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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 January, 2009, at the hour of 7:00 o'clock
p.m.

MEMBERS PRESENT:

GEORGE WARGA, Chair
ROBERT CALDWELL
DAN deLOYS
JOHN DOLAN
JOANNA STEIN
BILL VASELOPULOS

MEMBERS ABSENT:

WILLIAM HIELSCHER
PHILIP JONES
E. LEONARD RUBIN

ALSO PRESENT:

ANNE KANE, COMMUNITY DEVELOPMENT DIRECTOR

1 CHAIRMAN WARGA: Good evening, everybody. I'd like to call to
2 order the January 5, 2009 meeting of the Plan and Zoning Commission. I
3 am George Warga, the Chair of the Commission. And the members of the
4 committee will now introduce themselves.

5 COMMISSIONER VASELOPULOS: Bill Vaselopulos.

6 COMMISSIONER DOLAN: John Dolan.

7 COMMISSIONER CALDWELL: Bob Caldwell.

8 COMMISSIONER STEIN: Joanna Stein.

9 COMMISSIONER deLOYS: Dan deLoys.

10 CHAIRMAN WARGA: The purpose of this meeting is to hold a public
11 hearing to review development proposals and provide a forum for public
12 input. The committee then makes a recommendation, and I emphasize a
13 recommendation only, to the Village Board of Trustees. The Board will
14 review the items being discussed tonight at the next meeting which is
15 scheduled for January 20, 2009.

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

21 Prior to speaking all parties must give their name and address or
22 interest for the record. You are asked to please speak only when you
23 have been given a microphone.

1 We have two items on the agenda tonight. And the first item is 540
2 Frontage Road, Project No. 2008-0327. The second item is consideration
3 and discussion of an amendment to Appendix A, Zoning Ordinance, Article
4 13. And I'll let Greg, you can copy that from the sheet. Okay.

5 And so our first item is, excuse me, let's discuss approving the
6 minutes. Do we have a motion to approve the minutes from the July
7 meeting of 2008?

8 COMMISSIONER CALDWELL: So moved.

9 CHAIRMAN WARGA: Do we have a second?

10 COMMISSIONER deLOYS: Second.

11 CHAIRMAN WARGA: All in favor?

12 (Chorus of ayes.)

13 CHAIRMAN WARGA: Any opposed? So moved. And that was the, can
14 get the date on it, July 7, 2008 meeting of the Plan and Zoning
15 Commission.

16 All right. The next item is 540 Frontage Road. And who is here
17 on behalf, for the Petitioner? Hi, yes, you can step up and we'll have
18 the court reporter swear you in first.

19 (Witness sworn.)

20 COURT REPORTER: Will you please state your name and spell it for
21 the record?

22 MS. KIM: Jin Sook Kim.

23 CHAIRMAN WARGA: And is this spelled correctly in this packet?

1 MS. KIM: Yes.

2 CHAIRMAN WARGA: Okay, good.

3 MS. KIM: You want me to spell --

4 CHAIRMAN WARGA: Good evening. Would you like to speak on behalf
5 of your petition? Do you have anything you wanted to add? We have a
6 very nice packet, thank you. Is there anything you would like to say in
7 addition to what has been discussed with you?

8 MS. KIM: Well, I purchased the restaurant just a year ago then,
9 you know, I got a few months ago, and I got the letter from the, you
10 know, I don't know anything. But no one ever tell me that, but, you
11 know, I have to do this and just I want to continue to do this, that's
12 why I request a hearing.

13 CHAIRMAN WARGA: Okay. Yes, I noticed that it said that you were
14 unaware of that. And this particular site, it seems that it's turned
15 over several times, fairly frequently, it does well, the business seems
16 to do well, it keeps in business, and I know it's well-valued by the
17 tenants of the building in that area.

18 Can you make sure, if you decide to sell the business that you
19 advise the next person, if there's a new owner, to tell them they need
20 to talk to us, to go to the Village? Because the permit a special use
21 permit for you only, it's not for the business, it's for the business
22 owner. Okay?

23 MS. KIM: Okay.

1 CHAIRMAN WARGA: Okay. So to make sure that's a privilege given
2 to you, that you understand that.

3 And so there were some requests by the Village, in particular had
4 to do, I think the most noticeable thing was making sure that the
5 garbage, the food disposal and things, that there was a proper container
6 made. And I believe it's until, that you have until May that it was
7 requested that that be put in, and that the area is kept clean.

8 And in the meantime, if we could ask you to make sure the food is
9 stored properly because otherwise it causes a problem with rodents and -
10 -

11 MS. KIM: Okay, I understand, you know. So far, you know, I did
12 it good. So, you know.

13 CHAIRMAN WARGA: Good, okay. Does anybody have questions for Ms.
14 Kim? Everybody's good? Okay.

15 MS. KANE: Can I just add that, you know, I think she was a bit
16 confused by this requirement for the garbage enclosure, and that based
17 on a complaint that the Village did receive this past summer from
18 another office tenant in this building we went out and looked at the
19 situation, saw that the enclosure that actually had been a requirement
20 of the initial 2005 Café Barjen Special Use was never installed. So I
21 understand Ms. Kim's confusion with this new requirement on an
22 established restaurant.

23 We've had discussions with the building management that we believe

1 it's an amenity that's attractive to other office tenants, and that
2 perhaps the building management should also participate. And I'm happy
3 to try to facilitate a reasonable solution that fits both their needs
4 and situates the garbage enclosure so it's convenient for office tenants
5 and the restaurant business. So I just want to make sure that's in the
6 record.

7 COMMISSIONER STEIN: The garbage is used by the whole building.

8 MS. KANE: Correct. It's for, and as you pointed out to me in
9 earlier discussions, you know, office tenants bring their own lunch and
10 food as well, so they could be responsible. So, you know, we'll have to
11 monitor it and perhaps more of the burden should be placed on the
12 building management than a restaurant operator.

13 CHAIRMAN WARGA: And you've been in touch with the building about
14 this?

15 MS. KANE: Yes. In fact, we thought they would be present this
16 evening, I've had a couple of conversations with him stemming back when
17 the complaint was initially brought to our attention. Then we learned
18 there was a different restaurant operator than the initial 2005
19 Petitioner.

20 So I think in addition to working with the building owner or
21 management, as far as this matter, making them well aware that any
22 change in ownership of the restaurant requires the Village involvement.
23 Because, you know, they know more about Village procedures than

1 business owners.

2 COMMISSIONER DOLAN: So does the language in Amendment 10 have to
3 be changed to, put language regarding the building owner or operator?

4 MS. KANE: You know, we really cannot, it's a code requirement,
5 it's part of our health code right now, it's already, so we can site
6 that which we have because this is conditions on a special use that's
7 personal. I don't think we can place new requirements on the building
8 owner, but we can stress to them the benefit it provides to all their
9 tenants.

10 CHAIRMAN WARGA: Any other discussion? Do we have a motion?

11 COMMISSIONER VASELOPULOS: Sure. As soon as I find it. Yes, I
12 got it, I'm sorry.

13 I move to approve, as submitted, the Plan and Zoning Commission to move
14 and recommend to the Village Board for approval a special use to allow
15 the continued operation of the Café Barjen, 1,600 square foot restaurant
16 located at 540 Frontage Road in the Wilhelm Executive Center in
17 accordance with the Petitioner's Application and Supporting Materials
18 dated stamped and received November 20, 2008, subject to the following
19 conditions spelled out in our package, Numbers 1 through 16:

20 COMMISSIONER DOLAN: Second.

21 CHAIRMAN WARGA: I think we have a second. All in favor?

22 (Chorus of ayes.)

23 CHAIRMAN WARGA: Any opposed? So moved. Thank you and continued

1 good success in your restaurant.

2 MS. KIM: Thank you.

3 CHAIRMAN WARGA: Happy New Year.

4 MS. KANE: Thank you for coming in.

5 MS. KIM: Thank you.

6 CHAIRMAN WARGA: Okay. Our second item on the agenda is
7 consideration and discussion of an amendment to Appendix A, Zoning
8 Ordinance, Article 13-45. Is that right? 95, excuse me. Dash VC. I
9 believe that's 95, that's what that's supposed to be. No, that's
10 Village Center, never mind.

11 MS. KANE: Article 13-VC.

12 CHAIRMAN WARGA: Strike that, Greg. I'm getting my Roman numerals
13 messed up.

14 Article 13, Village Center District to incorporate, by reference,
15 the Village Center Design Guidelines, as approved and adopted by the
16 Architectural Commission. The Village of Northfield is the petitioner.

17 And who is here on behalf of the Village of Northfield?

18 MS. KANE: I guess that would be me.

19 CHAIRMAN WARGA: That would be you.

20 MS. KANE: Actually, I'm quite proud to be here this evening to
21 make this presentation of the Village Center Design Guidelines.

22 As the Plan and Zoning Commission is well aware last spring the
23 Village Board did adopt the, excuse me, the Village Center Re-

1 development Plan as a part of the Village's Comprehensive Plan. And one
2 of the directives of that more-focused plan that looked specifically at
3 what we wanted the Village Center to be was to create some design
4 guidelines so that we could articulate the property owners, business
5 owners, architects, developers, really give them an idea of what we were
6 looking for as far as aesthetics in a physical built environment.

7 So Myefski & Cook Architects, who helped us develop the plan
8 created the basic framework for this, but I will say that it was Village
9 Staff Linnae O'Neill in particular who really crafted this to be a
10 Northfield Document to reflect kind of the distinct charm and the small-
11 town character and the nuances, I think, that makes Northfield unique
12 and differentiates us from Generica, which is happening across the
13 country.

14 So really, the code amendment that we're requesting and
15 recommending approval tonight is to list the Village Center Design
16 Guidelines as one more criteria by which this Commission, the
17 Architectural Commission, and the Village Board will use to evaluate
18 significant re-development proposals.

19 This would not be used necessarily for re-use of Tapas Gitana as a
20 restaurant. In evaluating its criteria we would not make like for like
21 uses, completely re-do its facade. However, if the structure is torn
22 down in the Village Center, vacant gas stations or what not, we may be
23 able to, we will use these as a measuring tool to evaluate the design

1 criteria and compatibility of these structures.

2 So by referencing them in our Zoning Code we get a little bit more
3 teeth. And there has been legislation recently in the last 12 or 18
4 months at the state level that gives Villages stronger ability to reject
5 proposals based on design criteria. And this just furthers that, by
6 putting it in our Zoning Ordinance it gives it some legal teeth.

7 CHAIRMAN WARGA: That's a very nice plan of this, nice, and seemed
8 to fit what we had worked on on the Village Center Taskforce, the ideas
9 that were being kicked about.

10 MS. KANE: Yes, thank you.

11 CHAIRMAN WARGA: So very nice work and please pass on a very
12 hearty thank you to Linnae.

13 MS. KANE: I will, I wish she had been here this evening but I
14 wasn't going to make her drive out from Arlington Heights, she doesn't
15 work on Mondays.

16 CHAIRMAN WARGA: Very nice.

17 MS. KANE: Thank you.

18 CHAIRMAN WARGA: Does anybody have anything else?

19 COMMISSIONER STEIN: It's a nice structure.

20 CHAIRMAN WARGA: Any motion?

21 COMMISSIONER VASELOPULOS: Yes.

22 **The Planning and Zoning Commission moves to approve and recommend to the**
23 **Village Board for approval an amendment to Section 13-7.1F of the**

1 Appendix A to incorporate, by reference, the Village Center Design
2 Guidelines as approved by the Architecture Commission dated October 10,
3 2008.

4 COMMISSIONER CALDWELL: Second.

5 CHAIRMAN WARGA: We have a second. And all in favor?

6 (Chorus of ayes.)

7 CHAIRMAN WARGA: Any opposed. Yes, one of these gentleman --

8 COMMISSIONER CALDWELL: Yes, I seconded.

9 CHAIRMAN WARGA: So moved, thank you. And do we have a motion --

10 COMMISSIONER VASELOPULOS: One question before adjourn.

11 CHAIRMAN WARGA: Sure.

12 COMMISSIONER VASELOPULOS: Anne, any additional activity since we
13 haven't met in some six months going on in the Village, especially the
14 park that would be a gasoline station, that you're aware of?

15 MS. KANE: Nothing formal has been submitted. Litigation is
16 proceeding with the owners of Edens Bank.

17 And we have been in discussions with the vacant BP site, we were close
18 to having the site demolished, their deadline is coming up to have that,
19 both gas stations razed sometime this month.

20 I'm not very optimistic we will meet those, or the land owners
21 will meet those deadlines, but we will start enforcing those elements of
22 our code separately, distinct from any lawsuit proceeding.

23 Unfortunately, BP, if you can believe it, had layoffs as well.

1 And the one person I was dealing with indicated that her position was
2 being eliminated and not replaced. So we ran into a little bit of a
3 brick wall with our demolition fee, we have a \$6,000 demolition fee for
4 commercial structures. And that was imposed just probably three or four
5 years ago. It's really not out of scale with, you know, demolition fees
6 charged for homes in some neighboring communities or commercial
7 structures.

8 So that's where she was running into more trouble, more red tape
9 getting approvals from BP. But I know I'll just have to start at square
10 one again with the contacts there.

11 Some limited interest in the downtown, it certainly fell off
12 during the holidays, but it's been quiet.

13 COMMISSIONER VASELOPULOS: Thank you.

14 CHAIRMAN WARGA: What's that? Do I have a motion to adjourn?

15 COMMISSIONER VASELOPULOS: Motion to adjourn.

16 CHAIRMAN WARGA: Second?

17 COMMISSIONER CALDWELL: Second.

18 CHAIRMAN WARGA: All in favor?

19 (Chorus of ayes.)

20 CHAIRMAN WARGA: So moved. Thank you.

21 (Whereupon the above meeting concluded at 7:20 p.m.)

22 **Approved 4/7/09**