

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 5th day  
of September, 2023 at the hour of 7:00 p.m.

MEMBERS PRESENT:

DAN deLOYS, Acting Chairman  
KATHY ESTABROOKE  
CONNIE BERMAN  
TODD BERLINGOFF  
JACK BRANNIGAN

MEMBERS ABSENT:

BILL VASELOPULOS, CHAIRMAN  
JENNIFER SUCHER  
STEVEN HIRSCH

ALSO PRESENT:

STEVEN GUTIERREZ, Community Development Director

1           ACTING CHAIRMAN DELOYS: Good everyone. I'd  
2 like to call to order the meeting of the Plan and Zoning  
3 Commission. My name is Dan deLoys, and I'm the Acting  
4 Chair of the Commission.

5           At this time, I would like the  
6 Commissioners to introduce themselves, starting with  
7 Connie.

8           COMMISSIONER BERMAN: Connie Berman.

9           COMMISSIONER ESTABROOKE: Kathy Estabrooke.

10          COMMISSIONER BERLINGHOF: Todd Berlinghof.

11          COMMISSIONER BRANNIGAN: Jack Brannigan.

12          ACTING CHAIRMAN DELOYS: Thank you so much.

13 The purpose of tonight's meeting is to conduct a public  
14 hearing to consider and discuss: (1) A request for  
15 approval of a preliminary Plat of Survey located at 119  
16 and 123 Happ Road, Petitioners' names are James F. Dietz  
17 and Patricia C. Dietz; (2) Also, a request to amend the  
18 Village Code, Petitioner's name is The Josselyn Center,  
19 NFP, located at 405 Central Avenue, 495 Central Avenue,  
20 1779 Maple Street and 1850 Oak Street.

21          The public hearing format will provide an  
22 overview of these proposals and a forum for public  
23 comment and input. This Commission is a recommending  
24 body only. We will forward our recommendations to the  
25 Village President and the Board of Trustees for the  
26 final determination of whether or not to grant these  
27 items before us tonight. The Board will then consider  
28 these items being discussed this evening at the next  
29 Board meeting which is scheduled for Tuesday, September  
30 19, 2023 at 7:00 p.m. right here in this boardroom.

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

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

46          Our first order of business is to pass  
47 the minutes for our last meeting in 2023.

48          Is there a motion?

1 COMMISSIONER ESTABROOKE: So moved.  
2 COMMISSIONER BERLINGHOF: Second.  
3 ACTING CHAIRMAN DELOYS: All those in favor?  
4 (Chorus of ayes.)  
5 ACTING CHAIRMAN DELOYS: All those opposed?  
6 (No response.)  
7 ACTING CHAIRMAN DELOYS: The motion passes.  
8 Before the Petitioners step to the  
9 microphone, Steve, do you have any comments you'd like  
10 to make?

11 MR. GUTIERREZ: Thank you, Chairman.  
12 Just to start with, the Petitioners, they  
13 are James and Patricia Dietz. They are the owners of  
14 the property at 119 and 123 Happ Road. They are seeking  
15 approval of final plat of subdivision to divide this  
16 33,374 square-foot property into two lots. There are  
17 two addresses and two homes on this property, this one  
18 lot.

19 This property is zoned R-4 Single-Family  
20 Residential, and the Petitioners are seeking relief from  
21 two Subdivision Code requirements. One is a 75-foot  
22 minimum lot width requirement, as well as relief from  
23 the prohibition of creating acute angles at the corners  
24 of subdivided lots. They are proposing lot widths of 50  
25 feet and 58.74 feet versus the 75-foot minimum, and the  
26 angles at the northwest corners of each of the two  
27 proposed lots are less than 90 degrees.

28 We analyzed the lot widths of the other  
29 single-family lots on the same block as the subject  
30 property. Those lot widths ranged from 46 feet to 58.75  
31 feet, and the average lot width was 50.67 feet.

32 While the proposed lots do not meet our  
33 70-foot lot width requirement, the proposed lot widths  
34 are consistent with lots on that block in the  
35 neighborhood. Generally, the proposed size of the lot,  
36 the lot area, is actually twice the lot area than most  
37 other single-family lots in the neighborhood.

38 Our Subdivision Ordinance outlines  
39 standards that are to be used when reviewing variation  
40 requests from that Ordinance. These standards are in  
41 Section 1.10, Variations and Exceptions of the  
42 Subdivision Ordinance, which reads as follows:

43 *The Plan and Zoning Commission may*  
44 *recommend to the President and Board of Trustees that a*  
45 *variation or exception be granted to this Appendix B (of*  
46 *the Subdivision Ordinance) when it is found that*  
47 *extraordinary hardships may result from strict*  
48 *compliance with this Appendix B because of unique*

1 *physical surroundings, shape, or topographical*  
2 *characteristics of the property, or such other reasons*  
3 *not caused by the property owner or anyone under his*  
4 *direction, as distinguished from mere inconvenience or a*  
5 *desire to derive greater economic gain. The granting of*  
6 *the variation shall not be detrimental to the public*  
7 *health, safety and welfare, or injurious to other*  
8 *property or improvements or to the neighborhood in which*  
9 *the property is located.*

10 While Staff does not believe that the  
11 proposed lot widths will be detrimental to the public  
12 health, safety and welfare, or injurious to other  
13 property and to the neighborhood, Staff and the Village  
14 Attorney are concerned that there does not appear to be  
15 an extraordinary hardship caused by unique physical  
16 surroundings, shape or topographical characteristics of  
17 the property. There is nothing preventing the  
18 Petitioners from using the property the way it is  
19 currently configured. The need for the lot width  
20 variations are being caused by the proposed subdivision  
21 of the property which is under the Petitioners' control.

22 Now, in contrast, the requested variation  
23 for the acute angles is driven by the angle of Happ Road  
24 -- Dan, do you mind if I use your presentation board?

25 These are the acute angles that are being  
26 created by the subdivision; however, they are necessary  
27 and unavoidable given that Happ Road itself is at an  
28 angle to the north and south axis of the subject  
29 property. So, that really meets the definition of the  
30 hardship test. It is not under the owners's control.  
31 There is a unique physical feature that is not under the  
32 control of the Petitioners.

33 That concludes Staff's comments. If you  
34 have any questions for Staff, I'd be happy to answer  
35 them. The Petitioner is present, so I'd invite them to  
36 step forward.

37 At this point, anybody who is going to  
38 speak relative to this matter, I'd ask that they be  
39 sworn in. That would include anybody in the audience,  
40 we can swear you in now, even if you think you might  
41 want to speak. Please raise your right hand.

42 (Witnesses sworn.)

43 MR. GUTIERREZ: Okay, thank you. Proceed.

44 MR. DIETZ: My name is Jim Dietz. My wife Pat  
45 and I are the owners of the WIAN, LLC, which, hence the  
46 subdivision being named WIAN Subdivision. WIAN comes  
47 about because when we formed the company we couldn't  
48 care what to call it, so we just said what's in a name

1 and that implied WIAN which sounded good.

2 Anyway, as Steve has aptly described what  
3 we're after here and what we're petitioning for, it's to  
4 separate the, there's two houses on one property right  
5 now, one unit. We know that that's not in compliance  
6 with Northfield ordinances, and we would petition that  
7 the two houses be separated. Fortunately, the lot is  
8 sufficient in size to do that and I guess commensurate  
9 with what's around it in surrounding lots.

10 So, I'm happy to answer any other  
11 questions you might have of me and for my wife as  
12 Petitioners, but that's what we're after. Dan Creaney  
13 has been working with us as a consulting engineer to  
14 help put this together, and Dan has done a great job so  
15 I'm going to turn for the details to Dan. Thank you.

16 MR. CREANEY: Good evening. My name is Dan  
17 Creaney. I'm a civil engineer and we're also surveyors.  
18 Our offices are at 450 Skokie Boulevard in Northbrook.

19 We were asked by Mr. Dietz to subdivide  
20 this property, and one of the concerns that came up in  
21 the Village report was that this property may not be  
22 consistent with, first of all, the Village Code which we  
23 recognize. The Village Code requires a 75-foot  
24 frontage, and we have 50 feet and 58 feet, but we feel  
25 that this subdivision is very consistent with the  
26 neighborhood in this area.

27 There was an example in your package of  
28 the surrounding houses. I've elaborated on that to show  
29 you the houses in the area and their frontage area. I  
30 have an exhibit and it's easier to see if it's across.

31 This next exhibit, this is in your  
32 package as one of the exhibits that the Village  
33 prepared. What I have done is I've gone through the  
34 Sidwells for this area and taken the information, the  
35 dimensions of the frontage of the lots from the Sidwell.  
36 If you kind of read this over, most of the houses along  
37 Harding have a 50-foot frontage. Some of the houses  
38 along Happ have a 50-foot frontage. One house has less  
39 than 50-foot, I should say lot width because that's what  
40 the variance was asked for.

41 Across the street is the Landmark  
42 development that's multi-family. To the south,  
43 southeast is New Trier High School, the athletic fields.  
44 That one big block on there that there's really no  
45 markings on, that's the Rainer commercial property.

46 So, looking at this and looking at the  
47 lots in the neighborhood, we feel that we're very  
48 consistent with the 50-lot width with the houses that

1 are going on in this neighborhood. Really, that's why  
2 we made it to one 50-foot lot and one 58-foot lot.

3 I'm here to answer any questions about  
4 that, if you have any questions.

5 COMMISSIONER BERLINGHOF: I've got one  
6 question. The side yard setback between the homes, do  
7 you know if any --

8 MR. CREANEY: Yes, the seven feet, we meet the  
9 side yard setback for that.

10 COMMISSIONER BERLINGHOF: On all I guess four  
11 sides?

12 MR. CREANEY: Yes, we comply with all the  
13 other requirements except for two: the lot width and  
14 the acute angle. The acute angle is because of Happ  
15 Road is at an acute angle with the subdivision.

16 ACTING CHAIRMAN DELOYS: One question for  
17 Steve.

18 MR. GUTIERREZ: Yes.

19 ACTING CHAIRMAN DELOYS: As part of your  
20 redevelop, after say we approved it and the Village  
21 Board approved it, wouldn't they have to meet the  
22 minimal on the redevelopment considering they have quite  
23 a big -- no?

24 MR. GUTIERREZ: No. As far as with the lot  
25 width? No. Once it's subdivided, it can be developed  
26 as subdivided, as approved by the subdivision. So, the  
27 lot dimensions are really what you're approving here.  
28 If it was to be, if the existing home or homes will be  
29 torn down and a new home was to be rebuilt, then they  
30 would be held to the Zoning Code requirements for  
31 setbacks and height --

32 ACTING CHAIRMAN DELOYS: Yes, that's what I  
33 was referring to.

34 MR. GUTIERREZ: Oh, I'm sorry. So, all the  
35 Zoning Code requirements would need to be met for any  
36 new development, yes. The lot width requirement is in  
37 the Subdivision Code, so needs to be addressed now.

38 ACTING CHAIRMAN DELOYS: Right. No, I was  
39 speaking to the setbacks and things like that.

40 MR. GUTIERREZ: Yes, absolutely. All the  
41 Zoning Code requirements would need to be met by any new  
42 homes.

43 ACTING CHAIRMAN DELOYS: Any other questions,  
44 comments?

45 (No response.)

46 ACTING CHAIRMAN DELOYS: Anybody in the  
47 audience who would like to comment or ask questions?

48 (No response.)

1 ACTING CHAIRMAN DELOYS: Do I have a motion?

2 COMMISSIONER BERLINGHOF: I'll make a motion.

3 **Motion to recommend to the Village Board: Approval of**  
4 **the final Plat of the WIAN Subdivision, in accordance**  
5 **with the Petitioners' Application and Supporting**  
6 **Materials, date stamped August 31, 2023, subject to the**  
7 **following conditions:**

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

- 1 Corporate Authorities by filing written notice of  
 2 appeal within three days of the assessment.
- 3 6. Changes in the project may only be made as follows:
- 4 A. Minor Field Changes. Minor changes in  
 5 locations or sizes shown on exhibits may  
 6 be approved, in writing, by the Director  
 7 of Community Development. Typically, a  
 8 minor field change will not involve a  
 9 percentage change greater than three  
 10 percent. However, not all changes of  
 11 less than three percent shall necessarily  
 12 be deemed to be minor. The determination  
 13 of the Director of Community Development  
 14 as to whether a change is a minor field  
 15 change shall be final.
- 16 B. Village Board Approved Changes. The  
 17 Village Board may approve, without  
 18 referral to the Plan & Zoning Commission,  
 19 such other changes as it believes are in  
 20 the best interest of the Village and  
 21 which do not involve changes in numbers  
 22 found in the text of the Ordinance and  
 23 which do not have a substantial, direct  
 24 impact on adjacent properties. The  
 25 determination of the Village Board as to  
 26 whether a requested change should be  
 27 referred to the Plan & Zoning Commission  
 28 shall be final.
- 29 C. Changes Requiring a Public Hearing. Any  
 30 change involving a size, quantity or  
 31 other numerical value found in the text  
 32 of the Ordinance or any change having  
 33 substantial, direct impact on adjacent  
 34 properties shall not be made except after  
 35 a public hearing before the Plan & Zoning  
 36 Commission. Additionally, the Village  
 37 Board or the Director of Community  
 38 Development may refer requested change to  
 39 the Plan & Zoning Commission for public  
 40 hearing when either believes it would be  
 41 in the best interest of the Village to do  
 42 so.
- 43 ACTING CHAIRMAN DELOYS: Second?  
 44 COMMISSIONER ESTABROOKE: Seconded.  
 45 ACTING CHAIRMAN DELOYS: All those in favor?  
 46 (Chorus of ayes.)  
 47 ACTING CHAIRMAN DELOYS: Opposed?  
 48 (No response.)



1 ACTING CHAIRMAN DELOYS: The motion passes.

2 MR. CREANEY: Thank you very much.

3 MR. DIETZ: Thank you so much.

4 ACTING CHAIRMAN DELOYS: Okay, our next up is  
5 405 Central Avenue, 495 Central Avenue, 1779 Maple  
6 Street, and 1850 Oak Street.

7 Who is here to speak, and everybody who's  
8 going to potentially speak? Be sworn in.

9 MR. GUTIERREZ: If you could stand and we'll  
10 swear you in? Also, yes, anybody in the audience who  
11 might want to speak, we'd ask that you get sworn in now.  
12 If you decide later you want to speak, you can do it  
13 then, too.

14 (Witnesses sworn.)

15 MR. GUTIERREZ: Thank you.

16 ACTING CHAIRMAN DELOYS: Any comments, Steve,  
17 before we --

18 MR. GUTIERREZ: You bet. Thank you, Mr.  
19 Chairman.

20 Petitioner is The Josselyn Center, NFP.  
21 They're an Illinois not-for-profit corporation. Let's  
22 start out with just a little context in terms of  
23 history, and then delve into some of the more pertinent  
24 items from Staff's perspective.

25 The Josselyn Center was constructed and  
26 occupied at 405 Central Avenue in 1967. In recent  
27 years, the Josselyn has purchased the office buildings  
28 at 495 Central, 1779 Maple Street, and they are leasing  
29 I believe the entire office building at 1850 Oak Street.  
30 All these buildings are contained in the O/R -  
31 Office/Research Zoning District. That Office/Research  
32 District is generally along Willow, along West Frontage  
33 and Central and Oak.

34 After becoming aware of the extent of the  
35 Josselyn services that were being provided in these  
36 other buildings outside of the original building, Staff  
37 and the Village attorney concluded that the scope of the  
38 activities and the type of use do not meet any of the  
39 existing land use categories in the Zoning Code. So, we  
40 advised the Josselyn Center that they would need to seek  
41 a code amendment to create a special use category that  
42 would accommodate their activities, their programs and  
43 their use.

44 The Josselyn Center engaged with the  
45 Village Board initially, is our normal procedure, to  
46 discuss their activities and proposed Zoning Code  
47 amendments that would accommodate them. The Village  
48 Board subsequently agreed that the Village Attorney and

1 Staff should engage with the Josselyn Center's attorneys  
2 and try to craft the language which can accommodate what  
3 they were seeking to do.

4 COMMISSIONER ESTABROOKE: Can you make sure  
5 you're talking into the microphone?

6 MR. GUTIERREZ: Yes, I'm sorry.

7 MR. GUTIERREZ: So, the Village Board directed  
8 the Staff and the Village Attorney to engage in further  
9 and more detailed discussions with the Josselyn Center  
10 regarding this code text amendment to try to craft  
11 something that would serve their goals in terms of the  
12 land use issues and accommodate any concerns the Village  
13 might have. While they are the Josselyn's proposed Code  
14 amendments and special use application, they have been  
15 vetted by the Village Attorney at this point.

16 In addition to accommodating the type of  
17 uses that the Josselyn is currently providing with  
18 programs and services, Staff and the Village Attorney  
19 have suggested that certain performance standards be  
20 established. The first performance standard would be  
21 that the *Community Mental Health Campus*, that's the  
22 proposed special use category, would be limited to  
23 properties in that O/R District which I had described  
24 earlier.

25 Secondly, that the hours of operation of  
26 a community mental health campus would be limited to  
27 7:00 a.m. to 9:30 p.m., or as otherwise approved by the  
28 Village Board. The impetus of the 9:30 p.m. closing was  
29 Staff's concern that on the night shift we have minimal  
30 Police Department staffing. If there were some type of  
31 a call for service at any of Josselyn's facilities after  
32 9:30 p.m., that would be a fairly heavy burden on the  
33 limited number of police officers we have on the street  
34 after 9:30 p.m.

35 The Josselyn Center has a program called  
36 The Living Room which they outlined in more detail in  
37 the application. They would like to operate that  
38 specific program at 1779 Maple until midnight, past that  
39 9:30 cutoff.

40  
41 Just as a reminder, the text amendment  
42 language that we added to the Village Code would be  
43 applied universally to other applicants with other  
44 locations. In contract, the special use component of  
45 their request is specific to the Josselyn Center and to  
46 these specific properties, okay, so I just wanted to  
47 clarify that. The request is really conflated and  
48 really all the issues go hand in hand, but it is

1 important to remember that distinction between the text  
2 amendments and the special use application.

3 So, in their special use application they  
4 are seeking to operate the Living Room program at 1779  
5 Maple Street, until midnight. They would provide two  
6 private security personnel on site between 9:30 p.m. and  
7 midnight to help alleviate some of the potential burden  
8 on the Police Department. Police Chief Lustig has  
9 reviewed the current application and is satisfied that  
10 arrangement should work for them. We did include a  
11 condition in the draft motion that you have in your memo  
12 that if the private security service proves to be  
13 inadequate in the Police Chief's judgment, that those  
14 hours of operation could be brought back to the hours  
15 established in the Code text amendment or 9:30 p.m.

16 Bill Lustig, our Police Chief, was not  
17 able to be here tonight, however, our Deputy Police  
18 Chief Michael Hutensky is here to answer any questions  
19 that you might have about that particular aspect of the  
20 application.

21 The last performance standard suggested  
22 requires Village Board approval if any of these  
23 facilities or services were to be operated by someone  
24 other than Josselyn in the future.

25 Those are the three performance standards  
26 that were suggested by Staff and the Village Attorney.  
27 If you have any questions on that, I'd be happy to  
28 answer those for you.

29 I just want to touch on parking.  
30 Normally, for a given special use category there is an  
31 established off-street parking requirement. But this is  
32 a new special use and we do not have a codified off-  
33 street parking requirement for a community mental health  
34 campus. We also have not been able to identify an  
35 industry standard parking ratio for this type of  
36 facility. In lieu of having something to measure the  
37 proposal against, Staff did a comprehensive analysis of  
38 existing parking demands. We surveyed the parking lots  
39 of each location over the course of a number of days,  
40 late mornings, late afternoons, when office building  
41 parking demand tends to peak.

42 Of the four locations and all the  
43 observations made, the peak occupancy rates were 39  
44 percent at 495 Central, 75 percent at 495 Central, 79  
45 percent at 1779 Maple, were there's only seven parking  
46 spaces so that can fluctuate very broadly but most  
47 recently those seven spaces were occupied only 79  
48 percent. Then at 1850 Oak, the peak occupancy rate 75

1 percent. Based on these observations the parking  
2 appears to be adequate for their existing activities at  
3 all the buildings.

4 Unless you have any questions for me, I  
5 will hand it over to the Petitioner.

6 MR. PENNY: Good evening. Thank you all for  
7 your time. My name is Brendan Penny of Meltzer, Purtill  
8 & Stelle. My office is located downtown at 125 South  
9 Wacker Drive. With me this evening are Hal Francke  
10 who's a partner at Meltzer Purtill, and we have Susan  
11 Resko who is the CEO and President of The Josselyn  
12 Center on whose behalf we are here tonight.

13 Just a couple of notes before I begin the  
14 presentation. We understand that it is common practice  
15 within the Village of Northfield to hear separately, as  
16 Mr. Gutierrez noted, firstly, the proposed text  
17 amendment, and then subsequent to that an application  
18 for a special use. We're here tonight, after appearing  
19 before the Village Board, at which meeting they approved  
20 our request simultaneous with each other, both the  
21 special use and the proposed text amendment.

22 So, what I'd like to do is I'd like to  
23 give you a brief overview about the campus itself, the  
24 individual properties located within Northfield, and  
25 then I'll turn it over to Susan Resko who can tell you a  
26 little bit more about Josselyn and the services that  
27 Josselyn is offering in Northfield and will continue to  
28 offer in Northfield following approval this evening.

29 So, up here we have, we'll start at the  
30 top, the northwest corner there which is labeled and  
31 identified as Property No. 1. That is the 1850 Oak  
32 Street property. Among some other services that they  
33 offer there, they do offer therapeutic and psychiatric  
34 services. Again, Susan will take you through those  
35 services in more depth, but that is the property that  
36 The Josselyn Center is leasing in its entirety.

37 Property No. 2, as Mr. Gutierrez noted,  
38 is 405 Central Avenue. That is the property that  
39 Josselyn has occupied since roughly 1966 and it's been  
40 their core or base of operations here in Northfield.

41 Property No. 4 there is 1779 Maple  
42 Street, and that is the location that Josselyn intends  
43 to offer the Living Room program out of.

44 Then, going up to the northeast corner of  
45 the image here is 495 Central. Of particular note for  
46 495 Central, Josselyn is currently under contract to  
47 sell that to a prospective buyer, and it's my  
48 understanding that the Village is aware of this as the

1 prospective buyer has already submitted a special use  
2 for a similar type of use that is already existing there  
3 at Josselyn. So, our intent is to draft, to work with  
4 the Village Attorney to draft an ordinance in a way that  
5 in the event that the purchase is consummated, that that  
6 495 property would then be excluded from this request  
7 and the said special use would then have to be issued to  
8 that prospective buyer.

9 The image here now is an image actually  
10 of the existing surroundings for the community mental  
11 health campus. Outlined in blue boxes there are  
12 Josselyn's four locations such as shown on the previous  
13 slide. To the north, you have continued office/research  
14 buildings and some small commercial buildings as well.  
15 To the northwest, you have R-6, or R-4, excuse me,  
16 single-family on which sits a residential community of  
17 single-family homes.

18 Directly to the west, you have first  
19 continued office/research and commercial. Directly  
20 across Central Avenue from 405 Central Avenue is the  
21 Chase Bank building. If you continue west there across  
22 the train tracks, you get into R-6 on which currently  
23 sits condominiums and apartment buildings before  
24 reaching again the R-4 residential down. South of that  
25 is the Village Center District, the VC District. Then,  
26 where that arrow is pointing to for the VC at 1825, that  
27 is the Walgreen's that is just west of the intersection  
28 of Willow and Central Avenue.

29 South of Willow there, directly south  
30 from 1779 Maple Street and 405 Central, you have the  
31 Village Center District which is comprised of various  
32 municipal buildings and commercial buildings. The  
33 Village Hall in which we stand currently is identified  
34 by the black icon on that zoning map. Then to the  
35 northeast, you have the I-94 Edens Expressway, and  
36 farther east you have the R-1 zoning which is  
37 substantially vacant land before reaching the County  
38 Forest Preserve District.

39 Before you here is our proposed text  
40 amendments to the Northfield Zoning Ordinance. I'm  
41 happy to take you through it, but a brief overview, it's  
42 just providing for a single or multiple buildings to  
43 create the community mental health campus. That  
44 Amendment No. 2 will show the current permitted and  
45 special uses within the O/R Office/Research District.  
46 Outlined in red is our community mental health campus  
47 which is proposed this evening.

48 Amendment No. 3 outlines, as Mr.

1 Gutierrez detailed, the parking requirement which will  
2 be subject to Commission recommendation and Board  
3 approval. It is our request that special use permits be  
4 granted to The Josselyn Center with the existing parking  
5 being that the Applicant has submitted statements from  
6 visitors and from members of The Josselyn Center that  
7 parking is currently adequate, and indeed Staff's survey  
8 and analysis support that conclusion.

9 Amendment 4 here is, I want to take you  
10 through just briefly what we're proposing here. This,  
11 as Mr. Gutierrez outlined, item number one limits the  
12 community mental health campus to the portion of the O/R  
13 District located north of Willow Road.

14 Number two there, hours of operation, as  
15 part of this proposed text amendment, were for main  
16 hours from 7:00 a.m. to 9:30, or as otherwise may be  
17 approved by the Board of Trustees. Of course with this  
18 particular application, we are requesting that those  
19 hours be expanded to 6:00 a.m. to 12:00 a.m. with the  
20 condition that security service personnel are located on  
21 site at the 1779 Maple location which is the only  
22 location that will be operating under these extended  
23 hours for the duration of 9:00 p.m. until 12:00 a.m.  
24 because it is our understanding that the Northfield  
25 Police Department reduces forces during those evening  
26 hours.

27 Moving forward, here is a summary of the  
28 request for relief that I've outlined for you today.  
29 Again, this is going to be, this is a request for a text  
30 amendment to approve the community mental health campus  
31 and associated special uses which are being reviewed  
32 simultaneously with our request for a text amendment  
33 approval for the existing parking spaces to remain as  
34 such or under further review by the Village, and  
35 approval for Josselyn to operate from 6:00 a.m. to 12:00  
36 a.m., Monday through Sunday, providing that they are  
37 able to meet to adequacy those additional private  
38 security personnel.

39 Now, I'll turn it over to Susan who will  
40 take you through Josselyn's services here in Northfield  
41 and their plans for the future essentially.

42 MS. RESKO: Good evening, and thank you for  
43 letting us be here to talk to you more about the  
44 Josselyn Center.

45 So, the Josselyn Center is a certified  
46 community mental health center. These are bodies that  
47 were brought into existence by the Community Mental  
48 Health Act of 1963. This is the last act that John F.

1 Kennedy signed into law. We are certified by several  
2 different entities, so the Department of Health and  
3 Human Services by the State of Illinois, Department of  
4 Mental Health also by the State of Illinois, and then an  
5 independent accrediting body called Commission on  
6 Accreditation of Rehabilitative Facilities.

7 So, what that means is that we provide  
8 outpatient coordinated care based on the needs of the  
9 community. At Josselyn, that means outpatient therapy,  
10 psychiatry-supported employment, case management, and  
11 then we have several youth programs, youth-intensive  
12 outpatient program, and I'll check the whole Living Room  
13 in a little bit further detail.

14 First of all, again, the locations of the  
15 Josselyn Center in Northfield and the services that are  
16 provided there.

17 The Living Room is an evidence-based  
18 model that has been becoming more and more popular  
19 across the country. It is supported entirely by the  
20 Illinois Department of Mental Health. It is intended to  
21 be an alternative to the emergency room for people  
22 seeking non-emergency mental health services. They are  
23 not clients; they are called guests.

24 We don't take any type of census data  
25 other than we just track the number of people that come  
26 in. They can stay as long as they like while we are  
27 open. It's a quiet room, it's about 150 square feet,  
28 and there's a couple of our recliners. People can just  
29 come into this room at any point in time. They check  
30 in, we do an assessment upon check-in, and they could  
31 either talk with a peer specialist or not, they can just  
32 sit quietly. There is also an adjacent drop-in that has  
33 a lot of social activities going on if that's what they  
34 choose to do.

35 It's really being a part of the safety  
36 net of the community to reduce police activity, hospital  
37 activity. If you've ever been to the ER, you know it's  
38 not therapeutic. It is exactly the opposite of what  
39 somebody needs when they're feeling overwhelmed or  
40 stressed.

41 So, these are models, this model has  
42 grown up across the country as I said. The state has  
43 now required grantees to open 24/7 which is the reason  
44 why I reached out to the Village when we first heard of  
45 this. The challenge in Northfield is that the buses,  
46 which is the primary way that most people come to our  
47 Living Room on the corner of Willow and Central, they  
48 stop at 7:00 p.m. So, we don't anticipate a lot of

1 overnight visitors or guests. However, we do want to  
2 comply with the state grant as much as possible, and  
3 it's our understanding that they will fund that portion  
4 of the grant that is allowable by local ordinances.

5 Also, just to address the issue of  
6 security and the fact that there is limited police  
7 staffing during the evening hours, we would employ  
8 security, two security officials, during the evening  
9 hours from 9:00 to midnight for the Living Room. All of  
10 the other activities, all the other buildings are closed  
11 at that time.

12 That's all I have. If you have any  
13 questions?

14 COMMISSIONER BERMAN: Sorry, what was the  
15 building that the Living Room was in?

16 MS. RESKO: It's 1779 Maple. When you come  
17 out of the Starbucks drive, it's the little square  
18 building.

19 COMMISSIONER ESTABROOKE: How many guests does  
20 that building accommodate?

21 MS. RESKO: It varies. It can be a few, and  
22 then maybe up to seven to 12, depending on, it's just  
23 random, but the --

24 COMMISSIONER ESTABROOKE: The high end, what's  
25 the high end?

26 MS. RESKO: Seven to 12 at any one point in  
27 time --

28 COMMISSIONER ESTABROOKE: Okay.

29 COMMISSIONER BERMAN: -- and what happens to  
30 the guests if they still need help after 12:00 o'clock  
31 and you're getting ready to close?

32 MS. RESKO: Well, as we close, we do an  
33 assessment to make sure that they're feeling safe. If  
34 they were to need additional help and they do not feel  
35 safe, we would assist with a hospitalization.

36 COMMISSIONER BRANNIGAN: Is the Josselyn  
37 Center involved with SMART recovery for AA and any --

38 MS. RESKO: No. We are not certified for any  
39 substance use. We're just a mental health center.  
40 That's a state certification. That's two different  
41 departments for that.

42 COMMISSIONER ESTABROOKE: Steve, as we're  
43 having this conversation, I think, don't we have a  
44 similar type of situation on Willow, in the building on  
45 Willow?

46 MR. GUTIERREZ: Which building?

47 COMMISSIONER ESTABROOKE: The 1622 maybe?

48 ACTING CHAIRMAN DELOYS: The one that's by



1 the --

2 MR. GUTIERREZ: There is a, what do they call  
3 it, it's a psychiatric and counseling, mental health  
4 counseling practice.

5 COMMISSIONER ESTABROOKE: Right. Okay, so that  
6 wouldn't tie into this at all.

7 MR. GUTIERREZ: No, they're a very, they're  
8 not a 9:00-to-5:00 kind of office hours.

9 COMMISSIONER ESTABROOKE: Okay, I needed some  
10 clarification on that.

11 MR. GUTIERREZ: My understanding, the practice  
12 at 1622 Willow doesn't cater to emergent type of crisis  
13 issues where someone might be seeking something more  
14 like the Living Room program.

15 MS. RESKO: They would be very similar to our  
16 other services. The Living Room is a non-clinical  
17 service.

18 COMMISSIONER ESTABROOKE: No, I'm not talking  
19 just specifically about the Living Room. Just what  
20 we're doing here, does it affect that practice at all?

21 MR. GUTIERREZ: I don't think so.

22 COMMISSIONER ESTABROOKE: Okay.

23 COMMISSIONER BERMAN: How many staff members  
24 do you have during that timeframe, from 9:00 to  
25 midnight?

26 MS. RESKO: We would have the two security  
27 personnel, at least two care specialists, and then a  
28 clinician. So, a total of five.

29 COMMISSIONER ESTABROOKE: And will your  
30 security guards be armed?

31 MS. RESKO: No.

32 COMMISSIONER BRANNIGAN: Can your security  
33 personnel be off-duty Northfield police officers?

34 MS. RESKO: They could.

35 COMMISSIONER BERLINGHOF: Is that allowed?

36 DEPUTY CHIEF HUTENSKY: So, officers who are  
37 probationary would not be allowed secondary employment.  
38 So, it would sort of be something that we would have to  
39 look into.

40 COMMISSIONER ESTABROOKE: So, not a detail  
41 then.

42 DEPUTY CHIEF HUTENSKY: Well, if it was a  
43 detail, in theory, I mean, you could reach out to set up  
44 a detail. That would be, just to be very frank, that  
45 would be much more expensive, to detail out a police  
46 officer versus a private security.

47 MS. RESKO: Our budget allows for private  
48 security.

1                   COMMISSIONER BERLINGHOF: What's happening  
2 with the 495 Central?  
3                   MS. RESKO: So, we are selling it. Hopefully,  
4 it's under contract now, and that program is moving to  
5 our Northbrook location.  
6                   COMMISSIONER BERLINGHOF: Okay, so you're  
7 relocating what you're doing there?  
8                   MS. RESKO: Yes.  
9                   ACTING CHAIRMAN DELOYS: And will you be  
10 looking at other Northfield properties?  
11                   MS. RESKO: So, because of the explosion of  
12 need for mental health services, we were purchasing or  
13 leasing these properties. We have since purchased a  
14 location in Northfield which has sufficient space for,  
15 God willing, the --  
16                   MR. GUTIERREZ: You said Northfield, did you  
17 mean Northbrook?  
18                   MS. RESKO: Northbrook, I'm sorry, Northbrook.  
19                   COMMISSIONER BRANNIGAN: What do you do in  
20 terms of, you said the Living Room holds around seven to  
21 eight people?  
22                   MS. RESKO: Well, the Living Room, one room  
23 has four chairs in it. The other one has tables and  
24 chairs that could accommodate up to maybe 15.  
25                   COMMISSIONER BRANNIGAN: And what do you do in  
26 terms of overflow?  
27                   MS. RESKO: We haven't experienced that yet.  
28                   COMMISSIONER BRANNIGAN: Okay.  
29                   COMMISSIONER ESTABROOKE: I'm sorry, did you  
30 say that you're looking to leave Northfield for the  
31 whole or just that one?  
32                   MS. RESKO: Just that one building in 495  
33 Central. The others we intend to continue the lease.  
34                   COMMISSIONER BERLINGHOF: I've just got some  
35 legal questions. Not for Susan.  
36                   MS. RESKO: Okay.  
37                   COMMISSIONER BERLINGHOF: So, I'm just kind of  
38 curious. It seems so specific, right? We're putting a  
39 special use in here for one group. What, and I have no  
40 problem with this, so this is not an issue of having an  
41 issue with what's going on here, but it's more it just  
42 seems a weird way to do this. You know, why wouldn't  
43 you take the use and make the use a special use? Each  
44 building would then be part of that special use. You  
45 don't have to back out 495 when they sell it. If they  
46 sell another building, they have to back that out again.  
47 If they buy another building, if they end up moving, you  
48 have to add that back in.

1                   What's the purpose of the campus versus  
2 the --

3                   MR. GUTIERREZ: I think the goal, from the  
4 Village Attorney's perspective, I believe that the  
5 umbrella approach would be more efficient than taking  
6 these on an individual basis. I don't believe there  
7 will need to be any kind of formal approval if they  
8 divest themselves or move out of any of the buildings  
9 that are covered under this request. If they do add  
10 any, if they were to occupy any additional buildings,  
11 that would require an amendment to the special use, not  
12 unlike any other special use holder that would expand.

13                   We see this as an efficient way to deal  
14 with one entity's activities in different locations.

15                   COMMISSIONER BERLINGHOF: Okay, from a parking  
16 perspective, I mean, every time we approve a non-office  
17 use, a psych or medical use let's call it, we have  
18 parking requirements under that use. These guys  
19 probably had a different process, if they did it for 495  
20 Central or not, but they did that process at a time when  
21 it's over 5,000 feet, correct, in terms of this in size?

22                   MR. GUTIERREZ: We don't consider this to be a  
23 medical use. That was part of the issue initially. We  
24 did not believe that the Living Room program, which was  
25 what initiated the discussion with the Village, really  
26 fit under the category of what would be defined medical  
27 office use.

28                   COMMISSIONER BERLINGHOF: So, it's just an  
29 office use?

30                   MR. GUTIERREZ: It's a mental health facility.

31                   COMMISSIONER BERLINGHOF: So, what's the plan  
32 long term for parking?

33                   MR. GUTIERREZ: So, we are in the process of  
34 updating the Zoning Code, including our off-street  
35 parking requirements. I intend to do some more research  
36 on any standardized off-street parking ratio for this  
37 type of use. I'm going to continue to wrestle with that,  
38 and in the context of the Zoning Code amendments, I  
39 intend to present something to the Board with regard to  
40 this type of land use.

41                   COMMISSIONER BERLINGHOF: Okay. On page three  
42 of your text amendment, item number three, you're  
43 missing "mental" after community. So, I'm assuming if  
44 we approve this, we need to add that "mental" in. It  
45 says community health campus as opposed to community  
46 mental health campus.

47                   ACTING CHAIRMAN DELOYS: Any questions,  
48 comments from the audience? I saw that you've already

1 been sworn in. If you'd go to the podium and introduce  
2 yourself and your interest, address?

3 MR. DAYAN: Good evening. I'm Medwin Dayan.  
4 I represent and own the property at 500 Central Avenue,  
5 the common address, as well as 1847 Oak Street. I am  
6 also here representing two businesses that operate in  
7 that facility, PC Nation, as well as Chicago Sports  
8 Institute.

9 I'd start by saying I have great respect  
10 for what The Josselyn Center does and their work. I'm  
11 sympathetic, for sure, to the need in the community.  
12 But at the same time, I have some reservations. I have  
13 some mixed feelings about it as a property owner here in  
14 Northfield.

15 I have some concerns for my co-workers  
16 and my employees. I have concerns for visitors to our  
17 facilities. I'm not sure, quite frankly, what has  
18 changed over the last couple of years. Certainly, when  
19 they were across the street at 495 Central, we never had  
20 any issues from a parking perspective in our lots. We  
21 never had folks just hanging around the property.

22 Over the last year or so, we've noticed  
23 that we occasionally have folks parking in our lot who  
24 are not at any of our facilities or any of our tenants'  
25 facilities. Where they're parking, which is directly  
26 across the street from the Oak Street location, suggests  
27 that they are at that building currently.

28 I will also add that over the course of  
29 the last couple of months, at times I've been leaving  
30 the building at 6:30-7:00 o'clock at night, and I'll  
31 find people hanging out on our lawn. I've found some  
32 folks playing basketball, an individual and a young kid,  
33 they pulled a basketball out of a car and just started  
34 playing basketball at a hoop that was in our lot. We've  
35 since removed the basketball hoop. But to be frank,  
36 those were not things that were occurring three, four,  
37 five, six years ago, and I suspect this related to the  
38 operations at the Oak Street location.

39 I'll tell you that my biggest concern  
40 with what's being proposed is how it fits in line with  
41 the Vision Plan 2040. As a property owner in the  
42 Village, I think that that whole strip of property north  
43 of Willow really has a lot more potential than what we  
44 currently see there. I'm not sure that adding a new  
45 zoning classification for this area and starting to  
46 permit mental health facilities fits in with what has  
47 been proposed for that area. I would just suggest, all  
48 of you I'm sure are quite familiar with the Vision 2040

1 Plan, far more familiar with it than I am, but I'm going  
2 to read a couple of sentences out of the plan:

3 *The Vision Plan 2040 is a blueprint for*  
4 *the future that sets forth our community aspirations,*  
5 *articulates the vision, and provides a set of goals and*  
6 *policies to inform decision-making into the year 2040.*  
7 *Vision Plan 2040 establishes a vision for the community*  
8 *and provides Village staff and elected and appointed*  
9 *officials with the recommendations and strategies*  
10 *necessary to make that vision a reality.*

11 Nowhere in that plan does it suggest that  
12 these are the types of uses that we would like to see in  
13 this district. It talks about breweries and restaurants  
14 and multi-family mixed use type developments. I'm not  
15 sure that a mental health campus fits in well with what  
16 the Village's stated vision is for this area.

17 ACTING CHAIRMAN DELOYS: Thank you very much.

18 Any other, anybody else who would like to  
19 speak?

20 (No response.)

21 ACTING CHAIRMAN DELOYS: Would you like to  
22 address his points? You don't have to, but if you want  
23 to.

24 MS. RESKO: I have never heard until this  
25 evening that there were many issues regarding parking.  
26 We haven't received any calls. Had we, we would have  
27 addressed it and reminded our staff to make sure the  
28 clients were parking properly. That's a very reasonable  
29 request that could be done.

30 I also would remind, like Ms. Estabrooke  
31 pointed out, the number of private practices in the  
32 Village for doing the exact same thing that we are  
33 doing, with the exception of the Living Room, and there  
34 isn't any repercussions to those private practices.

35 COMMISSIONER BERLINGHOF: You know, I think  
36 what's important here is that these uses are already  
37 permitted. They've already been allowed. We aren't  
38 changing them, we're just finding a way to codify it  
39 when we get to the special use perspective. And they're  
40 needed, certainly, in this world today, so I'm still in  
41 favor of this.

42 COMMISSIONER ESTABROOKE: I understand your  
43 concerns, and I hope that you can work with Josselyn to  
44 make your situation better, and that if there is an  
45 issue, to take it to the Police Department and they may  
46 make the situation better for you.

47 ACTING CHAIRMAN DELOYS: And Staff will  
48 monitor the parking and the status of it.

1           COMMISSIONER BERMAN: The only thing I would  
2 like to add is, I'm for it and I think it's great what  
3 you do, but be really careful who you hire as your  
4 security.

5           MS. RESKO: Of course.

6           COMMISSIONER BERMAN: I work at a bank, and  
7 during Covid and just recently, we've had security teams  
8 come into the branches. It's just, it's kind of poor  
9 quality help. So, just be careful with that, that's all  
10 I have.

11          MS. RESKO: Thank you.

12          COMMISSIONER BERMAN: Find someone really good  
13 to help you out.

14          COMMISSIONER BRANNIGAN: Could there be a  
15 requirement? I know it's not part of the budget and I  
16 understand that. Could it be a requirement that you  
17 really have to look towards the Northfield off-duty, you  
18 know --

19          COMMISSIONER BERLINGHOF: There's probably  
20 not, there's not enough, right, I mean, you're going to  
21 have to have it every single night, two people every  
22 night, seven days a week. I don't think we have enough  
23 officers to even come close to --

24          COMMISSIONER BRANNIGAN: But you also could  
25 get them from Northbrook, Glenview, et cetera.

26          COMMISSIONER BERLINGHOF: You could, but I  
27 mean, I think that working with the Police Department to  
28 find private security probably is sufficient. We're not  
29 talking about an issue we've had a lot of problems with.  
30 I think to the extent that there is a problem in the  
31 future, then certainly that would be addressed  
32 differently.

33          COMMISSIONER BRANNIGAN: I'm just talking  
34 about, I'm talking about, you know, if those individuals  
35 are well trained, that's, you're not taking a risk.

36          ACTING CHAIRMAN DELOYS: Well, they're also  
37 not working with substance abuse which brings it to that  
38 level to a large extent.

39          COMMISSIONER BERLINGHOF: Right.

40          ACTING CHAIRMAN DELOYS: So, it's more  
41 individual safety versus hundreds at times.

42          COMMISSIONER BERLINGHOF: Yes. I actually  
43 think that the mental health clinic in our community is  
44 probably a bigger issue than most people think in that I  
45 think that it does serve our community to have that  
46 option locally.

47          ACTING CHAIRMAN DELOYS: I agree with you a  
48 hundred percent. Any other comments from the

1 Commission?

2 COMMISSIONER BERLINGHOF: I'll make a motion.

3 ACTING CHAIRMAN DELOYS: Please.

4 COMMISSIONER BERLINGHOF: I'd like a little  
5 help from Steve. So, we do have two motions.

6 MR. GUTIERREZ: Yes.

7 COMMISSIONER BERLINGHOF: Do I refer to  
8 Exhibit A as part of Motion A, the proposed text  
9 amendment?

10 MR. GUTIERREZ: Definitely.

11 COMMISSIONER BERLINGHOF: Okay, then I'd make  
12 I guess a note to the record to add the word "mental"  
13 into the last paragraph.

14 **Motion to recommend to the Village Board: Approval of**  
15 **the proposed Zoning Code text amendments to create a**  
16 **special use category for a Community Mental Health**  
17 **Campus and adopt certain performance standards for this**  
18 **special use category, along with the text amendment in**  
19 **Exhibit A.**

20 ACTING CHAIRMAN DELOYS: Second?

21 COMMISSIONER ESTABROOKE: I'll second.

22 ACTING CHAIRMAN DELOYS: All those in favor?  
23 (Chorus of ayes.)

24 ACTING CHAIRMAN DELOYS: All those opposed?  
25 (No response.)

26 ACTING CHAIRMAN DELOYS: Motion passed.

27 COMMISSIONER BERLINGHOF: I'll make a motion.

28 **Motion to recommend to the Village Board: Approval of a**  
29 **Special Use for the operation of a Community Mental**  
30 **Health Campus at 405 Central Avenue, 495 Central Avenue,**  
31 **1779 Maple Street and 1850 Oak Street, in accordance**  
32 **with the Petitioner's Application and Supporting**  
33 **Materials, date stamped August 31, 2023, subject to the**  
34 **following conditions:**

- 35 1. **The Special Use shall be personal and limited to**  
36 **the Petitioner, The Josselyn Center, NFP, LLC**  
37 **pursuant to Article XVI, Section 4(9) of the Zoning**  
38 **Ordinance of the Village of Northfield.**
- 39 2. **The Petitioner shall provide/restore the site**  
40 **landscaping to the satisfaction of Village staff.**
- 41 3. **The Petitioner shall adhere to the hours of**  
42 **operation established in the Zoning Code for a**  
43 **Community Mental Health Campus.**
- 44 4. **The hours of operation for the Living Room program**  
45 **operating at 1779 Maple Street may be 7:00 a.m. to**  
46 **12:00 a.m., seven days a week, conditioned upon the**  
47 **following:**
  - 48 a. **These extended hours of operation are only**

- 1 applicable to the Living Room program.
- 2 b. Petitioner shall provide qualified private
- 3 security services consisting of no fewer than
- 4 two security personnel who will be present at
- 5 1779 Maple Street between 9:30 a.m. to 12:00
- 6 a.m., seven days a week, Monday through
- 7 Friday.
- 8 c. If the provision of private security services
- 9 proves to be insufficient, as determined by
- 10 the Northfield Police Chief, the hours of
- 11 operation for the Living Room program at 1779
- 12 Maple Street shall revert to the hours of
- 13 operation established in the Zoning Code for a
- 14 Community Mental Health Campus.
- 15 d. If the State of Illinois no longer requires
- 16 operating hours beyond 9:30 p.m., the
- 17 Petitioner shall notify the Village of this.
- 18 Within 45 days of the date the Petitioner
- 19 becomes aware of such a change in State of
- 20 Illinois requirements, the hours of operation
- 21 for the Living Room program shall revert to
- 22 the hours of operation established in the
- 23 Zoning Code for a Community Mental Health
- 24 Campus.
- 25 5. The representations made in the application and
- 26 supporting documents are binding upon the
- 27 Petitioner. There shall be no additional uses
- 28 permitted beyond those specifically enumerated
- 29 herein or permitted by the Village of Northfield's
- 30 Zoning Ordinance.
- 31 6. The Village of Northfield Health, Fire and Building
- 32 Officials shall be granted access to the subject
- 33 property at any reasonable time for purposes of
- 34 conducting inspections for compliance with Village
- 35 Codes and Ordinances.
- 36 7. An approval pursuant to any requested review by a
- 37 Village consultant, Village staff member, Village
- 38 Commission or Village Board Committee shall be an
- 39 approval of only those items specified in any
- 40 motion, resolution, ordinance, or written report.
- 41 Such approval shall not be deemed to be an approval
- 42 of any matter which is within the jurisdiction of
- 43 any other Village consultant, Village staff member,
- 44 Village Board Committee or Village Commission that
- 45 has not issued a report or given its approval.
- 46 Neither shall such approval be deemed the approval
- 47 of any County, State or Federal Agency. Under no
- 48 circumstances shall the approval be deemed to be an



- 1 approval of any matter not included in this  
2 ordinance by virtue of the fact that such a matter  
3 appeared on a supporting document which is not  
4 attached as an exhibit to this ordinance or  
5 incorporated as an exhibit as part of this  
6 ordinance.
- 7 8. The Petitioner shall comply in all other respects  
8 with the ordinances of the Village of Northfield,  
9 and nothing in this approval shall be construed as  
10 a waiver of any of those requirements.
- 11 9. Violation of any condition of this approval shall  
12 be cause to revoke said approval by the Corporate  
13 Authorities upon 10 days proper notice to the  
14 Petitioner. Alternatively, the Village Manager  
15 shall have the right to assess fines, not to exceed  
16 \$750 per violation, for such violation. Such  
17 assessment of fines may be appealed to the  
18 Corporate Authorities by filing written notice of  
19 appeal within three days of the assessment.
- 20 10. Changes in the project may only be made as follows:
- 21 A. Minor Field Changes. Minor changes in  
22 locations or sizes shown on exhibits may  
23 be approved, in writing, by the Director  
24 of Community Development. Typically, a  
25 minor field change will not involve a  
26 percentage change greater than three  
27 percent. However, not all changes of  
28 less than three percent shall necessarily  
29 be deemed to be minor. The determination  
30 of the Director of Community Development  
31 as to whether a change is a minor field  
32 change shall be final.
- 33 B. Village Board Approved Changes. The  
34 Village Board may approve, without  
35 referral to the Plan & Zoning Commission,  
36 such other changes as it believes are in  
37 the best interest of the Village and  
38 which do not involve changes in numbers  
39 found in the text of the Ordinance and  
40 which do not have a substantial, direct  
41 impact on adjacent properties. The  
42 determination of the Village Board as to  
43 whether a requested change should be  
44 referred to the Plan & Zoning Commission  
45 shall be final.
- 46 C. Changes Requiring a Public Hearing. Any  
47 change involving a size, quantity or  
48 other numerical value found in the text

1                   **of the Ordinance or any change having**  
2                   **substantial, direct impact on adjacent**  
3                   **properties shall not be made except after**  
4                   **a public hearing before the Plan & Zoning**  
5                   **Commission. Additionally, the Village**  
6                   **Board or the Director of Community**  
7                   **Development may refer requested change to**  
8                   **the Plan & Zoning Commission for public**  
9                   **hearing when either believes it would be**  
10                   **in the best interest of the Village to do**  
11                   **so.**

12                   ACTING CHAIRMAN DELOYS: Second?

13                   COMMISSIONER BERMAN: I'll second.

14                   ACTING CHAIRMAN DELOYS: All those in favor?  
15                   (Chorus of ayes.)

16                   ACTING CHAIRMAN DELOYS: All those opposed?  
17                   (No response.)

18                   ACTING CHAIRMAN DELOYS: Motion passed.  
19                   Congratulations.

20                   MR. PENNY: Thank you.

21                   ACTING CHAIRMAN DELOYS: Again, this is going  
22                   to the Village Board on the 19th. Thank you very much.  
23                   Any other business, Steve?

24                   MR. GUTIERREZ: No.

25                   ACTING CHAIRMAN DELOYS: Motion to adjourn?

26                   COMMISSIONER ESTABROOKE: Motion to adjourn.

27                   ACTING CHAIRMAN DELOYS: Second?

28                   COMMISSIONER BERLINGHOF: Second.

29                   ACTING CHAIRMAN DELOYS: All those in favor?  
30                   (Chorus of ayes.)

31                   ACTING CHAIRMAN DELOYS: We're adjourned.  
32                   Thank you, everybody.

33                   (Whereupon, at 8:06 p.m., the above  
34                   meeting was concluded.)

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37                   APPROVED 10/2/23

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