Berman.

1 COMMISSIONER BERMAN: Yes.
2 MR. GUTIERREZ: Mr. Bolling.
3 COMMISSIONER BOLLING: Yes.
4 MR. GUTIERREZ: Ms. Estabrooke.
5 COMMISSIONER ESTABROOKE: Yes.
6 MR. GUTIERREZ: Mr. deLoys.
7 COMMISSIONER DeLOYS: Yes.
8 MR. GUTIERREZ: Ms. Mendrek.
9 COMMISSIONER MENDREK: Yes.
10 MR. GUTIERREZ: Mr. Kelly.
11 COMMISSIONER KELLY: Yes.
12 MR. GUTIERREZ: Chairman Vaselopulos.
13 CHAIRPERSON VASELOPULOS: Well, yes. Thank
14 you all.

(Whereupon, at 7:56 p.m., the above-
mentioned meeting was concluded.)

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20 APPROVED 9/8/21
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