

Approved 7/9/07

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 4th day
of June, 2007, at the hour of 7:00 o'clock p.m.

MEMBERS PRESENT:

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

MEMBERS ABSENT:

PHILIP JONES
WILLIAM HIELSCHER
E. LEONARD RUBIN

OTHERS PRESENT: ANNE KANE, COMMUNITY DEVELOPMENT DIRECTOR

1 CHAIRMAN WARGA: Good evening. I'd like to call to
2 order the June 4th, 2007 meeting of the Plan and Zoning
3 Commission. I'm George Warga the Chair of the Commission and
4 we will now have the Committee members introduce themselves.

5 COMMISSIONER DOLAN: John Dolan.

6 COMMISSIONER CALDWELL: Bob Caldwell.

7 COMMISSIONER STEIN: Joanna Stein.

8 COMMISSIONER deLOYS: Dan deLoys.

9 CHAIRMAN WARGA: When is the next Village Board of
10 Trustees meeting?

11 COMMISSIONER KANE: June 17th, I believe.

12 CHAIRMAN WARGA: Can you doublecheck it because I don't
13 have my sheets.

14 COMMISSIONER KANE: June 19th, Tuesday June 19th.

15 CHAIRMAN WARGA: Okay. The purpose of this meeting is
16 to hold a public hearing to review development proposals and
17 provide a public forum for input on proposed projects. This
18 Committee then makes a recommendation and a recommendation
19 only to the Village Board of Trustees which will then meet on
20 June 19th, 2007. So these items tonight will be discussed
21 then. And I'll have now our other Committee member introduce
22 himself.

23 COMMISSIONER VASELOPULOS: Bill Vaselopulos.

1 CHAIRMAN WARGA: Hello, Bill.

2 When a public hearing is opened on a particular case,
3 all petitioners, objectors, and any interested parties
4 wishing to be heard on a case will be asked to be sworn in.
5 All parties will then be given an opportunity to speak after
6 the Petitioner and Commission have completed their
7 discussions.

8 Prior to speaking, all parties must give their name and
9 address or interest for the record. We will ask you only to
10 speak when you have a microphone. Thank you.

11 And tonight we have two things to do. First of all is
12 approval of summary notes of the Plan and Zoning Commission
13 from May 5th, 2007.

14 Do we have a motion to approve?

15 COMMISSIONER deLOYS: Motion to approve.

16 CHAIRMAN WARGA: Second?

17 COMMISSIONER DOLAN: Second.

18 CHAIRMAN WARGA: All in favor?

19 (Chorus of ayes.)

20 CHAIRMAN WARGA: And our main event tonight is 2
21 Northfield Plaza. Consideration and discussion for a special
22 use to operate a cafe service that would include deli style
23 sandwiches, coffee and assorted beverages to the office

1 tenants of Northfield Plaza located at Two Northfield Plaza
2 (560 Frontage Road), Suite 105, as submitted by Kevin B.
3 Travers, Case 2007-10.

4 And who would like to speak on behalf, and are both of
5 you going to speak tonight? We'll have the, you'll both be
6 sworn in then, please, now, at the same time. We'll have the
7 court reporter swear you in.

8 (Witnesses sworn.)

9 CHAIRMAN WARGA: And please state your name.

10 MR. CAPPETTA: Good evening, my name is Fred Cappetta.
11 My address is going to be One Northfield Plaza, Suite 200.
12 I'm the property manager for Northfield Plaza which is the
13 property in question which we're looking to open a plaza
14 cafe. Really, the purpose of this is certainly just to add
15 an amenity to the existing property. Our proposed customers
16 are really going to be just the tenants. And really that's
17 the scope of the project.

18 We intend to only serve light foods morning till mid
19 afternoon; coffees, small breakfast foods, at lunchtime fresh
20 deli sandwiches, things that will be made on an electric
21 pannini grill, no deep fryers or anything like that. So it's
22 a light scope food is what we kind of anticipate. And again
23 it's just an amenity for the existing tenants, just to add to

1 the value of the property.

2 CHAIRMAN WARGA: Thank you. And your package looks
3 very complete. We appreciate that.

4 MR. CAPPETTA: Thank you.

5 CHAIRMAN WARGA: Are there any questions from the
6 Commission members? Do we have a motion?

7 COMMISSIONER STEIN: I have one comment. Kevin Lee is
8 the operator of the cafe.

9 MR. CAPPETTA: Correct.

10 COMMISSIONER STEIN: And Kevin Travers is the --

11 MR. CAPPETTA: Is the owner of Midwest Realty Advisors
12 which is the management company that represents the property.

13 COMMISSIONER STEIN: You have the hours of
14 operation of 7:00 a.m. to 5:00 p.m.

15 MR. CAPPETTA: We put that as the larger scope, again
16 the anticipation is just to service general business hours.
17 Monday through Friday, 7:00 to more likely 3:00 p.m. will be
18 the actual hours. We don't anticipate Saturdays or Sundays,
19 we don't anticipate to be open during any holidays.

20 COMMISSIONER STEIN: You don't want to go to 6:00 p.m.?

21 MR. CAPPETTA: Definitely not.

22 COMMISSIONER STEIN: Because you'd have to come back.

23 MR. CAPPETTA: Again, this is just going to be typical

1 business hours.

2 COMMISSIONER STEIN: Okay, so for anybody working late
3 -- all right.

4 CHAIRMAN WARGA: Any other questions or discussion from
5 Committee members? Do we have a motion? We're, excuse me,
6 we're meeting on the cafe?

7 MR. CAPPETTA: Yes, this is Kevin Lee.

8 CHAIRMAN WARGA: Hi Kevin. Welcome. You made it just
9 in time. Do we have a motion?

10 COMMISSIONER VASELOPULOS: Sure, yes. I move to approve
11 that the, recommend to the Village Board approval of the
12 special use to allow the establishment and operation of an
13 1100 square foot restaurant in Suite 105 of the Two
14 Northfield Plaza Building, to be operated as the plaza cafe
15 by Mr. Kevin Lee in accordance with the petitioner's
16 application and supporting materials dated stamped received
17 April 30, 2007 subject to the following conditions outlined
18 in our package numbers 1 through 13.

19 COMMISSIONER CALDWELL: Second.

20 CHAIRMAN WARGA: All in favor?

21 (Chorus of ayes.)

22 CHAIRMAN WARGA: Any opposed?

23 (No response.)

1 CHAIRMAN WARGA: So moved. Motion passed.

2 We do have one thing we have to just go over very
3 quickly. We -- Thank you, you're done. Good luck to you.
4 Hope I can stop by.

5 We approved, our approval of summary notes says May 5th
6 and the actual date of these papers is May 7th. Okay, so I'd
7 like to go back and re-approve our summary notes to note that
8 the date is May 7th, 2007. Do we have to go through a motion
9 for that? No? Can we just correct that, Greg? Thank you.
10 It's May 7th, 2007.

11 Okay, do we have a motion to adjourn?

12 All in favor?

13 (Chorus of ayes.)

14 (Whereupon the above matter was concluded at 7:06 p.m.)

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