

PLAN

\_\_\_\_\_ 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 7th day of April, 2009, at the hour of 7:00 o'clock p.m.

MEMBERS PRESENT:

GEORGE WARGA, Chair  
DAN deLOYS  
JOANNA STEIN  
ROBERT CALDWELL  
E. LEONARD RUBIN  
PHILIP JONES  
WILLIAM HIELSCHER

MEMBERS ABSENT:

BILL VASELOPULOS  
JOHN DOLAN

ALSO PRESENT:

ANNE KANE, COMMUNITY DEVELOPMENT DIRECTOR

1           CHAIRMAN WARGA: Good evening everybody. I'd like to call to  
2 order the April 7, 2009 meeting of the Plan and Zoning Commission.  
3 I am George Warga, the Chair of our Commission. And the members  
4 of our committee will now introduce themselves.

5           COMMISSIONER CALDWELL: Bob Caldwell.

6           COMMISSIONER HIELSCHER: Bill Hielscher.

7           COMMISSIONER STEIN: Joanna Stein.

8           COMMISSIONER deLOYS: Dan deLoys.

9           CHAIRMAN WARGA: The purpose of this meeting, by the way,  
10 this is the Plan and Zoning Commission and not the Zoning Board of  
11 Appeals.

12           The purpose of this meeting is to hold a public hearing to  
13 review development proposals and provide a forum for public input.

14           This committee then makes the recommendation, and I emphasize  
15 recommendation only, to the Village Board of Trustees. The Board  
16 will review that as being discussed tonight at their next meeting  
17 which is scheduled for April 21, 2009.

18           When a public hearing is open for a particular case all  
19 petitioners, objectors and any interested parties wishing to be  
20 heard on a case will be asked to be sworn in. All parties will  
21 then be given an opportunity to after the Petitioner and the  
22 Commission have completed their discussions.

23           Prior to speaking all parties must give their name and

1 address or interest for the record. You are asked to please speak  
2 only when you have been given a microphone. We have a court  
3 reporter here.

4 We have three items on our agenda tonight and they are 1777  
5 Winnetka Road, Project Number 2009-0025. Item two is 1743 Orchard  
6 Lane, Project Number 2009-0026. And number three is 305 Happ Road,  
7 Project Number 2009-0034.

8 First I'd like to ask if we have an approval of summary notes  
9 of the Plan and Zoning Commission for January 5, 2009.

10 COMMISSIONER JONES: Motion to approve.

11 COMMISSIONER HIELSCHER: Second.

12 CHAIRMAN WARGA: All in favor?

13 (Chorus of ayes.)

14 CHAIRMAN WARGA: Any opposed? So moved. All right, our  
15 first order or item on the agenda tonight is 1777 Winnetka Road.  
16 Consideration and discussion of a request for an amendment to  
17 Special Use Number 99-991 to allow for a recreation and game room  
18 at the North Shore Senior Center located at 1777 Winnetka Road.  
19 The Petitioner is North Shore Senior Center.

20 And who would like to step up on behalf of the senior center?

21 Hi, how are you? If you could state your name?

22 MR. LUHR: Yeah, my name is Jordan Luhr. I'm the executive  
23 director of the North Shore Senior Center. Address is 156

1 Allegheny Road, Grayslake, Illinois.

2 CHAIRMAN WARGA: Welcome to North field.

3 MR. LUHR: Thank you. I probably want to --

4 CHAIRMAN WARGA: Yes, please swear him in.

5 (Witness sworn.)

6 MR. LUHR: Two other people I just want to introduce who are  
7 with me from the North Shore Senior Center; Mary Fratrell who is  
8 our director of lifelong learning under whose direction the  
9 activities that we are proposing here will take place. Pat Carr,  
10 who is a member of our Board of Trustees.

11 The proposal that we have before you is to occupy about 5,500  
12 square feet at 1777 Winnetka Road for senior center purposes. 1777  
13 is currently owned by North Shore Senior Center. A majority of the  
14 space there is rented out to other tenants. The space that we are  
15 particularly talking about has been previously rented to a firm  
16 called Chicago Show. They have not been in that space since 2006.

17 A portion of the space that they vacated was occupied by another  
18 tenant, Boze Arts, moved into that space. The remaining space is  
19 the space that we are, that is in question, that we are proposing  
20 that we occupy which is that 5,500 square feet.

21 We have not rented out this space in the last two years  
22 primarily because of the inadequate parking that we have over  
23 there. There are currently only four spaces that would be allotted

1 to this space for an outside tenant and that just isn't going to be  
2 workable for a tenant to come in and utilize that space.

3 Our proposal is that we would move into that space and use it  
4 for mostly already existing lifelong learning programs and  
5 activities. And we would attempt to manage the parking issue  
6 ourselves through really three ways.

7 First, most of the activities that we're talking about  
8 already exist over at the 161 Northfield Road. So it would be just  
9 transferring them into a more adequate space.

10 Second, we have the ability and will initially manage the  
11 hours of operation so that we can make sure that when it is open it  
12 is operating on off-peak parking hours and we monitor our parking  
13 peaks and valleys very closely. And again, we're not really adding  
14 any substantially new activities so this isn't something where we  
15 would be marketing and looking for additional members that don't  
16 already attend North Shore Senior Center classes.

17 In addition, the proposal would be that we would in effect,  
18 double the current contribution that we make to the Village to  
19 offset any loss of tax revenue. That is our proposal.

20 CHAIRMAN WARGA: Do we have any questions from the  
21 Commission?

22 STEIN: Just a quick one is just that the space you're  
23 vacating in the main facility --

1           MR. LUHR: Well, we're not really vacating space in the main  
2 facility. Some of these activities, for example, we have some men  
3 who play cards. They are currently doing that in an art studio as  
4 opposed to, you know, having space designated for that. We have a  
5 ping-pong table that's in a hallway. So we would move that ping-  
6 pong table out of the hallway and over into the new space. So it  
7 really is kind of a, we're probably over-utilizing some of the  
8 space that we currently use. And so what we'd like to try and do  
9 is spread those activities out.

10           COMMISSIONER STEIN: So you're not adding activities?

11           MR. LUHR: No. The only thing that we are really, I mean,  
12 that's in addition is we would add a billiard table for people to  
13 play. But again, so that's new, but it's not --

14           COMMISSIONER STEIN: And that's in the new space?

15           MR. LUHR: We would propose that would be in the new space,  
16 correct, but that's not something we think would add significantly.

17           COMMISSIONER deLOYS: So how would you, as to the four spots  
18 only there, how are you going to transport people? Are they going  
19 to come from the main facility first and then move over to the --

20           MR. LUHR: Yeah, it's a walk across the parking lot, yeah.

21           COMMISSIONER deLOYS: Okay, okay, so it is a walk?

22           MR. LUHR: Yeah.

23           COMMISSIONER deLOYS: And for those who aren't able to walk,

1 will they drive or will there be a shuttle? I mean, how do you  
2 envision for some that won't be able to do that?

3 MR. LUHR: Yeah, you know, we, for those who can't walk,  
4 either they make accommodations on their own to have somebody drop  
5 them off at the front door. But as you're probably aware the  
6 parking area that we currently have is quite large and fortunately  
7 or unfortunately our members manage through those distances. There  
8 is appropriate, over at this building, handicapped parking for the  
9 people who need that resource. But otherwise they really would be  
10 left to getting there, parking as close as they want to those  
11 facilities at facility one.

12 COMMISSIONER HIELSCHER: And there's also an AVA compliant  
13 method of getting in?

14 MR. LUHR: Yes, there is a ramp --

15 COMMISSIONER HIELSCHER: I believe it's a ramp.

16 MR. LUHR: -- to the building. That's correct, yes.

17 CHAIRMAN WARGA: Any other discussion? Anybody in the  
18 audience have any concerns? Okay. Do we have a motion?

19 COMMISSIONER HIELSCHER: Yes.

20 I would move that this Commission approve and recommend to the  
21 Village Board for approval a Special Use Amendment to allow the  
22 establishment and operation for a recreational activity annex  
23 located at 1777 Winnetka Road for the North Shore Senior Center, in

1 accordance with the Petitioner's Application and Supporting  
2 Materials, date stamped received February 27, 2009, subject to  
3 conditions four through eight listed in our packet from Anne Kane  
4 dated April 2, 2009.

5 CHAIRMAN WARGA: And do we have a second?

6 COMMISSIONER CALDWELL: Second.

7 CHAIRMAN WARGA: All in favor?

8 (Chorus of ayes.)

9 CHAIRMAN WARGA: Any opposed? So moved. Thank you. It's  
10 always nice to see the North Shore Center having better facilities.

11 It will be well used.

12 And our second item on the agenda is 1743 Orchard Lane. Who  
13 would like to step up on behalf? And please state your name so we  
14 can get you sworn in.

15 MR. OLIVER: Good evening. My name is Rob Oliver. I'm an  
16 attorney and represent the Petitioners Armando Sandoval and Hermilo  
17 Sandoval.

18 CHAIRMAN WARGA: Welcome and we'll have Greg swear you in.

19 (Witness sworn.)

20 MR. OLIVER: Good evening Commission. As I stated, I'm Rob  
21 Oliver and I represent the Petitioners. My clients, Mr. Hermilo  
22 and Armando Sandoval are petitioning for a special use permit to  
23 operate a restaurant at 1743 Happ Road. This is for the existing

1 Hunan Chef restaurant. The restaurant has been in operation since  
2 1992.

3 The current owner is Mr. Chen who, I believe, is here in the  
4 audience with us as well, seeks to sell the business operations and  
5 assign his lease to the Petitioners, one of the Petitioners, namely  
6 Armando Sandoval, who is also here. He has been a long-time  
7 employee of the restaurant from the time period of approximately  
8 1993 through 2004. Maybe I'll -- that those are the estimated  
9 dates.

10 Neither of the Petitioners have any changes in mind for the  
11 existing operations. Same business layout, same hours of  
12 operation. It appears that they've gotten a clean bill of health  
13 by the inspectors. Again, they don't plan on any changes to the  
14 physical aspects of the restaurant. I'll open it up for your  
15 questions.

16 CHAIRMAN WARGA: Any questions from the Commission? Any  
17 comments or questions from the audience?

18 COMMISSIONER RUBIN: Let me ask a quick --

19 CHAIRMAN WARGA: Okay.

20 COMMISSIONER RUBIN: -- curiosity question.

21 CHAIRMAN WARGA: Sure.

22 COMMISSIONER RUBIN: Because I've been a patron of Hunan Chef  
23 for many years. Is there a plan to change the menu or the, not the

1 menu necessarily but the chef's method of preparation of the food?

2 MR. LUHR: None that I'm aware of. But from what I'm told  
3 they want to keep, they're please with their current salesman.  
4 They want to maintain the restaurant's integrity to the fullest  
5 extent. I know they do a big carry-out business and also a dine-in  
6 as well, so they want to keep that the same.

7 COMMISSIONER RUBIN: Good, thank you.

8 COMMISSIONER STEIN: I have a question of Anne.

9 MS. KANE: Yes?

10 COMMISSIONER STEIN: There are 16 conditions to the approval  
11 motion?

12 MS. KANE: Yes.

13 COMMISSIONER STEIN: Where's 11, number 11?

14 MS. KANE: Sorry, one through 15.

15 COMMISSIONER STEIN: So there's 15.

16 MS. KANE: I didn't catch that one. When you cut and paste,  
17 you know.

18 COMMISSIONER STEIN: So there's 15?

19 MS. KANE: Correct.

20 CHAIRMAN WARGA: Any other questions? Do we have a motion?

21 MR. OLIVER: I'd like to address a concern as well. On item  
22 number six it shows the hours of operation, but it does not include  
23 Sunday. I don't know if that's --

1 MS. KANE: No, it includes Sunday through Thursday.

2 MR. OLIVER: Oh, I missed that.

3 MS. KANE: I expanded the hours on Sundays to 9:30 just so,  
4 if your clients choose to stay open an extra half hour on Sundays  
5 they don't have to come back to this same process to amend the  
6 special use.

7 MR. OLIVER: Very good.

8 CHAIRMAN WARGA: Do we have a motion?

9 COMMISSIONER RUBIN: Yes.

10 I'll move that the Plan and Zoning Commission approve and recommend  
11 to the Village Board for approval of Special Use to allow the  
12 continued operation of Hunan Chef, a 900 square foot restaurant  
13 located at 1743 Orchard Lane in the Northfield Village Square  
14 Annex, in accordance with the Petitioner's Application and  
15 Supporting Materials, date stamped received March 2, 2009, subject  
16 to conditions one through 15 in the report of Anne Kane, with its  
17 attachments dated as of April 2, 2009.

18 CHAIRMAN WARGA: Do we have a second?

19 COMMISSIONER HIELSCHER: Second.

20 CHAIRMAN WARGA: All in favor?

21 (Chorus of ayes.)

22 CHAIRMAN WARGA: Any opposed? So moved. Thank you and  
23 congratulations Armando. Good luck, continued success.

1           Our third item tonight on the agenda is 305 Happ Road. And  
2 who would like to speak on behalf, please step up, welcome.

3           MR. HELMER: Good evening, my name is Nick Helmer, Junior, H-  
4 e-l-m-e-r. And I am here on behalf of the property owner, the  
5 management company, and with our new proposed tenant, C and D  
6 Northfield, L.L.C.

7           CHAIRMAN WARGA: Welcome.

8           MS. NITTO: I'm Debbie Nieto, 305 Happ Road in Northfield, N-  
9 i-e-t-o. What else do I have to say?

10          CHAIRMAN WARGA: We'll have Greg swear you in.

11                           (Witnesses sworn.)

12          MR. HELMER: We are here today for a consideration of a  
13 special use request for a new full service restaurant at 305 North  
14 Happ Road. Our proposed tenant, with your approval, are long-time  
15 restaurateurs in the North Shore. They have done a fabulous job  
16 at their other establishments and we're thrilled to have them with  
17 us to open up another establishment. I don't know if you have any  
18 questions.

19          CHAIRMAN WARGA: Does anybody on the Commission have  
20 questions?

21          COMMISSIONER HIELSCHER: I do. And Anne, maybe I can direct  
22 this to you. I know there was, you know, none of the Department  
23 expressed any concern but I didn't know if, that the outdoor

1 seating was going to significantly increase from 36 seats to 52  
2 seats. Did staff have any concern with that?

3 MS. KANE: No. And the number of seats on the interior have  
4 actually increased as well. And I need to clarify that. Condition  
5 nine needs to be modified in whichever direction the Commission  
6 wants to go with the number of seats.

7 But no one expressed any concerns you know with, I think we'd  
8 welcome a parking issue over there. Hopefully I'll bit my tongue  
9 and we'll find ourselves in that situation. But we were thrilled  
10 to find a restaurant with an operator of this caliber that was  
11 willing to make an investment in our community at this time.

12 You know, it's not only an anchor tenant of the retail center  
13 there, I believe it's an anchor tenant of this Village Center in  
14 the heart of our community, the more traffic it can draw. So if  
15 they were able to accommodate more patrons during the few nice  
16 months we all embrace that.

17 CHAIRMAN WARGA: Did you ask if they would serve ice cream  
18 outside?

19 MS. KANE: It's a requirement, a condition number. That's  
20 the missing one from the previous. I think I also would like to  
21 clarify the parking analysis that the previous restaurant, this is  
22 the same, 6,000 square feet on the main floor. In the paragraph I  
23 indicate that there's 80 parking spaces required. That is not

1 accurate. Sixty is really by code the required parking for this  
2 facility. That's the second mistake in the report.

3 COMMISSIONER RUBIN: May I volunteer something?

4 CHAIRMAN WARGA: Yes.

5 COMMISSIONER RUBIN: I personally think it's exciting. I  
6 happen to know the Petitioners from a few years ago and from a  
7 number of visits to their present restaurants which are incredibly  
8 high quality, usually rated in the entire Chicago area, within the  
9 top five restaurants. So I think it's an exciting and terrific  
10 opportunity. I'm so glad that they decided that they would like to  
11 be here.

12 CHAIRMAN WARGA: Seconded. Any other discussion or questions  
13 or comments from the Commission?

14 COMMISSIONER STEIN: With review of your interior plans are  
15 there any, other than cosmetic, any major interior plans to change?

16 MS. NIETO: No, it's strictly cosmetic. We'll paint a  
17 little, not even the whole thing, we're going to keep the yellow  
18 wall in the private room and just change the red to a different  
19 color red. Different material, that's it.

20 COMMISSIONER STEIN: And the group seating that's shown on  
21 that plan, that's there now right? Well, you have banquette  
22 seating.

23 MS. NIETO: There are banquettes. We are going to change

1 that a little bit to different, we're utilizing those but in a  
2 different space, everything that's there.

3 COMMISSIONER deLOYS: When do you anticipate opening?

4 MS. NITTO: Well, maybe in June for a soft opening. We'll do  
5 some charities and then probably full swing in July. We want to  
6 make sure that we utilize the front and outdoor space. So we're  
7 hoping to accomplish that.

8 CHAIRMAN WARGA: Any other questions from the Commission?  
9 From the audience, anybody? Okay, do we have a motion?

10 COMMISSIONER HIELSCHER: Yes.

11 I would move that the Plan and Zoning Commission approve and  
12 recommend to the Village Board for approval a Special Use to allow  
13 the establishment and operation of a full service restaurant at 305  
14 Happ Road in the Northfield Village Square retail center, to be  
15 operated as the Happ Inn Bar & Grill, in accordance with  
16 Petitioner's Application and Supporting Materials, date stamped  
17 received March 6, 2009, subject to conditions one through 16 as  
18 delineated in the packet from Community Development Director, Anne  
19 Kane, dated April 1, 2009.

20 CHAIRMAN WARGA: Do we have a second?

21 COMMISSIONER deLOYS: Second.

22 CHAIRMAN WARGA: All in favor?

23 (Chorus of ayes.)

1 MS. KANE: I'm sorry, can I get clarification on the number  
2 of seats in condition number five. Staff's report contained an  
3 error of 205 seats. I'd like to increase that to 242 seats.

4 MR. HELMER: Yes. Because that is what was --

5 MS. KANE: Presented.

6 MR. HELMER: -- proposed. Yes.

7 MS. KANE: Thank you.

8 CHAIRMAN WARGA: And let's go over that again. And is this  
9 motion approved? All in favor?

10 (Chorus of ayes.)

11 CHAIRMAN WARGA: Any opposed? So moved. Congratulations,  
12 thank you, we look forward to having you.

13 Is there any other business that the Commission needs to  
14 discuss?

15 MS. KANE: As I mentioned before the meeting we did not  
16 receive any applications for next month's meeting, but I am please  
17 to let you know that I did have a meeting this afternoon with the  
18 architect for the Field's PUD expansion. They are bringing the  
19 Volvo dealership to town and we anticipate that that will be  
20 presented at the June 1st Plan and Zoning Commission meeting.

21 CHAIRMAN WARGA: That's great news.

22 MS. KANE: So I'm hopeful that we are able to bring, in  
23 today's economy, to bring a dealership to a small community. It's

1 just a reversal of what's going on out there. So we're very lucky.

2 CHAIRMAN WARGA: Great job. Thank you.

3 MS. KANE: It looks wonderful.

4 CHAIRMAN WARGA: Anything else? Okay, well I want to thank  
5 everybody --

6 COMMISSIONER STEIN: Who voted for you today.

7 CHAIRMAN WARGA: -- oh, yes, that too. But for your help and  
8 this is my last meeting with all of you wonderful people. Motion  
9 to adjourn?

10 COMMISSIONER RUBIN: Yes.

11 CHAIRMAN WARGA: Second?

12 COMMISSIONER HIELSCHER: Second.

13 CHAIRMAN WARGA: Yes, okay, thank you very much. So moved,  
14 thank you and good evening and I'll see you on the other side.

15 (Whereupon the above meeting concluded at 7:25 p.m.)

16

17 **Approved 6/1/09**

18

19

20