

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 1st day of June, 2009, at the hour of 7:00 o'clock p.m.

MEMBERS PRESENT:

BILL VASELOPULOS, Chairman
JOHN DOLAN
ROBERT CALDWELL
DAN deLOYS
JOANNA STEIN
CHRIS BROCCOLO

MEMBERS ABSENT:

E. LEONARD RUBIN
WILLIAM HIELSCHER
PHILIP JONES

ALSO PRESENT:

ANNE KANE, Community Service Director

1 CHAIRMAN VASELOPULOS: All right. Good evening, everybody. I'd
2 like to welcome everyone and call to order the June 1st meeting of the
3 Plan & Zoning Commission. I'm Bill Vaselopulos, I'm the Chairman of the
4 Plan & Zoning Commission. And at this point, I'd like to introduce the
5 other members. But first, before that, I'd like to introduce Chris
6 Broccolo. He is our newest member. Thank you very much, Chris, for
7 joining us and your service. We appreciate it very much. And if you
8 would start with the introductions?

9 COMMISSIONER BROCCOLO: Hi, my name is Chris Broccolo.

10 COMMISSIONER DOLAN: John Dolan.

11 COMMISSIONER CALDWELL: Bob Caldwell.

12 COMMISSIONER STEIN: Joanna Stein.

13 COMMISSIONER deLOYS: Dan deLoys.

14 CHAIRMAN VASELOPULOS: Thank you. The purpose of tonight's
15 meeting is to conduct a public hearing to consider the Special Use
16 request of Fields Auto Group to amend their existing planned unit
17 development and to allow for the development of a third automobile
18 dealership on the property located at 770 Frontage Road.

19 The public hearing format will provide an overview of the proposal
20 and provides a forum for public comment and input. This Commission is a
21 recommending body and we will forward our recommendation to the
22 president and the Board of Trustees for the final determination on
23 whether or not to grant the PUD amendment. The Village Board will

1 consider the items that we're discussing this evening at their next
2 meeting which is scheduled for June 16th at 7:00 o'clock right here in
3 this boardroom.

4 Tonight's public hearing requires that all persons wishing to be
5 heard and/or will enter testimony on the subject case will be asked to
6 be sworn in. This includes any petitioners, any individuals in addition
7 to petitioner, any interested parties or neighboring property owners.
8 Following the petitioner's presentation and after the Commission has had
9 an opportunity to ask any questions or discussions amongst ourselves,
10 then all interested parties will be given an opportunity to speak.
11 Prior to speaking, we request that all parties provide their name and
12 address or interest for the record. As these proceedings are recorded,
13 we request that you only speak and ask questions from the podium where
14 the microphones are located.

15 Before we continue, the first order of business is to approve the
16 minutes from Plan & Zoning Commission conducted on April 7th. Do we
17 have a motion?

18 COMMISSIONER CALDWELL: So moved.

19 COMMISSIONER STEIN: Second.

20 CHAIRMAN VASELOPULOS: All in favor?

21 (Chorus of ayes.)

22 CHAIRMAN VASELOPULOS: Any opposed?

23 (No response.)

1 CHAIRMAN VASELOPULOS: Motion carries. Okay. So, tonight for our
2 first item and only item on the agenda, we consider in discussion for
3 the request of an amendment to the existing planned unit development to
4 be established and operated a 32,380 square-foot automobile dealership
5 on the property located at 770 Frontage Road as submitted by Fields
6 Imports, Inc., Case No. 2009-0082.

7 Before the Petitioner speaks, I think Anne Kane has a few comments
8 she wants to share with us regarding this request.

9 MS. KANE: Thank you, Mr. Chairman. As you know, Fields Auto
10 Group is here this evening seeking approval of an amendment to their
11 existing PUD, planned unit development, to permit the demolition of the
12 existing office building and construction of a new automobile sales and
13 service facility up to 32,380 square feet on the property located at 770
14 Frontage Road. Fields initially planned to relocate their existing
15 Volvo dealership along with a recently acquired Subaru dealership to
16 this new shared facility with the split being approximately 85 percent
17 of the space devoted to Volvo sales and service and 15 percent to be
18 occupied by Subaru. As indicated in Staff's report as well as a
19 supplemental letter of request on the blue sheet this evening,
20 unfortunately it appears that Subaru may not be part of it. Or, it
21 appears, it is a fact that Subaru is not part of this current proposal
22 for your consideration this evening. However, Fields is still seeking
23 full approval of the overall project with the ability to phase in the

1 second phase site improvements over the next few years.

2 In Staff's report, we are recommending an extension of the two-
3 year time frame typically imposed on planned unit developments to a
4 four-year time frame. And Fields, in 2007 when we were last here, when
5 Fields purchased the subject property to allow for the then proposed
6 expansion of the BMW facility, it was anticipated that eventually a new
7 dealership would be brought to this site. But in today's economy and
8 particularly with the volatility in the automotive industry in today's
9 news, we are extremely fortunate to be attracting this sort of
10 investment and redevelopment in our community. Staff understands that
11 the Fields project architect will walk the Plan Commission through the
12 modifications to the site plan as proposed following this brief
13 introduction.

14 I do want to say from a zoning and land use perspective, whether
15 the space is occupied by Subaru, Volvo for additional sales or
16 additional volume, or another dealership, from a zoning perspective an
17 automobile dealership is just that. We don't identify the brand. So,
18 the underlying zoning here is Office Research in which automobile
19 dealerships and commercial PUD's are both designated as appropriate
20 special uses. And the special use designation simply implies that while
21 the land use is appropriate, it may be appropriate to place additional
22 conditions or heightened review on these uses to ensure that negative
23 impacts on adjoining property owners are minimized.

1 As the Fields' PUD campus has grown and developed over the years
2 since its initial establishment in 1994, the concerns of neighboring
3 residents to the west of the site have focused primarily on lighting
4 levels as well as some of the noise issues related to carwash. And I
5 believe I remember a history of some exterior public announcement
6 systems that have been addressed. As the Plan Commission will recall,
7 when BMW came in for its expansion in 2007, this Commission placed a
8 specific condition on that approval, that a contribution be made by
9 Fields to the Village for the planting of evergreens along the 100-foot
10 strip of property that's owned for the entire length of 1,300 linear
11 feet that extends from the south edge of the Chrysler Jeep property to
12 the north edge of the 770 property. So, it includes this office
13 building property.

14 And in Staff's report, we included this elevation exhibit which I
15 hope helped illustrate the challenge of effectively screening these
16 neighboring property owners by placing the screening on Fields' own
17 property. And that's why the contribution was made, to allow it to be
18 placed on Village owned property, hopefully in an attempt to make that
19 screening more effective at a higher elevation.

20 That contribution, a \$39,000 contribution was received last fall
21 and I'm happy to say that the Village Board awarded the contract to a
22 landscape company for the planting of those trees last month. The bid
23 award was for \$25,000, just about two-thirds of the contribution. So,

1 it's the Village's intent to use the supplemental money in a subsequent
2 bid to locate additional plantings where most needed. If there's gaps,
3 obviously any dead trees will be replaced within a year of guarantee,
4 but there may be areas where there's particular need for additional
5 plantings. And that's our intention, to use the remaining funds,
6 specifically they are designated for planting on this corridor. I want
7 to make that clear.

8 A second area that Staff is recommending be modified on the plans
9 presented this evening is the lowering of the light poles along the
10 front of the property from 25 feet to 22 feet so that no light pole on
11 the property would exceed the height of the majority of the building.
12 And I just want to make it clear that the lights in the rear of the
13 property are 15 feet in height and that we're only talking about the
14 light poles in the front of the property which are blocked by the
15 dealership building.

16 And I guess I would just conclude by saying that the proposed use
17 is consistent with the Village's vision plan which designates this
18 corridor within the commercial and employment land use designation, and
19 that the proposed establishment of an automobile dealership is in
20 keeping with the goal to increase the visibility and competitive edge of
21 the retailers along this corridor and will help foster a more positive
22 identity in the community and encouraging spending in investment.

23 And I guess there is one last item that I need to bring to your

1 attention. It would be a letter that was left on your dais this evening
2 from a neighboring property owner, Joseph Real Estate Services, that own
3 the property at 778 Frontage Road. If you look at the aerial map of the
4 property that was included in Staff's report, you would see that
5 currently 770 office building uses a shared driveway that is common to
6 770 and 778 represented by Joseph Real Estate Services. The proposed
7 site plan will eliminate that shared access and all access for the Volvo
8 dealership will be internal to the site, will not utilize 778's driveway
9 as sought by this letter, and all ingress and egress will be through an
10 existing curb cut which currently is located at the northern edge with
11 the BMW property.

12 So, I'm happy to answer any specific questions on that matter at
13 this time, or I'm happy to turn it over to the Petitioner for their
14 presentation.

15 CHAIRMAN VASELOPULOS: Okay. Why don't we have the Petitioner
16 step forward and anyone else associated with the Petitioner to be sworn
17 in first?

18 (Witnesses sworn.)

19 MR. BROWN: Good evening. My name is Jeff Brown. I'm the
20 principal of the JRB Group Architects. If I could just, we are running
21 out of space.

22 Tonight's presentation is just, tonight we brought an additional
23 plan for you to show you how the impact of the removal of the Subaru

1 portion of the building works. The footprint will basically stay the
2 same as this except for this one piece of the showroom disappears. So,
3 right now it's still a little over 4,000 square feet I think is that
4 module which will come off. It could go back on again, you never know.

5 But in keeping with that, then this facade of the building which we're
6 working on the alternations to now basically looks just like the rest of
7 the building. The aluminum composite panels, glass, everything remains
8 in the Volvo theme which the Subaru them did, too.

9 So, basically what we've done with this is we've, as we stated we
10 have eliminated the shared driveway. This will just become 778's
11 driveway now, because obviously for us it's a security issue to have
12 people over there. We eliminated the driveway along Frontage Road which
13 I'm sure the county will no doubt be happy with. And then, we
14 restructured this entrance then to become the primary entrance for that.

15
16 In doing so, what we've done is we've broken the curb, the
17 planting line between these two parcels now at this point and then at
18 the west end of this also by the trash enclosures, which then creates
19 for us and for fire and safety a complete loop through the entire site
20 around the perimeter of that which will make for ease of moving trucks
21 and cars and people in emergencies. It will go much easier for us. And
22 what's happened with this is this will create an outdoor and an outdoor
23 courtyard display area for cars, landscaping, customer café areas right

1 off of this area in keeping with the Fields' traditions of having a nice
2 customer lounge area.

3 Service entrance happens on the south side of the building, so it
4 creates plenty of stacking space so the car is out of the circulation
5 pattern in the morning. It's a fully enclosed service drive like all
6 our other facilities are, exits out to the north and then goes and gets
7 distributed to where they determine they want the vehicles. The service
8 department is fully enclosed. There's no quick service like the west
9 side of BMW has the quick service type stalls. This is all totally
10 internally fixed here.

11 This building will incorporate a number of green initiatives that
12 we're doing in this, skylights and some other issues. Again, display
13 parking along Frontage Road, customer parking will happen in the front
14 of the building here, and the rest of this is for inventory servicing
15 and employee parking along with the access then being used in areas that
16 are being used right now.

17 The elevations are kind of like this. Looking from an aerial
18 perspective from the highway, again the front of the building is done in
19 aluminum composite panels, glass. The Volvo sign is actually a portion
20 of the building, becomes a panel of the building. What will disappear
21 is this little module right here, will come off and that will become
22 more of an outdoor display area then with some additional landscaping
23 and planting areas and seating for customers outside the café area.

1 That's what we're working on right now.

2 Again, service is all fully enclosed with a view -- yes, a pretty
3 prominent view of that one. Again, this will disappear and this area
4 comes out and then beats back. It's looks just like that, so that just
5 moved over about 30 feet. And I'll be happy to answer any questions.
6 Again, lighting is all done to the same standards, landscaping is all
7 done to the same standards as previously approved in the BMW plans. You
8 know, we took everything and just went right across the board to match
9 those standards that were developed for that. And I'll be happy to
10 answer any of your questions.

11 COMMISSIONER DOLAN: Has there been any type of agreement to
12 extend the planting of pine trees down farther for screening for all the
13 properties that are going to be along here?

14 MS. KANE: Farther south than the subject PUD?

15 COMMISSIONER DOLAN: No, I mean, as far as this property line
16 goes.

17 MS. KANE: Yes, this was included because if you'll recall, in
18 2007, the PUD was expanded to include the office building on a temporary
19 basis. And so, those numbers were calculated on the full length of the
20 Fields-owned properties. From the southern edge, actually I think it's
21 the south edge of Pine Street on the southern edge of the Jeep Chrysler
22 campus all the way up to the northern edge of this 770 property, yes.
23 And that's the focus of the bid award that was granted last summer.

1 COMMISSIONER DOLAN: And what about how they added this parking
2 lot? I believe they got from AT&T under the --

3 MS. KANE: From ComEd.

4 COMMISSIONER DOLAN: From ComEd?

5 MS. KANE: Yes.

6 COMMISSIONER DOLAN: Are they planning on doing that up north, do
7 you know?

8 MS. PELINSKI: No, we're not.

9 COMMISSIONER DOLAN: Do you think you will at a later date? It
10 seems like a logical extension.

11 MS. PELINSKI: I think at some point --

12 MS. KANE: Can we have her at the podium?

13 MS. PELINSKI: I'm sorry.

14 CHAIRMAN VASELOPULOS: Can you come to the podium? Because we're
15 recording this, we need you by the microphone.

16 MS. PELINSKI: Shermin Pelinski. I think at some point we
17 probably would look into extending that area. ComEd was amenable to it.

18 But at this point, we're not exploring that possibility.

19 CHAIRMAN VASELOPULOS: Okay. And regardless of what they're
20 doing, our planting is extending all the way and it's starting this
21 summer, right, Anne?

22 MS. KANE: Correct. Hopefully in the next week or so.

23 CHAIRMAN VASELOPULOS: And that's going to cover the entire

1 property from Jeep all the way up to the northern border where this
2 property, 770, ends to the north, right?

3 MS. KANE: That's correct. And I guess I would say the plantings
4 are west. Should Fields seek approval for a parking lot expansion into
5 the ComEd easement as existing behind Jeep and BMW, the evergreen
6 planting project is west of that as well. But I will say that from the
7 Village's experience, since ComEd was taken over by Exelon, it had a
8 reversal in their position on leasing out their utility easements.
9 They've been much less agreeable to work with. Certainly municipalities
10 that they used to grant certain rights, you know, for our community
11 events and we had designed a plaza that they would not give us the
12 easement to.

13 I'm not saying that they would not be successful in securing that
14 because they may have more means to financial wherewithal than the
15 Village does at this point, but ComEd has changed its position
16 significantly since this was last installed here.

17 CHAIRMAN VASELOPULOS: I have one question about the service
18 portion of the building. We have a couple on the plans you have there
19 and it's the smaller version, on the ones in our packets we have a
20 smaller version and a larger version.

21 MR. BROWN: We like to have the full --

22 CHAIRMAN VASELOPULOS: Okay, if you could outline what that means
23 on there so everyone understands?

1 MR. BROWN: It came out, it was about out to this point here. And
2 we, I don't know if this plan has it, if not one of the plans I have.
3 In the original plan that you have --

4 MS. KANE: It's illustrated on Floor Plan Concept A.

5 CHAIRMAN VASELOPULOS: Okay. I just wanted to make sure because I
6 think in our package you were proposing plan A.

7 MR. BROWN: Right.

8 CHAIRMAN VASELOPULOS: So, the schematic you're showing us, I
9 think that shows plan B but --

10 MR. BROWN: But the original building was 32,300 and some odd
11 square feet. The current version that's going to be in space 1 is
12 27,400 and some square feet.

13 COMMISSIONER CALDWELL: That single driveway, is that the driveway
14 that now accesses BMW?

15 MR. BROWN: Yes.

16 COMMISSIONER CALDWELL: Is that going to be, is that enough? I
17 mean, it's going to be BMW service, Volvo sales, Volvo service?

18 MR. BROWN: It will, yes.

19 COMMISSIONER CALDWELL: Potentially, you know, some other
20 dealership's sales service?

21 MR. BROWN: Yes.

22 COMMISSIONER CALDWELL: Okay.

23 MR. BROWN: Because this will immediately feed out of it, you

1 know, so the traffic for this store here will immediately feed out of
2 that site into their own. And then they're going to create their
3 stacking space here. They just keep moving right on along and then all
4 the way around the back side of the building. So, we don't anticipate
5 that being an issue. We've created enough stacking space for each
6 dealerships to get them out of that driveway all together.

7 COMMISSIONER BROCCOLO: Back to the expansion drawing, the one
8 that I'm looking, schedule or site plan A, it shows the future expansion
9 dotted line going into the parking.

10 MR. BROWN: There is the potential for that, but that's not what's
11 --

12 COMMISSIONER BROCCOLO: That's not what's being requested here?

13 MS. KANE: We would not be granting approval for that dot-dash
14 line because that would start to change the site plan and the
15 circulation. It would only be to provide the additional six service
16 bays for --

17 COMMISSIONER BROCCOLO: So, what you're requesting in the site
18 plan A is just the shaded area.

19 MS. KANE: Yes, that's correct.

20 COMMISSIONER BROCCOLO: Which has been taken out of that.

21 MR. BROWN: That takes us back to the 32,380 or whatever it was.

22 MS. KANE: And that's what --

23 MR. BROWN: It gives us an additional six bays on to the 18 that

1 are here now.

2 MS. KANE: The ordinance will be crafted for that, the 2,300
3 square feet.

4 COMMISSIONER STEIN: What was the original logic between plan B
5 and plan A? In other words, is it increase of Subaru?

6 MR. BROWN: It was just the, it was the service bays that were for
7 Subaru. And then the ownership decided that it was too big.

8 MS. KANE: It was my understanding that at BMW they could
9 accommodate those additional service bays.

10 MR. BROWN: There are some additional bays at BMW that aren't
11 being used that could accommodate that additional space.

12 COMMISSIONER STEIN: Okay. So, now you're saying that we're
13 looking at plan C as your phase 1?

14 MR. BROWN: That's phase 1, yes.

15 COMMISSIONER STEIN: And your phase 2 is?

16 MR. BROWN: Plan A.

17 COMMISSIONER STEIN: Plan A. So, B is?

18 MR. BROWN: B is gone. Gone.

19 COMMISSIONER STEIN: And the four-year time frame is to go from C
20 to A?

21 MS. KANE: That's correct. And just to clarify it for the Plan
22 Commission because I'm sure you don't know all the provisions of our
23 Zoning Code specifically, the PUD is allowed to and to sit unconstructed

1 for a period of two years from the Village Board approval to the time
2 they pull a building permit. And then, actually once the building
3 permit is issued by our department, it's valid for an 18-month period.
4 So, you know, generally there's about a three-and-a-half-year time frame
5 where this concept C could be constructed out by right, by our Zoning
6 Regulations. And we're saying for the phase 2 portion of it, we would
7 request that the Plan Commission consider an extension of four years to
8 pull the building permit and then it would be under the same regulation
9 of every other building permit that's issued by this Village for an
10 additional 18 months.

11 So, in reality it could be five and a half years until the second
12 phase is open for development. Excuse me, open for business.

13 COMMISSIONER STEIN: And there wasn't any additional stormwater
14 detention that was required because of the BMW site already had ample?

15 MR. BROWN: The underground storage, the underground detention on
16 the BMW site was sized originally to handle the capacity of this
17 building, this site.

18 COMMISSIONER STEIN: And so, it seems to me, in other words the
19 Fire Department was happy, the Police Department was happy. There were
20 some issues though from the arborist about transplanting trees and
21 adding more in the packet?

22 MR. BROWN: We're talking to her about those.

23 MS. KANE: Well, and yes, there were several variances that the

1 planner outlined from the tree landscaping code, tree preservation code
2 that again I believe are somewhat alleviated by the fact that this
3 contribution was made for the entire property to provide offsite
4 screening and more effective use of the Petitioner's funds for screening
5 to protect the adjacent residents. The second one was lighting
6 variances, we've addressed that through lowering the heights of the
7 light poles. And parking lot islands I believe was another.

8 Those items all will be discussed in detail as well at next week's
9 Architectural Commission who actually has jurisdiction over each of
10 those chapters in the Village Code. Some of the conditions that were
11 placed on this special use were specifically crafted to give them even
12 additional legal teeth to hold the Petitioner to the requested
13 conditions.

14 CHAIRMAN VASELOPULOS: Any other questions from the Commission?
15 Does anybody from the audience have any questions? If so, you can step
16 forward and be sworn in and speak at the microphone please.

17 (Witness sworn.)

18 MRS. GANTNER: My name is Molly Gantner. I live at 723 Happ Road
19 which is the property just behind the 770 building. And it's very hard
20 to hear back there but I just wanted to clarify that you said that next
21 week's meeting will be when you are discussing the screening and the
22 lighting for the property?

23 MS. KANE: It will be where the lighting and the landscape

1 variances are requested. The screening will not be so much the focus
2 although the Architectural Commission was absolutely on board with the
3 Plan & Zoning Commission in 2007 when that screening requirement was put
4 on place.

5 MRS. GANTNER: Okay. About six to eight months ago, we received a
6 letter in the mail from Fields talking about what type of planting they
7 were going to be doing. And we tried to find it before we came here
8 tonight and we couldn't find it. So, we need some information on what
9 they agreed to, what has been done, and what is being planned with this
10 proposal. I'm not sure when we get that information, but it's very hard
11 to hear back there and I wasn't looking at this when you were all
12 pointing to it.

13 MS. KANE: Sure.

14 MRS. GANTNER: So, my question is where do we go to get that
15 information?

16 MS. KANE: The Village has that information. The Village is
17 overseeing this project and I've got it and I'm happy -- our landscape
18 planner will be in tomorrow if you want to set up a meeting to sit down
19 and look at that. The bid was awarded on specific landscape plan for
20 the entire 1,300 foot line. And species were selected based on site
21 conditions, existing buckthorn and what will prevail because we knew
22 removal of buckthorn can have its own controversy because it does
23 provide effective screening. So, the forester did select tree species

1 that will particularly do well in the locations. And so, she can go
2 over specifically what's planted right along your property.

3 MRS. GANTNER: Okay. So, I should contact you at the Village?

4 MS. KANE: Sure, I'll give you my card and --

5 MRS. GANTNER: Okay. And there may be several, I mean maybe the
6 most effective way to do this is to bring in some of my neighbors who
7 also have the same concerns and we can sit down and go over this.

8 MS. KANE: Sure. I don't know the letter that was sent but the
9 project has been awarded based on specific plans, landscape plan.

10 MRS. GANTNER: Okay. Because those are the concerns that are most
11 important to us, the screening.

12 MS. KANE: Yes.

13 MRS. GANTNER: And the lighting.

14 MS. KANE: Absolutely.

15 MRS. GANTNER: Thank you.

16 COMMISSIONER DOLAN: And these, all this planting that's going on
17 was specifically for that reason, for screening. It's a line of trees -
18 -

19 MRS. GANTNER: For the new development or for --

20 COMMISSIONER DOLAN: For the whole --

21 CHAIRMAN VASELOPULOS: Two years ago when they came to us, that
22 was an issue then and it was decided that the entire property line would
23 be screened. The appropriation for that I think was passed at the last

1 board meeting or two board meetings ago.

2 MS. KANE: The appropriation was received last fall and the award
3 was finally awarded, or the bid project was finally awarded last month.

4 CHAIRMAN VASELOPULOS: Okay. So, the money has been set aside,
5 the plan is in place. And I'm sure you can talk -

6 MRS. GANTNER: Is this the Village's money or Fields' money?

7 MS. KANE: No, it's Fields'.

8 COMMISSIONER DOLAN: This is Fields' money that they agreed to pay
9 to the Village to do all this planting. And it's specifically to screen
10 all the residents from the lights and all of the --

11 MRS. GANTNER: Okay. All right, great. I'll take your card.

12 CHAIRMAN VASELOPULOS: Anyone else from the audience have any
13 other questions? If you could step to the microphone please and be
14 sworn in and state your name?

15 MR. WOODYATT: I'm David Woodyatt, and it's spelled W-o-o-d-y-a-t-
16 t. I live at 2050 Norfolk, that's corner of Happ and Norfolk. I'm a
17 member of the Northfield Caucus. The neighborhood that I represent
18 includes the residents along the east side of Happ Road which includes
19 the Gatners, Molly just spoke. I just wanted the Commission to be aware
20 of certain things. I think you already are.

21 First of all, over the last several years I've heard complaints, a
22 lot of unhappiness by various neighbors, the ones that live basically
23 just directly south of the Gatner's, the houses at the back of the

1 Fields' complaining about the lights, and complaining that they were
2 promised certain things by Fields previously. I know at least
3 apparently letters were sent to the neighbors back years ago. I know at
4 least one of the neighbors still has a copy of that letter where they
5 were promised certain things, screening, landscaping and so on. And the
6 Fields never delivered on those promises.

7 I just want you to be aware of that. I think all the neighbors
8 along there are very concerned about the additional lighting that this
9 new proposal would make. And we would like to know how much additional
10 lighting would be involved beyond what's already there.

11 I walked through the backyard of several of the neighbors just a
12 few nights ago just to see for my own sake just how much the lighting
13 is. It seemed to me what's there now is not that bad. But it's during
14 the summer of course when the trees are in full foliage and so on. And
15 as I understand it, the main problem is of course in the winter when the
16 trees don't have foliage and the light comes right through, it comes
17 right through even into the back of the houses so that, you know, they
18 can see it from their rooms in their homes looking out the back windows.

19 And I just wanted the Commission to be aware that this has been an
20 issue. Our neighbors are concerned, it continues to be an issue just
21 with the existing facility, and I think we just want to make sure that
22 proper precautions are made with any new facility that the neighbors,
23 like the Gatner's who would be the ones most affected by the new

1 facilities, that they would be protected from any lighting and that I
2 just want you to be aware of this past situation which apparently is now
3 being resolved. But this involves promises that were made years ago.

4 CHAIRMAN VASELOPULOS: Okay, thank you. Anne, do you know what
5 type of trees are going up there?

6 MS. KANE: Yes. Specifically all evergreens were selected for the
7 year round screening and benefits that those provide because, as
8 indicated, currently in the summer when the trees and the buckthorn are
9 in full bloom, there is effective screening provided by that natural
10 landscape shield. So, we were hoping to design it to provide year round
11 screening, when the leaves are falling off, the deciduous plants, that
12 these evergreen trees will provide some screening.

13 As I indicated, that buckthorn invasive landscape screening that's
14 there now creates a challenge in selecting the right species and
15 allowing those evergreens to thrive because they won't get effective
16 sunlight year round. We do have an arborist on staff who specifically
17 selected trees that are designed to, you know, withstand these
18 conditions and actually grow and will with time provide the effective
19 screening that's desired.

20 COMMISSIONER deLOYS: On the elevation she had given to us, it
21 says the evergreens will be 10 feet. Is that what they're being planted
22 at? And do we know how wide they're going to grow up to be?

23 MS. KANE: The rule of thumb, yes, they're being installed, I

1 believe from 8 to 10 and perhaps even some 12-foot species. Because the
2 bigger the plant at transplant, the longer it's stunted and then it
3 takes longer to grow. The rule of thumb we generally apply is a foot of
4 growth per year. So, they'll be installed this year from 8 to 10 to 12
5 feet in height.

6 COMMISSIONER deLOYS: So, eventually they'll be above the 15-foot
7 light level also to give better shielding to the neighbors.

8 MS. KANE: Correct. And yes, actually within a few years because
9 those 15-foot light levels are actually placed up, you know, a few feet
10 below the level that the trees will be planted. And I'm happy to share
11 this elevation exhibit with the residents who might find it helpful.

12 CHAIRMAN VASELOPULOS: Do you know when, is there a start date on
13 when the planting will be?

14 MS. KANE: I know that a meeting was held on Thursday of last week
15 and it may start as early as the end of this week. And I don't imagine
16 it would be more than a week or two before the project is completed.
17 The biggest challenge is access. And they'll be, I believe, using
18 either the Pine Street access point and then trying to navigate the
19 trees on small vehicles through there. That's actually in the packet,
20 so, that may be why it's a couple of weeks.

21 CHAIRMAN VASELOPULOS: And long term, who is going to be
22 maintaining these trees?

23 MS. KANE: It will be the Village's responsibility once the

1 arborist gives the project a clean bill of health in a year. And I will
2 say that the contract does include several waterings because obviously
3 with planting at this time of year, that's the biggest problem.

4 CHAIRMAN VASELOPULOS: Any other questions from the Commission?

5 MR. GATNER: Can you answer Dave's question about the percentage
6 of increase --

7 CHAIRMAN VASELOPULOS: I'm sorry, can you state your name? I
8 apologize. I know it's a very short question you're asking but --

9 MR. GATNER: I'm Mark Gatner, 723 Happ Road.

10 CHAIRMAN VASELOPULOS: Can you just ask the question?

11 MR. GATNER: Okay. My question was to his answer to his question,
12 what if any increase of light are we looking at at this new proposal?

13 CHAIRMAN VASELOPULOS: Can Fields step up and maybe address that
14 one?

15 COMMISSIONER STEIN: Tell how many lights poles there are.

16 MR. BROWN: In the plans, there's no light poles going on the west
17 property line that are 15 feet in height. They have the outside shields
18 that sort of cut the light off from reaching these houses on the
19 property line. So, our property line, the light poles, they're only
20 one-foot candle.

21 CHAIRMAN VASELOPULOS: Will they be on the western edge and facing
22 and shining to the east?

23 MR. BROWN: They would be facing east, so the light that faces

1 east, there's a cut off shield on three sides of the fixtures of the
2 light pole. And that's just the design for --

3 CHAIRMAN VASELOPULOS: That's the same fixtures --

4 MR. BROWN: That's the same fixtures that are on the entire length
5 of the property.

6 CHAIRMAN VASELOPULOS: Same height?

7 MR. BROWN: Same heights. Everything was done to meet all of the
8 standards that have been developed since '94 all the way through. There
9 was a point when we went back and lowered all the light poles for
10 anything west of the buildings back in the late 90's.

11 MR. GANTNER: Would you say that that's equal to what's there
12 right now?

13 MR. BROWN: Yes.

14 MR. GANTNER: So, the light --

15 MR. BROWN: Well, no, it's not equal to what's at 770. 770 is
16 merely a security light. I have no idea what's there.

17 MR. GANTNER: 10, 20, 50 percent?

18 MR. BROWN: I have no idea. I have no idea what's there.

19 MR. GANTNER: Well --

20 MR. BROWN: But it would be the same level that's at Fields'
21 property now.

22 MR. GANTNER: So, there would be a considerable increase?

23 MR. BROWN: There's probably maybe one or two light poles -- but

1 it's a different view. It's done to the same standards.

2 MR. GANTNER: But it would be as significant as the --

3 MR. BROWN: Well, they'll will higher than what's there, yes. I
4 don't know what the answer is, I can't --

5 MR. GANTNER: Well, is it going to be equivalent to the current
6 Fields' parking lot --

7 MR. BROWN: Current Fields' parking lot, it's all, the lights are
8 designed exactly the same, the spacing is the same.

9 MR. GANTNER: And does the Village deal with their current
10 planting program for that plan as you said?

11 MS. KANE: That's the design of having an evergreen planting
12 project, that's been the goal. And we're happy that there will even be
13 an opportunity for supplemental plantings as necessary.

14 MR. GANTNER: All right. I guess Dave Woodyatt had expressed
15 earlier that for many of us ten or more years ago when the Fields went
16 in the first time that the light issue was pretty significant and people
17 were very concerned about it.

18 MR. BROWN: And those were all altered at some point along the
19 way.

20 MR. GANTNER: Correct. But -- so this to us, there's a
21 significant impact on lighting regardless of the plan that the Village -
22 - I just want to be clear on that. I would suggest that -- concerns the
23 piece on lighting.

1 MR. BROWN: Again, I can't answer because I'm not, I don't know
2 what's on the site right now.

3 MR. GANTNER: Okay. I just wanted to ask. Thank you.

4 COMMISSIONER DOLAN: I will say there is currently one light at
5 the north end of their lot that's shooting south that's very bright.

6 MS. KANE: An existing light at the BMW facility, not the 770?
7 So, an existing light that's kind of --

8 COMMISSIONER DOLAN: Existing.

9 MS. KANE: Okay, we'll ask them to take a look at that and
10 reposition it if necessary.

11 MRS. GANTNER: I just have another simple question, and this is to
12 Fields. Is there a reason that you have to keep your lights turned up
13 that bright 24 hours? I mean, is that, do you feel that's essential for
14 security reasons? I mean, because during the winter, I mean you could
15 actually operate under those lights, they are so bright. I mean, I
16 understand you want to, you have the right to, for people driving up and
17 down the highway to know that you are there. But I just wonder if
18 you've ever considered maybe toning it down a little bit after, you
19 know, you close your shop for the evening.

20 MS. PELINSKI: I think part of the reason obviously is security.
21 All of our inventory is out on our lot. Having said that, I believe
22 we've started, and I know we've done this along the front, along
23 Frontage Road, I know that more just because I drive up and down that

1 road and I'm not quite sure what we've done in the back and I can
2 perhaps get some more answers for next week's meeting, but I know we
3 have experimented with turning off every other light once we close for
4 business. And perhaps I can get a little more information on that for
5 next week's scheduled meeting. But I know at least along Frontage Road,
6 with the new lighting that we have put in, we've started experimenting
7 with that and found that it still meets our security needs and obviously
8 addresses some of the neighborhood concerns.

9 CHAIRMAN VASELOPULOS: Well, that's wonderful. I mean, if you
10 guys can pursue that and if you can find a way to reduce the lighting in
11 the back and still meet your security needs but substantially reduce it,
12 if you're cutting, I think you say every other one, you're cutting it
13 down by half obviously, I would imagine the residents back there would
14 be quite thankful.

15 MS. PELINSKI: Sure.

16 COMMISSIONER deLOYS: Are we able to put something in to ask them
17 to continue to work the lighting, to work with the neighbors, et cetera?
18 Or is that already kind of implied?

19 MS. KANE: No, I think that additional language especially
20 exploring the turning off, I think Shermin is going to explore what
21 they're doing at the existing Jeep and BMW sites certainly in the back.
22 If they can go ahead and reduce every other light, that would be a
23 condition that should be added to the number of conditions already

1 placed on this. That would be helpful. And I'm sure they'll do so
2 before next week's Architectural Commission so that by the time we get
3 to an ordinance it will be specific.

4 CHAIRMAN VASELOPULOS: Does the Commission have any other
5 questions? People from the audience? Do we have a motion?

6 COMMISSIONER DOLAN: She said that we could? You said we could?

7 MS. KANE: Yes, absolutely.

8 COMMISSIONER DOLAN: We could put that language in.

9 COMMISSIONER deLOYS: Should we do, do we have to do that first?

10 CHAIRMAN VASELOPULOS: Yes, I would suggest that if, whoever is
11 going to make the motion, I would suggest they make that additional --

12 COMMISSIONER deLOYS: Okay. Pardon my language then, I'll be
13 happy to try to do it. If anybody wants to help me as I go along?

14 MS. KANE: You might want to add it to condition number 5 where we
15 talk about the light, the height of the light poles. That furthermore,
16 the Petitioner shall explore reducing the light levels by turning off
17 every other light pole at the end of business hours.

18 COMMISSIONER deLOYS: Perfect. That would be my motion. Do I
19 have to read the motion --

20 CHAIRMAN VASELOPULOS: I think you have to do the work, yes.

21 COMMISSIONER deLOYS: All right.

22 CHAIRMAN VASELOPULOS: Sorry.

23 COMMISSIONER deLOYS: Okay. So, to add to the motion 5 or item 5

1 -- oh, are we adding just this one provision or we're doing the whole
2 thing?

3 CHAIRMAN VASELOPULOS: Right now we need the motion.

4 COMMISSIONER deLOYS: To do the entire thing? Okay, I apologize.

5 CHAIRMAN VASELOPULOS: For this entire thing.

6 COMMISSIONER deLOYS: Okay. So, I move that the Planning & Zoning
7 Commission moves to approve and recommend to the Village Board for
8 approval an amendment to the Fields BMW Special Use/PUD Ordinances #94-
9 812, #98-944, #01-1059, #02-1100, #05-1256 and #07-1318 to allow the
10 construction of a 32,380 square-foot automobile dealership located at
11 770 Frontage Road, in accordance with the Petitioner's Presentation
12 Packet and Application Materials, date stamped received April 27th, 2009
13 and supplemented with plans presented at the June 1st, 2009 Plan &
14 Zoning Commission meeting and Public Hearing, subject to the following
15 conditions:

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

1 written approval be deemed to be an approval of any matter, which
2 is within the jurisdiction of any other Village consultant, Staff
3 member, Board or Commission or any County, State or Federal
4 Agency.

5 2. All provisions of Ordinances #94-812, #98-944, #01-1059, #02-1100,
6 #05-1256 and #07-1318 not expressly amended through this
7 application, shall remain in full force and effect.

8 3. A variation from Appendix A - Zoning Section 17-10-*Lapse of the*
9 *Planned Unit Development* shall be extended from the two years (2)
10 set forth in the Code to four (4) years for issuance of a Building
11 Permit for Phase II of the PUD.

12 4. Prior to the Issuance of a Building Permit, the Petitioner shall
13 submit the approved Plat of Consolidation for recording with the
14 Cook County Recorder of Deeds.

15 5. The final details of the building elevations, landscape, signage
16 and lighting shall be subject to the review and approval of the
17 Architectural Commission. In no instance shall the height of any
18 light pole exceed the height of the building. Furthermore, the
19 Petitioner shall explore reducing the light levels by turning off
20 every other light pole at the end of business hours.

21 6. There is expressly approved an amendment to Ordinance No. 07-1318
22 to increase the allowable signage area for the Fields Volvo
23 property to 303 square feet. The first phase (Volvo) may utilize

1 up to 175 square feet, with the remaining area available if and
2 when a second dealership is located to the size. The overall
3 square footage, design and aesthetics of any sign package is
4 subject to the review and approval of the Architectural
5 Commission.

6 7. The Petitioner shall be required to comply with all local, state
7 and federal codes, including but not limited to the International
8 Building Code (2006), Illinois State Plumbing Code (2004),
9 International Fire Code (2006), and NFPA 70 National Electric Code
10 (2008).

11 8. The proposed site layout provides adequate fire lane accessibility
12 to the structure, and subsequent Site Plan modifications shall be
13 subject to the review and approval of the Fire Prevention
14 Inspector.

15 9. Final stormwater detention calculations and detailed engineering
16 drawings shall be provided any future Site Work Permit
17 applications.

18 CHAIRMAN VASELOPULOS: Is there a second?

19 COMMISSIONER BROCCOLO: Second.

20 CHAIRMAN VASELOPULOS: All those in favor?

21 (Chorus of ayes.)

22 CHAIRMAN VASELOPULOS: All opposed?

23 (One nay.)

1 CHAIRMAN VASELOPULOS: Do we want a roll call on that, Anne?

2 MS. KANE: Sure, since there's a dissenting vote I would
3 appreciate that. Would you like me to take it?

4 CHAIRMAN VASELOPULOS: Sure.

5 MS. KANE: Or have Greg take it? Let me just -- Member Broccolo.

6 COMMISSIONER BROCCOLO: Aye.

7 MS. KANE: Member Stein.

8 COMMISSIONER STEIN: Aye.

9 MS. KANE: Member Caldwell.

10 COMMISSIONER CALDWELL: Aye.

11 MS. KANE: Member deLoys.

12 COMMISSIONER deLOYS: Aye.

13 MS. KANE: Member Dolan.

14 COMMISSIONER DOLAN: Nay.

15 MS. KANE: Chairperson Vaselopulos.

16 CHAIRMAN VASELOPULOS: Aye.

17 MS. KANE: 5 to 1, the motion carries.

18 CHAIRMAN VASELOPULOS: Motion passes. Anne, are there any other,
19 before we adjourn, are there any other items to discuss for the next
20 meeting?

21 MS. KANE: Just to let you know, we do have two agenda items for
22 next month's meeting. So, we will have a meeting on Monday, July 6th.
23 We received an application for a new special use for new operators of

1 the recently closed Rex's Gas Station at Sunset Ridge and Willow Road.
2 So, there's a proposed change of ownership there and that will require
3 an amendment to their special use -- excuse me, a new special use to be
4 granted.

5 The second is for an athletic instructional facility to locate on
6 Northfield Road in the Industrial District where they would like to
7 establish The Strike Zone which is currently in Glenview. I'd be happy
8 to answer any questions although I have not looked at the applications
9 thoroughly.

10 CHAIRMAN VASELOPULOS: Okay. Motion to adjourn?

11 COMMISSIONER DOLAN: So moved.

12 CHAIRMAN VASELOPULOS: Second?

13 COMMISSIONER BROCCOLO: Second.

14 CHAIRMAN VASELOPULOS: Those in favor?

15 (Chorus of ayes.)

16 CHAIRMAN VASELOPULOS: Opposed?

17 (No response.)

18 CHAIRMAN VASELOPULOS: Motion carries. Thank you and goodnight.

19 (Whereupon the above meeting concluded at 7:52 p.m.)

20

21 **Approved 7/6/09**

22