

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 6th day of July, 2009, at the hour of 7:00 o'clock p.m.

MEMBERS PRESENT:

WILLIAM HIELSCHER, Chairman Pro Tem  
JOHN DOLAN  
DAN deLOYS  
BOB CALDWELL  
E. LEONARD RUBIN  
CHRIS BROCCOLO

MEMBERS ABSENT:

BILL VASELOPULOS  
PHILIP JONES  
JOANNA STEIN

ALSO PRESENT:

GEORGE WARGA, Village Trustee  
ANNE KANE, Community Service Director

1           CHAIRMAN HIELSCHER: It being just after 7:00  
2 o'clock and having a quorum, I'd like to call to order  
3 the July 6th meeting of the Planning and Zoning  
4 Commission. My name is Bill Hielscher and I will be  
5 serving as Chairman pro tem at this evening's meeting  
6 because our regular chairperson, Bill Vaselopoulos is out  
7 of town. And at this point I'd request the other  
8 members of the Commission to introduce themselves. John  
9 would you start?

10           COMMISSIONER DOLAN: John Dolan.

11           COMMISSIONER RUBIN: Len Rubin.

12           COMMISSIONER CALDWELL: Bob Caldwell.

13           COMMISSIONER BROCCOLO: Chris Broccolo.

14           COMMISSIONER deLOYS: Dan deLoys.

15           CHAIRMAN HIELSCHER: Also present tonight, our  
16 trustee, George Warga, who is our liaison to the Village  
17 Board and Anne Kane.

18           The purpose of tonight's meeting being held  
19 pursuant to notice and Village Code is to conduct a  
20 couple of public hearings to consider two special use  
21 requests. The public hearing format will allow an  
22 overview of each project and provide a forum for public  
23 input. This Commission is a recommending body who will

1 forward our recommendations, and I emphasize  
2 recommendations only, to the president and board of  
3 trustees for their final determination whether or not to  
4 grant the requested special uses.

5 The Village Board will consider the items being  
6 discussed this evening at their next meeting, which I  
7 believe, Anne, is scheduled for Tuesday, July 13th?

8 MS. KANE: July 21st.

9 CHAIRMAN HIELSCHER: Excuse me, July 21st at 7:00  
10 p.m. right here in the board room. So, I would  
11 encourage any interested parties tonight to attend the  
12 Village Board meeting that evening.

13 Tonight's public hearings will require that all  
14 persons wishing to be heard on the specific cases will  
15 be asked to be sworn in. This includes petitioners, any  
16 individuals in addition to the petitioners, any  
17 interested parties or neighboring property owners.

18 Following the petitioner's presentation and the  
19 Commission has had the opportunity to ask questions or  
20 discuss the matter amongst ourselves, then all  
21 interested parties will be given an opportunity to  
22 speak. Prior to speaking we will request that all  
23 parties provide their full name and address or interest

1 otherwise for the record. As these proceedings are  
2 recorded we request that you only speak and ask  
3 questions from the podium or we have a portable  
4 microphone that you can use. Thank you.

5 The first order of business this evening is to  
6 approve the minutes of the Plan and Zoning Commission  
7 meeting conducted on June 1, 2009. Do I have a motion?

8 COMMISSIONER CALDWELL: So moved.

9 COMMISSIONER deLOYS: Second.

10 CHAIRMAN HIELSCHER: All in favor?

11 (Chorus of ayes.)

12 CHAIRMAN HIELSCHER: Any opposed?

13 (No response.)

14 CHAIRMAN HIELSCHER: Hearing none opposed, the  
15 minutes of the June 1st Plan and Zoning Commission  
16 meeting are approved. And since I was unable to attend  
17 that meeting I just want to formally welcome Chris  
18 Broccolo to the Plan and Zoning Commission, my old  
19 classmate.

20 Our first item on tonight's agenda is the  
21 consideration and discussion of a request for a Special  
22 Use to operate an athletic instruction facility, more  
23 commonly known as The Strike Zone, at 291 Northfield

1 Road, as submitted by John Fix. And that project number  
2 is 2009-0135. May I ask who is here? John?

3 MR. FIX: Yes.

4 CHAIRMAN HIELSCHER: Could you step up and be sworn  
5 in please?

6 MR. FIX: Yes.

7 (Witness sworn.)

8 CHAIRMAN HIELSCHER: Would you like to just give us  
9 and the audience and overview of your proposal?

10 MR. FIX: I currently operate and own The Strike  
11 Zone Baseball and Softball Academy in Glenview. We've  
12 been in business since 1993 and we started in Wilmette.

13 Ironically, in 1997 I came to the Village inquiring  
14 about this same piece of property and as indicated in  
15 the letter here, it didn't work out. There was a  
16 disagreement between the landlord and myself and it  
17 didn't work out. At that time we were approved for a  
18 Special Use. I know that has lapsed and then we  
19 subsequently went ahead and opened up the place in  
20 Glenview as a result. And we've been operating in  
21 Glenview since 2003.

22 We have a 12,000 square foot facility out there and  
23 our major emphasis of our business is one on one private

1 instruction. Since 1993 we've given about 90,000  
2 private one on one lessons. So that's really the  
3 emphasis of our business. And the reason we're looking  
4 at this additional space is we want to expand, we want  
5 to expand our offerings. So that's kind of it in a  
6 nutshell.

7 Most of the details of when we operate, our ours of  
8 operation, what we're going to do are in the letter  
9 here.

10 CHAIRMAN HIELSCHER: And we did get your additional  
11 materials. Thank you for submitting those. Anne has  
12 passed those out. At this point I'd open the floor any  
13 questions from members of the Commission for John.

14 COMMISSIONER deLOYS: Should you take ownership of  
15 if you don't take ownership of the entire facility and  
16 you've only got a certain percentage of the building,  
17 but you've got most of the parking based on code, how do  
18 we know, because then all of a sudden there's no parking  
19 for anybody else. So how do we go forward with that?  
20 Like, I don't know, I'm not sure who I'm addressing that  
21 to.

22 MS. KANE: I'm happy to answer that question. We  
23 did do an analysis, but when I got the square footage

1 this morning I did, the 15,000 square foot building is  
2 currently vacant. So, certainly there's more than  
3 adequate parking with the 42 spaces to accommodate The  
4 Strike Zone, but we have to plan for the worst case  
5 scenario.

6 And so on this report, page two going on page  
7 three, it indicates on full build-out, per Village code  
8 parking requirements, should be 3,000 square foot of  
9 showroom, 1,500 square feet of office, 3,000 square feet  
10 of warehouse and then 2,500 square foot of loading dock  
11 utilized to their full capacity. Our code would be  
12 probably 41 parking spaces and there are 42 spaces --

13 COMMISSIONER deLOYS: Okay, so that's with --

14 MS. KANE: It is based on that.

15 COMMISSIONER deLOYS: Thank you.

16 MS. KANE: We accept that the --

17 CHAIRMAN HIELSCHER: Thanks, Dave. Any other  
18 questions from the Commission at this point? Are there  
19 any members of the audience who wish to speak with  
20 respect to this proposal? Thank you.

21 At this point I would ask the Commission if we have  
22 a motion with respect to the proposal by Mr. Fix from  
23 The Strike Zone?

1 COMMISSIONER RUBIN: I can do that.

2 CHAIRMAN HIELSCHER: Thank you, Len.

3 COMMISSIONER RUBIN:

4 The Planning and Zoning Commission moves to approve and  
5 recommend to the Village Board for approval a Special  
6 Use to establish and operate an indoor athletic  
7 instructional facility located at 291 Northfield Road,  
8 in accordance with the Petitioner's Application, date  
9 stamped received June 1, 2009 and supplemented with  
10 additional details and information, dated July 6, 2009,  
11 subject to the 12 conditions listed in the report of the  
12 Community Development Director on this subject date,  
13 July 6, 2009.

14 1. The Special Use shall be personal and limited to  
15 the Petitioner, John H. Fix, President/Owner of The  
16 Strike Zone Baseball and Softball Academy, pursuant  
17 to Article XVI, Section 4(9) of the Zoning  
18 Ordinance of the Village of Northfield. Upon  
19 change in or transfer or ownership of the business,  
20 the Special Use shall lapse. Change in ownership  
21 shall occur when the Petitioner and any  
22 corporation, partnership or other business entity  
23 in which the Petitioner owns 100 percent of the

1 stock and/or assets, shall in the aggregate own  
2 less than 51 percent of the restaurant. The 51  
3 percent minimum ownership requirements shall apply  
4 regardless of whether the gasoline service station  
5 is owned by a corporation, partnership or other  
6 business entity.

7 2. An approval pursuant to any requested review by a  
8 Village consultant, staff member, Board of  
9 Commission shall be an approval of only those items  
10 specified in any motion, resolution and ordinance  
11 or written report. Under no circumstance shall  
12 such an approval be deemed to be the approval of  
13 any other matter by virtue of the fact that those  
14 other matters may appear on the supporting  
15 documents such as a site plan, engineering plan, or  
16 plat that was the subject of the review. Neither  
17 shall any such written approval be deemed to be an  
18 approval of any matter, which is within the  
19 jurisdiction of any other Village consultant, staff  
20 member, Board or Commission or any County, State or  
21 Federal Agency.

22 3. The Special Use is granted for a 6,500 square foot  
23 indoor athletic instructional facility; there shall

- 1 be substantial conformity to the interior floor  
2 plan submitted as part of this application. Any  
3 future change to the interior layout shall be  
4 subject to the approval of the Building  
5 Commissioner and Fire Prevention Inspector. Any  
6 future expansion of the Use shall require an  
7 Amendment to this Special Use.
- 8 4. The handicapped accessible parking space shall be  
9 properly signed in accordance with the Illinois  
10 Accessibility Code.
- 11 5. The athletic instructional facility shall be  
12 permitted to be open from 8:00 a.m. to 10:00 p.m.  
13 daily.
- 14 6. The maximum number of students allowed for  
15 scheduled instruction at any one time in the  
16 facility shall be limited to thirty (30); with a  
17 maximum student/instructor ratio of 8 to 1.
- 18 7. The Special Use is limited to one on one private  
19 instruction, clinical instruction and team rentals  
20 for practice sessions; any future modification to  
21 the property or changes to the manner in which the  
22 business operates will require, at a minimum, an  
23 Amendment to the Special Use.

- 1       8.    Any subsequent signage changes, or any exterior  
2            modifications, including changes to the building  
3            facade, landscaping, lighting and/or signage, will  
4            require the review and approval of the  
5            Architectural Commission.
- 6       9.    The batting cages and pitching lanes will be open  
7            only to students or individuals scheduled for  
8            instruction. The facility shall not be operated as  
9            an amusement center and shall not be available for  
10           "walk-in" customers.
- 11      10.   Village of Northfield Health, Fire and Building  
12            Officials shall be granted access to the subject  
13            property at any reasonable time for purposes of  
14            conducting inspections for compliance with Village  
15            Codes and Ordinances.
- 16      11.   Violation of any condition of this Special Use  
17            Ordinance shall be cause to revoke said permit by  
18            the Corporate Authorities upon ten (10) days proper  
19            notice to the Petitioner. Alternatively, the  
20            Village Manage shall have the right to assess  
21            fines, not to exceed \$500.00 per violation, for  
22            violation of this Special Use Ordinance. Such  
23            assessment of fines may be appealed with the

1 Corporate Authorities by filing written notice of  
2 appeal within three 3) days of the assessment.

3 12. 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 be  
6 approved, in writing, by the Director of  
7 Community Development. Typically, a minor  
8 field change will not involve a percentage  
9 change greater than three percent. However,  
10 not all changes of less than three percent  
11 shall necessarily be deemed to be minor. The  
12 determination of the Director of Community  
13 Development as to whether a change is a minor  
14 field change shall be final.

15 b. Village Board Approved Changes. The Village  
16 Board may approve, without referral to the Plan and  
17 Zoning Commission, such other changes as it  
18 believes are in the best interests of the Village  
19 and which do not involve changes in numbers found  
20 in the text of the Ordinance and which do not have  
21 a substantial, direct impact on adjacent  
22 properties. The determination of the Village Board  
23 as to whether a request change should be referred

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

13 CHAIRMAN HIELSCHER: Is there a second?

14 COMMISSIONER deLOYS: Second.

15 CHAIRMAN HIELSCHER: All in favor?

16 (Chorus of ayes.)

17 CHAIRMAN HIELSCHER: Any opposed?

18 (No response.)

19 CHAIRMAN HIELSCHER: None. Motion passes.

20 MR. FIX: Thank you. Glad to be back.

21 CHAIRMAN HIELSCHER: Welcome back. Thank you for  
22 your presentation. We look forward to seeing you at the  
23 Village Board meeting.

1           The second item on tonight's agenda is  
2           consideration and discussion of a request for a Special  
3           Use to allow for the continued operation of a gas  
4           station and mini mart and car repair facility at 409  
5           Sunset Ridge Road, as submitted by Sunset Petroleum,  
6           Inc.

7           Before we ask for a presentation by the Petitioner,  
8           I just want to advise the members of the audience it has  
9           come to Commission's attention that a rumor started in  
10          the Village, and I have no idea why, that this  
11          Petitioner was requesting some sort of a Dunkin Donuts  
12          facility at this location and perhaps a drive-thru at  
13          this location.

14          I just want to tell any of the members of the  
15          audience that might be concerned about that, neither the  
16          Village nor this Commission has been asked for anything  
17          other than the continued use as exists at this location.

18          No one has asked for operation of a Dunkin Donuts or a  
19          specialty shop or a drive-thru or anything of that  
20          nature. So I just want to, because I heard of this  
21          today, I just want to assure any members of the audience  
22          that might be here, who are concerned about that, that  
23          that has not been requested to the Village at all. And

1 I assure you if it ever was requested, given the  
2 proximity of this location to Sunset Ridge School and  
3 the residences nearby, it would be given a lot of  
4 scrutiny by the Village if it was ever even asked.

5 So that being said, is there someone here on behalf  
6 of the Petitioner?

7 MR. ERIKSSON: Yes.

8 CHAIRMAN HIELSCHER: Could you step up please to be  
9 sworn in?

10 (Witness sworn.)

11 MR. ERIKSSON: My name is Eric Eriksson. I'm the  
12 architect for the client. I reside in Glenview at 3816  
13 Lizette Lane. I can give a brief explanation.  
14 Actually, the client is very please to come into this  
15 area and they basically intend and request to continue  
16 operation of the facility as it is; with the gas  
17 station, four pumps, the car repair facility, the mini  
18 mart aspect inside the store.

19 The hours are the same as customary, the 5:00 to  
20 10:00. I would like to note that I have worked with the  
21 clients on many locations and found them to be very  
22 clean, very organized, very on top of their business.  
23 And it says a lot in this economy that they can proceed

1 on a smooth basis considering the economy.

2 So that's it in a nutshell. I'd be glad to answer  
3 any questions whatsoever.

4 CHAIRMAN HIELSCHER: Okay, we've received all of  
5 your materials. Thank you very much. Any questions  
6 from members of the Commission?

7 COMMISSIONER RUBIN: I'm curious, are you going to  
8 change the brand of gasoline being dispensed?

9 MR. ERIKSSON: Well, it would be a Shell. I am not  
10 sure if they're going to change anything like the diesel  
11 or anything like that.

12 COMMISSIONER RUBIN: No, no, no. What I meant is,  
13 it's presently a Citgo. Is it going to continue to be a  
14 Citgo?

15 MR. ERIKSSON: Actually, forgive me --

16 MR. MIR: I am -- one of the owners.

17 CHAIRMAN HIELSCHER: Could you step over please?

18 MR. ERIKSSON: I might be in error by saying Shell.

19 CHAIRMAN HIELSCHER: That's okay. If you don't  
20 mind swearing him in please.

21 (Witness sworn.)

22 CHAIRMAN HIELSCHER: Thank you. Hi.

23 MR. MIR: It's in the process of being converted to

1 a Shell. Some applications have been filed before in  
2 the Village so we'll be coming back and trying to get it  
3 to Shell. It's going to take some time. First we try  
4 to come into the facility, operate it and pretty much  
5 open it.

6 MS. KANE: Let me clarify that. Last fall or last  
7 summer under the current ownership they did submit for  
8 an architectural commission review of an approval of  
9 sign changes which could convert the station to a Shell.  
10 That was approved and that went forward.

11 MR. MIR: Yes.

12 MS. KANE: We do anticipate that the Petitioners  
13 have been straight-forward with their plans. They just  
14 wanted to get the Special Use before they made any  
15 exterior modifications. They're well aware that any  
16 exterior or interior modifications would require either  
17 an amendment to the special use or --

18 MR. MIR: Plus we are awaiting some kind of  
19 approval from Shell as well, currently in our name. So  
20 it's going to take some time, maybe a week or three  
21 weeks actually. So we will keep the Village posted on  
22 how things progress.

23 CHAIRMAN HIELSCHER: Good, thank you. Any other

1 questions from the Commission? Are there any members of  
2 the audience who would like to speak with respect to  
3 this proposal. And again, I just stress, all that's  
4 being requested here is the continued use of what exists  
5 at this site. Not a Village Starbucks or Dunkin Donuts  
6 or McDonalds. I don't know where these things came  
7 from.

8 MR. MIR: I heard a truck stop as well.

9 CHAIRMAN HIELSCHER: Yes, David, do you want to  
10 step forward? Could you just introduce yourself for us,  
11 David?

12 MR. BERGMAN: David Bergman, 585 Sunset Ridge Road.  
13 So is it normal if there's a change of ownership and no  
14 change in use for that to come in front of the Board  
15 like this? Because I'm a little confused.

16 CHAIRMAN HIELSCHER: Yes, it is. The same thing  
17 happens, for example, the take out Chinese place changed  
18 ownerships. They had to come back in front of us for it  
19 because the Special Use is intended to the current  
20 owner.

21 MR. BERGMAN: Oh, I see.

22 CHAIRMAN HIELSCHER: So if ownership changes hands,  
23 just like they had to do with the Hampton Inn, the

1 former restaurant, they have to come before our  
2 Commission and the Village Board and request a Special  
3 Use.

4 MR. BERGMAN: So that's really the purpose of this.  
5 There's no change in the way it's going to look other  
6 than the fact they're going to change the brand?

7 CHAIRMAN HIELSCHER: No. If they wanted to change  
8 any lighting or facade, they'd have to go through the  
9 architectural commission to do that.

10 MR. BERGMAN: Thank you.

11 CHAIRMAN HIELSCHER: You're welcome. Any further  
12 discussion from the Commission? Does any member of the  
13 Commission have a motion?

14 COMMISSIONER CALDWELL:  
15 **The Planning and Zoning Commission moves to approve and**  
16 **recommend to the Village Board for approval a Special**  
17 **Use to allow the continued operation of a gasoline**  
18 **service station located at 469 Sunset Ridge Road, in**  
19 **accordance with the Petitioner's application and**  
20 **supporting materials, date stamped received June 2,**  
21 **2009, subject to the following 18 conditions presented**  
22 **in our packet.**

23 1. **The Special Use shall be personal and limited to**

1 the Petitioner, Sunset Petroleum, Inc., pursuant to  
2 Article XVI, Section 4(9) of the Zoning Ordinance  
3 of the Village of Northfield. Upon change in or  
4 transfer of ownership of the restaurant, the  
5 Special use shall lapse. Change in ownership shall  
6 occur when the Petitioner and any corporation,  
7 partnership or any other business entity in which  
8 the Petitioner owns 100 percent of the stock and/or  
9 assets, shall in the aggregate own less than 51  
10 percent of the restaurant. The 51 percent minimum  
11 ownership requirements shall apply regardless of  
12 whether the gasoline service station is owned by a  
13 corporation, partnership or other business entity.

14 2. An approval pursuant to any requested review by a  
15 Village consultant, staff member, Board or  
16 Commission shall be an approval of only those items  
17 specified in any motion, resolution, and ordinance  
18 or written report. Under no circumstances shall  
19 such an approval be deemed to be the approval of  
20 any other matter by virtue of the fact that those  
21 other matters may appear on the supporting  
22 documents such as a site plan, engineering plan, or  
23 plat that was the subject of the review. Neither

- 1 shall any such written approval be deemed to be an  
2 approval of any matter, which is within the  
3 jurisdiction of any other Village consultant, staff  
4 member, Board or Commission or any County, State or  
5 Federal Agency.
- 6 3. There shall be full compliance with Chapter 11,  
7 Article II, Division IX - Gasoline Service  
8 Stations, However, because there was a pre-existing  
9 gasoline service station at this site, Section 11-  
10 76 Location and Area Standards for New Gasoline  
11 Service Stations will not be applied.
- 12 4. The handicapped accessible parking space pavement  
13 markings shall be re-striped, along with the  
14 parking spaces located behind the building.
- 15 5. The gasoline service station shall be permitted to  
16 be open from 5:00 a.m. to 10:00 p.m. daily.
- 17 6. No vending machines, including but not limited to,  
18 newspaper, soda or ice shall be permitted outside  
19 of the building.
- 20 7. Any future modification to the property or changes  
21 to the manner in which the business operates will  
22 require, at a minimum, an Amendment to the Special  
23 Use.

- 1     8.    Any subsequent signage changes, or any exterior  
2            modifications, including changes to the building  
3            facade, landscaping, and/or canopy design, will  
4            require the review and approval of the  
5            Architectural Commission.
- 6     9.    Only small prepared pre-packages food items,  
7            commonly referred to as snacks, bottled non-  
8            alcoholic beverages, prepared coffee and fountain  
9            drinks may be offered for sale.
- 10    10.   All waste and disposal containers shall be rodent-  
11           proof and leak-proof and shall be located in the  
12           enclosed, screened area approved by the Village.  
13           Such area shall be maintained and cleaned on a  
14           daily basis by the Petitioner.
- 15    11.   The owners and operators of the gasoline service  
16           station shall be responsible for designating an  
17           individual employee to pick up and dispose of  
18           trash, on a daily basis, on and around the  
19           perimeter of the subject property to keep the area  
20           clear of debris.
- 21    12.   The owner shall employ a licensed pest control  
22           exterminator to inspect and treat the premises on  
23           at least a monthly basis. Documentation of said

1 treatment shall be provided to the Village's Public  
2 Health Sanitarian on a monthly basis.

3 13. Village of Northfield Health, Fire and Building  
4 Officials shall be granted access to the subject  
5 property at any reasonable time for purposes of  
6 conducting inspections for compliance with Village  
7 Codes and Ordinances.

8 14. The Petitioner shall require that employees use the  
9 parking spaces located in the rear parking lot.  
10 Signage indicating that customer parking is located  
11 in the rear of the building shall be displayed at  
12 the front door of the business.

13 15. Ordinance No. 517 and Ordinance No. 94-798 are  
14 hereby repealed upon the granting of a new Special  
15 Use.

16 16. Parking vehicles in the public right-of-way to  
17 access the subject property shall be prohibited.

18 17. Violation of any condition of this Special Use  
19 Ordinance shall be cause to revoke said permit by  
20 the Corporate Authorities upon ten (10) days proper  
21 notice to the Petitioner. Alternatively, the  
22 Village Manager shall have the right to assess  
23 fines, not to exceed \$500.00 per violation, for

1 violation of this Special Use Ordinance. Such  
2 assessment of fines may be appealed to the  
3 Corporate Authorities by filing written notice of  
4 appeal within three (3) days of the assessment.

5 18. Changes in the project may only be made as follows:

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

17 b. Village Board Approved Changes. The Village  
18 Board may approve, without referral to the Plan and  
19 Zoning Commission, such other changes as it  
20 believes are in the best interests of the Village  
21 and which do not involve changes in numbers found  
22 in the text of the Ordinance and which do not have  
23 a substantial, direct impact on adjacent

1           properties. The determination of the Village Board  
2           as to whether a request change should be referred  
3           to the Plan and Zoning Commission shall be final.

4           c. Changes Requiring a Public Hearing. Any change  
5           involving a number found in the text of the  
6           Ordinance or any change having substantial, direct  
7           impact on adjacent properties shall not be made  
8           except after a public hearing before the Plan and  
9           Zoning Commission. Additionally, the Village Board  
10          or the Director of Community Development may refer  
11          any requested change to the Plan and Zoning  
12          Commission for public hearing when either believes  
13          it would be in the best interest of the Village to  
14          do so.

15          CHAIRMAN HIELSCHER: Is there a second to that  
16          motion?

17          COMMISSIONER BROCCOLO: Second.

18          CHAIRMAN HIELSCHER: All in favor?

19          (Chorus of ayes.)

20          CHAIRMAN HIELSCHER: Any opposed?

21          (No response.)

22          CHAIRMAN HIELSCHER: Motion carries. Continued  
23          good luck and we'll see you at the Village Board

1 meeting.

2 MR. MIR: Thank you very much.

3 CHAIRMAN HIELSCHER: Thank you. Anne, before we  
4 adjourn and talk about the next meeting, anything else  
5 you want to discuss this evening?

6 MS. KANE: Just a reminder that the August meeting  
7 is actually not cancelled because the September meeting  
8 is going to move up to August 31st due to the Labor Day  
9 holiday. So we will meet at the end of August and we do  
10 not have an agenda at this time.

11 CHAIRMAN HIELSCHER: Okay. Thank you. Is there a  
12 motion to adjourn?

13 COMMISSIONER CALDWELL: So moved.

14 CHAIRMAN HIELSCHER: Second?

15 COMMISSIONER BROCCOLO: Second.

16 CHAIRMAN HIELSCHER: All in favor?

17 (Chorus of ayes.)

18 CHAIRMAN HIELSCHER: Thank you all. Member of the  
19 audience, thank you all for coming.

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

22 Approved 10/5/09