

PLAN AND ZONING

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

COMMISSION

REPORT OF PROCEEDINGS had before the Village of  
Northfield Plan and Zoning Commission taken at the Northfield  
Village Hall, Board Room, Northfield, Illinois on the 1st day  
of November, 2021, at the hour of 7:00 p.m.

MEMBERS PRESENT:

BILL VASELOPULOS, Chairperson  
KATHY ESTABROOKE  
JACK BRANNIGAN  
TODD BERLINGHOF  
JENNIFER SUCHER

MEMBERS ABSENT:

STEVEN HIRSCH  
DAN DELOYS  
CONNIE BERMAN

ALSO PRESENT:

STEVE GUTIERREZ, Community Development Director  
TODD FOWLER, Village Board Liaison

1 CHAIRPERSON VASELOPULOS: Good evening,  
2 everyone. I'd like to call to order the meeting of the  
3 Plan and Zoning Commission. Before I have the  
4 Commissioners introduce themselves, I'd like to make an  
5 announcement of an unfortunate tragedy that occurred.

6 Two weeks ago in our community, William Kelly  
7 who was a member of this Commission since 2019 passed  
8 away suddenly at his home. Bill was a greatly valued  
9 member of this Commission. He also served at the  
10 State's Attorney's Office for 28 years and served with  
11 the United States Army Reserve for over 32 years earning  
12 the Bronze Star. He's a lifelong Northfield resident  
13 and served in this community in a variety of capacities,  
14 including volunteering with the Boy Scouts, many years  
15 with St. Philip the Apostle Parish, and other  
16 activities. He is survived by his parents who, by the  
17 way, his father Robert was a Village Trustee, his wife  
18 of many years, and five children. This Commission  
19 appreciated his understated but valued opinions that he  
20 presented during our deliberations.

21 At this time, I'd like to ask everyone for a  
22 few moments of silence in remembrance of Bill Kelly.

23 (Moment of silence observed.)

24 CHAIRPERSON VASELOPULOS: Thank you. If  
25 you're so inclined, donations can be made to the William  
26 Kelly Scholarship Fund at Loyola Academy High School in  
27 Wilmette.

28 With that, I'd like to call the meeting to  
29 order. I'd like the Commissioners to introduce  
30 themselves starting with Jack.

31 COMMISSIONER BRANNIGAN: Jack Brannigan.

32 COMMISSIONER ESTABROOKE: Kathy Estabrooke.

33 COMMISSIONER BERLINGHOF: Todd Berlinghof.

34 COMMISSIONER SUCHER: Jennifer Sucher.

35 CHAIRPERSON VASELOPULOS: Thank you very much.

36 The purpose of tonight's meeting is to conduct  
37 a public hearing and consider and discuss this request  
38 for an approval of a special use permit located at 1622  
39 Willow Road. The Petitioner's name is MJR/Northfield  
40 Real Estate Holdings, LLC, representing Kenilworth  
41 Medical Associates.

42 The public hearing format will provide an  
43 overview of this proposal and a forum for public comment  
44 and input. This Commission is a recommending body only  
45 and we will forward our recommendation to the Village  
46 President and the Board of Trustees for final  
47 determination on whether or not to grant this item  
48 before us today. The Board will then consider this item  
49 being discussed this evening at the next Board meeting  
50 which will be scheduled for Tuesday, December 7th, 2021  
51 at 7:00 p.m., right here in this boardroom.

52 Commission meetings require that all persons

1 wishing to be heard and to enter testimony must be sworn  
 2 in. This includes all petitioners, individuals with the  
 3 petitioners, and any interested parties or other  
 4 property owners. Following the petitioner's  
 5 presentation and after the Commission has had an  
 6 opportunity to ask questions and discuss amongst  
 7 ourselves, then all other interested parties will be  
 8 given an opportunity to speak. Prior to speaking, we  
 9 request that all parties step forward to the microphone,  
 10 be sworn in, and provide their name, address and  
 11 interest in this matter for the record. These  
 12 proceedings are being recorded, and that is why we  
 13 request you to speak only at the podium where the  
 14 microphone is located.

15 Our first order of business is to pass the  
 16 minutes from our last meeting of October 4th, 2021. Is  
 17 there a motion?

18 COMMISSIONER BERLINGHOF: So moved.

19 COMMISSIONER ESTABROOKE: Second.

20 CHAIRPERSON VASELOPULOS: All those in favor?

21 (Chorus of ayes.)

22 CHAIRPERSON VASELOPULOS: All opposed?

23 (No response.)

24 CHAIRPERSON VASELOPULOS: The motion passes.

25 Before the Petitioners step to the  
 26 microphone, Steve, do you have any introductory  
 27 comments?

28 MR. GUTIERREZ: Thank you, Mr. Chairman.

29 As stated, the Petitioner tonight is the  
 30 Kenilworth Medical Associates who is the prospective  
 31 tenant, and Northfield Real Estate Holding Company, LLC  
 32 who is the landlord and property owner. The Petitioners  
 33 are seeking a special use in order to open and operate  
 34 an allergy/immunology medical practice in the building  
 35 at 1622 Willow Road.

36 This property is located in our Village Center  
 37 or VC Zoning District. In the Village Center District,  
 38 we still are requiring special uses for medical offices  
 39 located on the first floor of buildings. Outside of the  
 40 Village Center District, only medical offices greater  
 41 than 5,000 square feet are required to obtain a special  
 42 use.

43 The proposed 4,200 square-foot office suite  
 44 would contain 10 exam rooms. They would have up to 10  
 45 employees in that facility at any given time. The  
 46 office hours they were proposing initially were noted in  
 47 the staff memo; however, I spoke to one of the  
 48 Petitioners today and they informed me that they would  
 49 like to expand that request to be open an extra hour,  
 50 from 7:00 a.m. to 7:00 p.m., Monday through Friday,  
 51 instead of the 6:00 p.m. close time that they had  
 52 proposed in their letter. They still are requesting

1 8:00 a.m. until noon on Saturdays, and they would be  
2 closed on Sundays.

3 Just as a point of reference, the United Vein  
4 Center Clinic is in that same building. Their office  
5 hours are 8:00 a.m. until 5:00 p.m., Monday through  
6 Friday.

7 I did have a neighboring property owner, the  
8 property owner just to the south on Lindner, stop in and  
9 talk to me about their concern about the Saturday hours.  
10 They had been under the impression that this building  
11 was restricted from having anything but daytime workday  
12 or weekday hours. That's not the case though. United  
13 Vein Center did not ask for weekend hours, but we don't  
14 have a specific prohibition on that for this building,  
15 or in this district in general for that matter.

16 As I noted in my report, the Comprehensive  
17 Plan, and specifically the sub-area plan for this little  
18 commercial area on Willow, across the Edens, does  
19 suggest that those properties have limited hours of  
20 operation in, in deference to the fact that they are  
21 embedded in a single-family residential neighborhood,  
22 unlike most other commercial properties that we have.  
23 If you have questions about the neighbor's concern, they  
24 are actually present in the audience and I'd imagine  
25 they'd be able to answer those for you later on.

26 The building currently has 104 parking spaces  
27 available to it. Those break down as follows:

28 There are 44 parking spaces in the surface  
29 parking lot in front of the building, to the north of  
30 the building. Half of those spaces, those closest to  
31 the street, are actually in the IDOT right-of-way. They  
32 have a lease from IDOT to use that property for parking.  
33 Then they have 22 parking spaces in that surface lot  
34 that are up against the building which on private  
35 property. They have thirty parking spaces under the  
36 building in an underground parking garage. Then they  
37 have leased 30 spaces from the Forest Preserve District  
38 in their parking lot across the street on the north side  
39 of Willow. Those leases are current and we checked  
40 that, so we know that those are currently under a lease.

41 They don't need a parking variation. Our code  
42 only requires 83 spaces for this building and its  
43 current occupancy, including this proposed occupancy.  
44 This is the last tenant space in this building, so if  
45 this were to be approved, the building would be fully  
46 occupied so we have little bit better what the parking  
47 demand will look like going forward. We did monitor the  
48 parking lot over the course of a week and found or  
49 observed that peak usage, the day that they had the most  
50 cars in that lot, there was only 27 percent of those  
51 parking spaces in front of the building that were  
52 actually occupied, leaving 41 spaces available for the

1 entire surface lot as well as the underground spaces.  
2 Based on these observations we anticipate that  
3 the parking will be adequate. We thought about how much  
4 the availability of parking was affected by people  
5 working from home due to COVID. We did verify with the  
6 landlord that the majority of the non-medical office use  
7 tenants, which includes the landlord's own office, have  
8 employees working in the office. But the United Vein  
9 Center, the other medical office use, doesn't lend  
10 itself to working from home. While there may be some  
11 people working from home right now, we still think  
12 there's a lot of cushion in the parking count to  
13 accommodate that.

14 Unless you have any other questions for me, I  
15 would be happy to turn it over to the Petitioners for  
16 their presentation.

17 CHAIRPERSON VASELOPULOS: I'll have some  
18 questions later on about the hours of operation, but I  
19 want to hear from them first.

20 Anyone else have questions of Steve at this  
21 time?

22 (No response.)

23 CHAIRPERSON VASELOPULOS: No? Okay, if the  
24 Petitioners can step to the microphone? Please state  
25 your name and address and then please be sworn in by  
26 Steve.

27 MR. GUTIERREZ: Name and address please.

28 MR. SILVERMAN: Richard Silverman, I'm the  
29 property owner of 1622 Willow Road in Northfield.

30 DR. DETJEN: And I'm Paul, Paul Detjen at, my  
31 office now is in Kenilworth at 534 Green Bay Road.

32 MR. GUTIERREZ: Please raise your right hand.

33 (Witnesses sworn.)

34 MR. GUTIERREZ: Thank you.

35 CHAIRPERSON VASELOPULOS: Please.

36 MR. SILVERMAN: Thank you, everyone, for  
37 having us today. My condolences to the Committee and  
38 residents for the passing of Mr. Kelly.

39 My name is Richard Silverman. On behalf of  
40 MJR/Northfield Real Estate Holding Company, LLC, we  
41 purchased 1622 Willow Road in Northfield from Mr. Krasny  
42 on December 30th of 2019. We have been the property  
43 owner for just two years now. We purchased the building  
44 a hundred percent vacant. It's a 30,000 square-foot  
45 building with 25,000 square feet of leasable area.

46 I am the property owner and I reside in the  
47 building. I've leased 7,000 square feet for myself on  
48 the second floor, and I am the property manager as well.

49 The building right now is occupied entirely on  
50 the second floor by office space, specifically family  
51 office space. As Steve referenced, we are in the  
52 office. We are not remote because of COVID, so we are

1 full occupancy on the second floor. Our medical use on  
2 the first floor is, as Steve also mentioned, in the  
3 office.

4 This is the last puzzle piece to our building.  
5 We would get to full occupancy if you grant the special  
6 use today for the medical use. I'm happy to turn it  
7 over to the doctor and let him explain his business, let  
8 him tell you guys why he's moving, and answer any  
9 questions you guys may have.

10 DR. DETJEN: Thank you very much.

11 CHAIRPERSON VASELOPULOS: Just an aside, I  
12 know you misspoke. You said you reside in the upper  
13 floor. You don't live there, right?

14 MR. SILVERMAN: I occupy the second floor as a  
15 tenant of an office space. I reside in Downtown  
16 Chicago.

17 CHAIRPERSON VASELOPULOS: Thank you very much.

18 DR. DETJEN: I don't really have a  
19 presentation. I didn't think I needed to; I wasn't sure  
20 what I needed to do.

21 CHAIRPERSON VASELOPULOS: That's okay.

22 DR. DETJEN: I'm happy to answer any  
23 questions.

24 CHAIRPERSON VASELOPULOS: Let me just ask a  
25 couple of questions if I can spur you on.

26 DR. DETJEN: Yes, yes.

27 CHAIRPERSON VASELOPULOS: Why don't you give  
28 us a little background on what your current business is  
29 in Kenilworth?

30 DR. DETJEN: Yes.

31 CHAIRPERSON VASELOPULOS: And how that's going  
32 to shift over, what the hours were there? There is a  
33 request to increase the hours beyond an hour more than  
34 what was given to us.

35 DR. DETJEN: Right.

36 CHAIRPERSON VASELOPULOS: So, that dynamic,  
37 too.

38 DR. DETJEN: So, I've been practicing allergy  
39 since 1991 for a couple of years up in Winnetka, and  
40 then in '94 moved down to Kenilworth. It became an  
41 allergy only office after several years. There were a  
42 number of other physicians in there. We shared space  
43 and everyone got busier, and we just stayed there and  
44 everyone else left. So, we took over the whole 3,000  
45 square feet.

46 So, it has really been growing every year, to  
47 the point now where even, in the past five years it has  
48 been growing to an even greater rate. I now have a  
49 nurse practitioner, two nurse practitioners and a PA.  
50 We have eight rooms there, and a total of 15 staff,  
51 well, 14 staff and me for 15. We don't really have the  
52 rooms to take care of all the people that we need to

1 take care of, and so we've been very busy the whole time  
2 including through the last two years.

3 We take care of all allergies and asthma,  
4 trying to keep people out of the emergency room. We  
5 have a special sort of treatment, there's a small group  
6 of allergists in the country, maybe 3,000 or 4,000, and  
7 about 200 of them treat not just seasonal allergies and  
8 asthma and sinus, but they try to treat food allergies.  
9 So, we are one of the few people who do that in  
10 Illinois. There are really two of us who have been  
11 doing it for a long time. There's no one in Wisconsin  
12 who really does it, and we all have a large number of  
13 patients who really want to come in to receive this  
14 treatment that come from long distances.

15 Part of the reason to move to this location  
16 is, one, is the space we have now is too small and it's  
17 a little quirky. This would just be a bigger space, a  
18 more professional space. It would be closer to the  
19 highway, better access for everyone. So, those are the  
20 reasons that we're looking to move.

21 As far as the hours are concerned, we had  
22 always had one or two days a week open, you know,  
23 usually opening by 7:00 and open until 7:00. That was  
24 really just for allergy shots which is a small part of  
25 what we do. So, we used to do that only Tuesday or  
26 Tuesday and Thursday. We recently changed the hours  
27 back to closing at 6:00 on Tuesday and closing at 5:00  
28 every other day, and closing at 12:00 on Saturday, but I  
29 saw, when I reviewed the papers about tonight, it seemed  
30 as if, that the hours would be restricted unless I put  
31 in the request for the potential to stay open one night  
32 a week or perhaps two nights a week until 7:00. It  
33 probably would just be one.

34 We don't need that hour now and I don't  
35 anticipate we'll need it soon, but I didn't want to be  
36 restricted in that regard for the future.

37 CHAIRPERSON VASELOPULOS: What Steve has told  
38 us is that this would be amended so that it would be  
39 7:00 to 7:00 five days a week. Do you want to --

40 DR. DETJEN: So, we do start early. We do  
41 start early most days a week but, you know, with all  
42 these employees, it may be that our need is to perhaps  
43 one or perhaps two days a week stay open later. But I  
44 didn't want to have a restriction put in place now that  
45 would keep me from doing it any certain day.

46 CHAIRPERSON VASELOPULOS: Okay, but the  
47 reality is at this stage, what you're saying is, are you  
48 going to carry the hours at this time --

49 DR. DETJEN: At this time, the schedule is  
50 exactly the same which is ends at 5:00 on Monday,  
51 Wednesday, Thursday, and Friday, and ends at 6:00 on  
52 Tuesday.

1 CHAIRPERSON VASELOPULOS: And when you open  
2 up, that's what you plan on establishing?  
3 MR. SILVERMAN: That's what we, yes, we have  
4 no plans to expand.  
5 CHAIRPERSON VASELOPULOS: You just want the  
6 flexibility.  
7 DR. DETJEN: I don't think that we will expand  
8 the hours. We certainly have no plans to. I don't see  
9 a need to do that, but when I submitted my hours that we  
10 have now, I didn't realize it was, there would be a --  
11 CHAIRPERSON VASELOPULOS: Yes, it will be.  
12 Yes, you're right.  
13 DR. DETJEN: Yes.  
14 CHAIRPERSON VASELOPULOS: Okay, I have a few  
15 more questions, but does anyone else have any questions  
16 that they want to ask at this time?  
17 COMMISSIONER BERLINGHOF: I just know that Dr.  
18 Detjen has a great reputation. You've poked a number of  
19 my kids about 30 years ago. I'm excited, it's a great  
20 use for this site. The hours, it is an office building,  
21 so at 7:00 o'clock at night, there will be plenty of  
22 people in the building still at 7:00 o'clock at night,  
23 and then really Saturday morning hours sounds good.  
24 This used to be a restaurant, so the hours were a lot  
25 worse before this. So, I think we should be excited  
26 he's coming to Northfield. He does have a great  
27 reputation, he's been around a long time. So, I would  
28 fully support this.  
29 DR. DETJEN: Thank you. I think in contrast  
30 to Ricky, I would say there are certainly days when I  
31 think I do reside in that building that I work in, I can  
32 tell you that.  
33 COMMISSIONER ESTABROOKE: I just have one  
34 thing. This Forest Preserve parking really upsets me,  
35 you know, I don't like the thought of somebody walking  
36 across Willow. It's hard enough just to get your car  
37 across Willow as to have people walking across Willow.  
38 MR. SILVERMAN: I'm happy to speak to that.  
39 COMMISSIONER ESTABROOKE: Okay.  
40 MR. SILVERMAN: As I mentioned earlier, we  
41 bought the building in December of '19, so we inherited  
42 a lot of leases and ordinances and other covenants that  
43 were required. So, we are maintaining that lease. I  
44 have been in the building two years. Not one person has  
45 ever parked over there.  
46 I have alternate suggestions of ways that we  
47 could change that in the future, but I don't think this  
48 is the right time for that, but the Forest Preserve is  
49 not being used; I promise that.  
50 COMMISSIONER ESTABROOKE: Okay, and I just  
51 have one more question. Does that mean that staff will  
52 be parking underground and leaving the outside spaces



1 for clients?

2 MR. SILVERMAN: There will be a combination.  
3 Doctor has a ton of employees, so there is going to be a  
4 balance between some underground and some on-the-surface  
5 parking, but as mentioned, our surface parking is not  
6 used, 27 percent was the maximum that was said. So, a  
7 combination between the two, but all customers of the  
8 businesses will always be on the surface. None of them  
9 will ever be under the building.

10 COMMISSIONER ESTABROOKE: Okay, I happen to  
11 live right behind this building. So, I know that when  
12 you're coming down Lockwood and trying to turn left onto  
13 Willow, it's sometimes hard to do that because the cars  
14 that are parked in the front spots kind of make it hard  
15 to see.

16 MR. SILVERMAN: There were some landscaping  
17 that was challenging as well to see that we have since  
18 taken out because safety is a priority for us.

19 We'll address that landscaping in the spring  
20 as well, but we took that down as a precaution for  
21 visibility and turning onto Willow Road as you  
22 mentioned.

23 COMMISSIONER ESTABROOKE: Okay, thank you.

24 MR. SILVERMAN: No problem.

25 CHAIRPERSON VASELOPULOS: Commissioners, any  
26 other questions?

27 (No response.)

28 CHAIRPERSON VASELOPULOS: She took my question  
29 about where the staff will be parking, so thank you,  
30 Kathy.

31 Steve, this increase in hours from 6:00 to  
32 7:00, Monday through Friday, you had not studied this?  
33 But what are your thoughts on it?

34 MR. GUTIERREZ: So, as I mentioned in the  
35 opening remarks and in the memo, the Comprehensive Plan,  
36 indicate that hours of operation on these two blocks  
37 should be hemmed in. Whether 7:00 p.m. is the magic  
38 tipping point, honestly, we didn't discuss a specific  
39 timeframe in the Comp Plan deliberations. I think the  
40 intent was "evening" hours.

41 I do think it's a fair assumption that you're  
42 going to have general office users, which we don't  
43 require special uses for, working into the evening.

44 CHAIRPERSON VASELOPULOS: Like Todd mentioned,  
45 decades ago there used to be a restaurant there. So,  
46 the activity I think has changed dramatically.

47 MR. GUTIERREZ: So, while I think that's  
48 inching a little closer to what the Comprehensive Plan  
49 envisioned restricting or not allowing --

50 COMMISSIONER BERLINGHOF: But even in this  
51 case, you know, even at the hour of 7:00, they're not  
52 going to have 10 exam rooms going until 7:00. They'll

1 have a reduced number of staff and, you know, there may  
2 be two or three people left at that time.

3 CHAIRPERSON VASELOPULOS: And the other  
4 tenants in this building will have --

5 COMMISSIONER BERLINGHOF: Will be gone then.

6 CHAIRPERSON VASELOPULOS: Will be gone at that  
7 point.

8 COMMISSIONER BERLINGHOF: Yes, yes.

9 MR. GUTIERREZ: I know I did look at a few of  
10 the other medical office uses, and there are a number,  
11 particularly therapists and whatnot that operate until  
12 9:00 p.m., those types of hours.

13 CHAIRPERSON VASELOPULOS: Sure.

14 MR. GUTIERREZ: Again, this is a little  
15 different than that. All these other office areas  
16 aren't that close to single-family.

17 COMMISSIONER BERLINGHOF: Let me just point  
18 out, a lot of them have to come after work, so they're  
19 not even getting back until 5:30, 6:00, 6:30, so to have  
20 that additional ability is thoughtful.

21 COMMISSIONER SUCHER: I do have one question I  
22 was thinking of. Doctor, how many patients do you have  
23 in the office at one time? You'll have people sitting  
24 around waiting, and then people that have their shots  
25 and are waiting, so about how many capacity and then  
26 maybe after 5:00 o'clock?

27 DR. DETJEN: So, right now there are certainly  
28 times of the day when every room is filled, which means  
29 there are eight patients in rooms, or sometimes with a  
30 spouse or with a parent for example. We would hope that  
31 there would be, much of the day there would be 10  
32 patients if we have 10 rooms. Now, that does, as was  
33 indicated, it does taper down towards the end of the  
34 workday. So, by about 4:00 o'clock, there may only be  
35 two or three on a day that we are going to end at 5:00.  
36 That assumes the same thing would happen on the days  
37 that we end at 6:00 and so on and if we extend it until  
38 7:00.

39 COMMISSIONER SUCHER: Okay, thank you.

40 MR. GUTIERREZ: I mean, you have the ability  
41 to impose any kind of hours restriction. You may say,  
42 you know, up to one or two days a week where they could  
43 be open until 7:00, those days to be determined later  
44 with notification to the Village, without having to come  
45 back through an amendment process or something like  
46 that. That's just another alternative you might  
47 consider, and it doesn't sound as if that would hem the  
48 doctor in too much for their operation.

49 COMMISSIONER BERLINGHOF: I still don't see a  
50 reason to limit their ability to do this at this point.  
51 I don't see the need.

52 COMMISSIONER BRANNIGAN: But they've got

1 restrictions on Saturdays, correct?  
2 MR. GUTIERREZ: It's 8:00 to 12:00.  
3 COMMISSIONER BRANNIGAN: Yes, and most medical  
4 buildings all have morning, Saturday morning hours.  
5 It's hard to operate without them for the people that  
6 are working, et cetera.  
7 DR. DETJEN: Yes, it wasn't long ago when, you  
8 know, medical offices were open during a regular workday  
9 and patients would leave work or leave home and come,  
10 but the hours beyond, you know, things have changed  
11 beyond our control and patients request early times.  
12 You know, we start at 7:00 and they do want to come  
13 after work. So, we try to accommodate that for them.  
14 CHAIRPERSON VASELOPULOS: Okay, great, thank  
15 you.  
16 Commissioners, I don't think, have any more  
17 comments or questions.  
18 Does anyone from the audience have any  
19 questions or comments?  
20 (No response.)  
21 CHAIRPERSON VASELOPULOS: If not --  
22 COMMISSIONER BERLINGHOF: I'd like to make a  
23 motion.  
24 CHAIRPERSON VASELOPULOS: Todd, make a motion,  
25 go right ahead.  
26 COMMISSIONER BERLINGHOF: I make a motion.  
27 **Motion to recommend to the Village Board approval of a**  
28 **Special Use for the operation of an allergy/immunology**  
29 **medical office at 1622 Willow Road in accordance with**  
30 **the Petitioners' Application and Supporting Materials,**  
31 **date stamped October 18th, 2021, subject to the**  
32 **following conditions:**  
33 1. The Special Use shall be personal and limited to  
34 the Petitioner, Kenilworth Medical Associates, Inc.  
35 pursuant to Article XVI, Section 4(9) of the Zoning  
36 Ordinance of the Village of Northfield. Kenilworth  
37 Medical Associates, Inc. is owned as follows: Dr.  
38 Paul Detjen, 100 percent. Upon change in or  
39 transfer of ownership of Kenilworth Medical  
40 Associates, Inc., the Special Use shall lapse.  
41 Change in ownership shall occur when any  
42 corporation, partnership or other entity which  
43 currently owns 100 percent of the total stock  
44 and/or assets of Kenilworth Medical Associates,  
45 Inc. shall in the aggregate own less than 51  
46 percent of Kenilworth Medical Associates, Inc. The  
47 51 percent minimum ownership requirements shall  
48 apply regardless of whether Kenilworth Medical  
49 Associates, Inc. is owned by a corporation,  
50 partnership or other entity. Furthermore, the  
51 Special Use shall only be applicable to the subject  
52 property.

- 1 2. The Petitioner shall restore the site landscaping  
2 to be in substantial conformance with the approved  
3 landscape plan and the restoration shall be subject  
4 to Village Staff approval.
- 5 3. The hours of operation shall be limited to 7:00  
6 a.m. to 7:00 p.m., Monday through Friday, and 8:00  
7 a.m. to 12:00 p.m. on Saturday.
- 8 4. The property owner shall maintain permission to use  
9 the 22 parking spaces in the IDOT right-of-way and  
10 the 30 parking spaces in the Forest Preserve  
11 District of Cook County parking lot across Willow  
12 Road or find alternative parking arrangements  
13 acceptable to the Village.
- 14 5. The representations made in the application and  
15 supporting documents are binding upon the  
16 Petitioners. There shall be no additional uses  
17 permitted beyond those specifically enumerated  
18 herein or permitted by the Village of Northfield  
19 Zoning Ordinance.
- 20 6. The Village of Northfield Health, Fire, and  
21 Building Officials shall be granted access to the  
22 subject property at any reasonable time for  
23 purposes of conducting inspections for compliance  
24 with Village Codes and Ordinances.
- 25 7. An approval pursuant to any requested review by a  
26 Village consultant, Village Staff member, Village  
27 Commission or Village Board Committee shall be an  
28 approval of only those items specified in any  
29 motion, resolution, ordinance, or written report.  
30 Such approval shall not be deemed to be an approval  
31 of any matter which is within the jurisdiction of  
32 any other Village consultant, Village Staff member,  
33 Village Board Committee or Village Commission that  
34 has not issued a report or given its approval.  
35 Neither shall such approval be deemed the approval  
36 of any County, State or Federal Agency. Under no  
37 circumstances shall the approval be deemed to be an  
38 approval of any matter not included in this  
39 ordinance by virtue of the fact that such a matter  
40 appeared on a supporting document which is not  
41 attached as an exhibit to this ordinance or  
42 incorporated as an exhibit as part of this  
43 ordinance.
- 44 8. The Petitioner shall comply in all other respects  
45 with the ordinances of the Village of Northfield  
46 and the requirements of any previous approvals  
47 related to the subject property and nothing in this  
48 special use shall be construed as a waiver of any  
49 of those requirements.
- 50 9. Violation of any condition of this Special Use  
51 Ordinance shall be cause to revoke said permit by  
52 the Corporate Authorities upon 10 days proper

1 notice to the Petitioner. Alternatively, the  
 2 Village Manager shall be the right to assess fines,  
 3 not to exceed \$750 per violation, for violation of  
 4 this Special Use Ordinance. Such assessment of  
 5 fines may be appealed to the Corporate Authorities  
 6 by filing written notice of appeal within three  
 7 days of the assessment.

8 10. Changes in the project may only be made as follows:

9 A. Minor Field Changes. Minor changes in  
 10 locations or sizes shown on exhibits may  
 11 be approved, in writing, by the Director  
 12 of Community Development. Typically, a  
 13 minor field change will not involve a  
 14 percentage change greater than three  
 15 percent. However, not all changes of  
 16 less than three percent shall necessarily  
 17 be deemed to be minor. The determination  
 18 of the Director of Community Development  
 19 as to whether a change is a minor field  
 20 change shall be final.

21 B. Village Board Approved Changes. The  
 22 Village Board may approve, without  
 23 referral to the Plan & Zoning Commission,  
 24 such other changes as it believes are in  
 25 the best interest of the Village and  
 26 which do not involve changes in numbers  
 27 found in the text of the Ordinance and  
 28 which do not have a substantial, direct  
 29 impact on adjacent properties. The  
 30 determination of the Village Board as to  
 31 whether a requested change should be  
 32 referred to the Plan & Zoning Commission  
 33 shall be final.

34 C. Changes Requiring a Public Hearing. Any  
 35 change involving a size, quantity or  
 36 other numerical value found in the text  
 37 of the Ordinance or any change having  
 38 substantial, direct impact on adjacent  
 39 properties shall not be made except after  
 40 a public hearing before the Plan & Zoning  
 41 Commission. Additionally, the Village  
 42 Board or the Director of Community  
 43 Development may refer requested change to  
 44 the Plan & Zoning Commission for public  
 45 hearing when either believes it would be  
 46 in the best interest of the Village to do  
 47 so.

48 CHAIRPERSON VASELOPULOS: Is there a second?

49 COMMISSIONER SUCHER: I'll second it.

50 CHAIRPERSON VASELOPULOS: Jennifer seconds.

51 All those in favor?

52 (Chorus of ayes.)

1 CHAIRPERSON VASELOPULOS: All opposed?  
2 (No response.)  
3 CHAIRPERSON VASELOPULOS: Motion carries.  
4 Thank you.  
5 Congratulations and good luck to you.  
6 DR. DETJEN: Thank you.  
7 MR. SILVERMAN: Thank you very much.  
8 COMMISSIONER ESTABROOKE: Welcome.  
9 COMMISSIONER BERLINGHOF: You're welcome.  
10 CHAIRPERSON VASELOPULOS: Steve, we don't have  
11 any further announcements?  
12 MR. GUTIERREZ: No announcements.  
13 CHAIRPERSON VASELOPULOS: Okay, motion to  
14 adjourn?  
15 COMMISSIONER ESTABROOKE: I'll motion to  
16 adjourn.  
17 CHAIRPERSON VASELOPULOS: Kathy.  
18 COMMISSIONER BRANNIGAN: Second.  
19 CHAIRPERSON VASELOPULOS: Jack seconds.  
20 All those in favor?  
21 (Chorus of ayes.)  
22 CHAIRPERSON VASELOPULOS: All opposed?  
23 (No response.)  
24 CHAIRPERSON VASELOPULOS: The motion carries.  
25 Thank you and goodnight, everyone.  
26 (Whereupon, at 7:30 p.m., the above  
27 meeting was concluded.)  
28  
29  
30 APPROVED 11/29/21  
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