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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 May, 2006, at the hour of 7:00 o'clock p.m.

MEMBERS PRESENT:

MEMBERS ABSENT:

GEORGE WARGA, Chair
JOHN DOLAN
DAN deLOYS
JOANNA STEIN
WILLIAM HIELSCHER
BILL VASELOPULOS
GERALD SMITH
ROBERT CALDWELL
E. LEONARD RUBIN

None

ALSO PRESENT:

STACY ALBERTS SIGMAN, Asst. Village Manager

1 CHAIRMAN WARGA: I would like to call to order the Plan and Zoning Commission meeting.
2 This is for Plan and Zoning. Are there any other meetings tonight?

3 MS. SIGMAN: That's it.

4 CHAIRMAN WARGA: We're it. Okay. So, everybody should be in the right room. And tonight
5 on our agenda, we had two items, one has dropped out, 161 Northfield Road, and 401 Wagner Road,
6 which is what I assume everybody in this room really is here to talk about. It's the consideration of a
7 special use for a planned unit development for the Willow Park at 401 Wagner Road, submitted by the
8 Northfield Park District.

9 And we have three people here to be heard in favor or in opposition to the petition before the
10 Plan and Zoning Commission. If there are, there will be -- we have a set protocol for how this meeting
11 will run. And first, I'd like to introduce our Commission members and we'll go over how we'll have this
12 meeting.

13 My name is George Warga and I'm the Chair. And let's start with Bill.

14 COMMISSIONER VASELOPULOS: Bill Vaselopulos.

15 COMMISSIONER DOLAN: John Dolan.

16 COMMISSIONER CALDWELL: Bob Caldwell.

17 COMMISSIONER HIELSCHER: Bill Hielscher.

18 COMMISSIONER STEIN: Joanna Stein.

19 COMMISSIONER deLOYS: Dan DeLoys.

20 COMMISSIONER SMITH: Gerry Smith.

21 CHAIRMAN WARGA: So, the purpose of this meeting is we're responsible for holding the
22 public hearing to review developmental proposals and provide a forum for public input on proposed
23 projects. This Committee then makes a recommendation, and a recommendation only, to the Village

1 Board of Trustees. The Board will review the items being discussed tonight at their next meeting which
2 is scheduled for, the date is? May --

3 MS. SIGMAN: Hang on. May 16th.

4 CHAIRMAN WARGA: May 16. Now, I'll briefly go over the review of the meeting procedure.
5 First, we will have the Petitioner state that we're here for a public hearing on this case, 401 Wagner
6 Road. Should we, before we get into that, should we go through our agendas regarding approval of the
7 previous Board meeting?

8 MS. SIGMAN: Yes, we need to do the meeting minutes and then --

9 CHAIRMAN WARGA: Yes, let's do that first, okay. All right. We have approval for Summary
10 Notes of the Plan and Zoning.

11 COMMISSIONER HIELSCHER: Move to approve.

12 COMMISSIONER STEIN: Second.

13 CHAIRMAN WARGA: All in favor?

14 (Chorus of ayes.)

15 CHAIRMAN WARGA: Any opposed?

16 (No response.)

17 CHAIRMAN WARGA: So moved. Okay. 161 Northfield Road, there is a continuation originally
18 on our agenda for a request for a special use for parking at the North Shore Senior Center. They have
19 withdrawn this application as of 4/18/06.

20 MS. SIGMAN: That's right. So, we don't need to take any --

21 CHAIRMAN WARGA: Okay. It's out of the agenda. All right. We will, after we start the hearing
22 on 401 Wagner Road, we'll ask the Petitioner and any Objectors and any Interested Persons wishing to
23 be heard on this matter to stand, raise their right hand and swear that any testimony given by those

1 parties will be the whole truth. We'll then have a Petitioner presentation, an opportunity for cross
2 examination, and we have three people as I said. Are there other people here who plan on doing any
3 cross examination or petition-speaking on behalf? Are there others?

4 AUDIENCE PARTICIPANT: There may be other people coming.

5 CHAIRMAN WARGA: Okay. All right. We'll have questions by the Commission. We'll have the
6 Objectors' presentation. And again, do these people, do they have to be signed in, these three? Are
7 we open to others?

8 MS. SIGMAN: No, I think that we have a request, we have three formal requests to be heard
9 and to possibly cross examine. But otherwise, normally, even if they haven't, if somebody wants to
10 speak on the project, they're welcome to do so after that point.

11 CHAIRMAN WARGA: Okay. Okay. So, there will be a time for Objectors' presentation and
12 cross examination, and then questions again by the Commission. And then we have an Interested
13 Persons' presentation, and then again cross examination and questions by Commission, rebuttal. So,
14 there is plenty of opportunity to speak.

15 So, please, this process is really intended not to be so formal, but as to give some guidelines
16 and to create some order in the meeting, okay, we want to make sure everybody is heard. This is a
17 very friendly community. We have a very interested group of members who are volunteers here to help
18 everybody reach an agreement tonight. And then we'll have final questions by the Commission, closing
19 remarks of anybody, Petitioner, Objectors, Interested Parties or Staff, and final deliberation and a
20 motion of the Plan and Zoning Commission, and then we'll close from there.

21 So, we are going to formally open the hearing for 401 Wagner Road and we'd like the Petitioner,
22 any Objectors, and any Interested Persons wishing to be heard on this matter to stand now. This is the
23 time to stand. So, if you wish to be heard tonight, you must stand right now, okay? Very good. Please

1 raise your right hand.

2 (Witnesses sworn.)

3 CHAIRMAN WARGA: Okay, that was very good. Thank you. Thank you very much. Okay.
4 So, and when we have you speak, we want to make sure that you have a microphone in hand and that
5 you state your name and where you live please. We have a court reporter here and it would be very
6 helpful.

7 MS. SIGMAN: For anybody who is doing a formal presentation, the podium is up there.
8 Anybody in the audience that prefers, I can bring them a mobile microphone.

9 CHAIRMAN WARGA: And so, to begin this process, we'll have the Petitioner presentation.
10 Good evening, George.

11 MR. ALEXOFF: Is this one working? I like to have something in my mind. My name is George
12 Alexoff. I'm the Director of Parks and Recreation for the Park District. And thank you for giving us the
13 opportunity today to explain our proposed master plan to the Commission.

14 Before I get started, I'd like to at least introduce you to the people from the District who will be
15 hopefully answering the questions that you have. Scott Turban, the president of the board, is here.
16 Todd Stanton from Design Perspectives, Patrick Glenn from Gewalt Hamilton, and Doug Miller from
17 Musco Lighting. So, as we go through the process and you have specific questions, I may be referring
18 you to them so that we can get very detailed answers that you'll be looking for.

19 I'd just like to start off by mentioning as we went through the process, the District also reviewed
20 the vision plan that was developed by the Village years ago and we kept that in mind as we continued
21 to move forward. We looked at developing the master plan only after completing a couple of other
22 projects that we had. Back in 2000, the Park Board adopted a facilities master plan for the entire
23 agency. At that time, there were three parks identified which are the three parks the District does own

1 which is Fox Metal, Clarkson, and Willow Park.

2 During that process of adopting the master plan, Fox Metal was already under construction. So,
3 that was the first phase. The second phase after sitting down, the Park Board decided that they really,
4 after resident input, Clarkson Park would be the second park that we would take a look at and really
5 see what we can do to try to improve the park site there.

6 As you know, Clarkson Park is now finally complete. And I think a lot of the residents are really
7 enjoying the end product. I'm happy to say not one single tax dollar was used for that renovation which
8 cost close to \$1.1 million. We really benefited from the hard work of the Northfield Parks Foundation
9 and a lot of the residents who contributed dollars towards the project as well as we were very
10 successful receiving both state and federal grants to help offset the additional cost of the project. So,
11 that's what we moved forward.

12 Once that project was completed, we decided to take a look at our facility plan and what was
13 the next item on our agenda. And we looked at Willow Park. During that process, we started back, I
14 would say probably in the fall of 2004. And when we looked at it, our first stop was to find out what we
15 needed to do, did we have any updated plat of surveys, drawings, things of that nature for the site. We
16 did not have any updated plat of survey so that was the first thing we really instituted.

17 And then we decided we were going to start trying to get more information out to the public. We
18 started publicizing within our District brochure. We were looking for resident input. And we sat down
19 and identified that we wanted to take a look at our facility master plan that was adopted in 2000 and
20 find out are there things that were omitted, than in year 2005 needed to be updated, are there items
21 that potentially we had overlooked or no longer really a community need.

22 So, as we did that, we had our first focus group meeting which was in April of 2005. At that
23 focus group meeting, we invited our affiliate organizations who utilized the park as well as the Parks

1 Foundation and the Administrative Committee for the Recreation for the Board. We sat down and
2 reviewed those plans and kind of identified what I would call a wish list of different items that potentially
3 could be included or deleted from the initial plan.

4 And then we sat down and we hired a land planner to start looking at the entire project. What
5 would work? What wouldn't work? With that process, we kind of had a few goals in mind when we
6 started. Really the first and foremost was infrastructure improvements. We really wanted to take a
7 hard look at the site and find out were there any site drainage issues that we can try to improve in that.

8 We also talked about irrigation. Right now, to water any of our current fields, we basically hook
9 a garden hose up to the side of the Community Center and we run it 500 feet to try to water any grass
10 seed or anything that we put out there. So, we really wanted to make sure that we looked at that as
11 well.

12 We wanted accessible walkways so that we could get people to and from the different locations,
13 the different elements as I call within the park site itself. We wanted to look at District storage. Right
14 now, we have no storage available for us to maintain our facilities. So, we are looking at that as
15 something we wanted to look at as well.

16 We wanted two dedicated large soccer fields. Right now, what the existing layout was, it was
17 very difficult to ever use two soccer fields at one given time because they overlapped with the baseball
18 season. So, we wanted to take a look and say can we somehow identify where we can potentially put
19 two fields together and not have it conflict with our baseball program.

20 We looked at how many ball diamonds do we need, whether it's girls softball, whether it's boys
21 baseball. We identified we needed four diamonds. As we talked to our user groups, one of the biggest
22 concerns was extended life in terms of when I say life I'm talking time, in terms of practices and games.
23 Currently, one of the things as we looked at, when we looked at the redesign, were there other areas

1 within our community that we potentially could purchase more land somewhere else? We realized
2 there is no land available. I think we all know that.

3 So, how can we better utilize the existing spaces that we had? So, as we went through that, we
4 also talked about the reconstruction of our tennis courts. Our tennis courts are over 30 years old and
5 they are in dire need for replacement and fixing those up. So, we did that.

6 We looked at our, community input I think was very important for us. As I had mentioned
7 earlier, we looked in the spring-summer brochure that went out for 2005, that was a publication that
8 went out in January of '05. And in fall of 2005 which really took place in July, we talked a little bit about
9 our update on where we were and where we were headed. Winter of 2005, we also talked about.

10 And our spring-summer brochure was really our main kick off to really educate the public on
11 exactly what our initial thought process was, where our plan was. And we dedicated two pages in our
12 brochure, we put a color rendering of what the proposed plan could look like as well as a description of
13 the different site elements that we were considering. At that point, we also were advertising two public
14 meetings because we really felt it was important to get as much input as we could from the public on
15 this process, on the plan before we move forward.

16 Those meetings took place in March and April of this year. Through that process, we also had a
17 couple of other focus group meetings where we sat down with select groups. For example, the
18 residents on Robin Hood Lane, we sat down with them. We talked about what would work, what
19 wouldn't work, how could we improve the site, how could we not. And as we went through that
20 process, we identified potential needs. And once we looked at that, there were some other things that
21 we had to pull out. So, the plan that you see here is the plan that we shared with the residents at our
22 April 11th meeting. And that's where we are today in terms of the plan.

23 And before I really kind of show everyone the elements, what I'd like to do is really talk a little bit

1 about our process. We are really looking for some type of approval because it's really key for us
2 because we're in the process of really trying to solicit our funding to make this project happen. And
3 without a firm adopted master plan, it's very difficult for the District to go and try to receive additional
4 funding, whether it be state, whether it be federal, whether it be individual state which are natural state
5 grants. There's a lot of different grants that potentially could be had and acquired if we had an
6 approved plan.

7 Our timing right now is our first grant application that is due is due at the end of June. And
8 we're really trying to have the plan adopted so that we can then take that and take it down to the state
9 and hopefully have a successful grant opportunity there. The grant we're applying for specifically for
10 that one is a \$400,000 OSLAD Grant. It's a matching grant. So, really we would be getting \$400,000
11 back if we put \$400,000 in.

12 We've also, through this whole process for the last year, have been working with our community
13 user groups to really find out is there a way for them to partner with us on this project. And we were
14 looking at funding options. We had actively been really working with them to come to some
15 conclusions. And until we can find out what site elements will be approved in the plan, we really can't
16 move any farther. So, we need to try to do that as well.

17 In our application process, we asked for a ten-year PUD. The reason we did that is because we
18 are willing to phase this project in. That is not our goal; however, that is something that could be a
19 reality. As we said, we do not have as a District a lot of fund balance laying around within our accounts
20 right now, nor do we see that happening in the future. It's really going to rely on our stewardship of
21 going out and trying to receive as many grants as possible and working with our community user
22 groups.

23 So, at this time, let's just talk a little bit about the plan if I could, and then we'll open it up to

1 some questions. You all have the maps in front of you. That hasn't changed much but this is kind of a
2 color rendering. And just to go through the process itself, the current Peewee Diamond which is
3 located down right next to the Community Center is now recommended to be totally changed. We will
4 be putting grass in there, all new ball diamond mix. There will be an access point.

5 The diamond you see here is going to be a Pony Diamond. The double soccer field here has
6 been designed so that we can play baseball and soccer at the same time. We also have the ability now
7 to rotate these fields north, south, east, west so that we can really rest our goal mouths as best we can
8 on a seasonal basis.

9 We're looking at the two other diamonds that are located up here as more multi-purpose
10 diamonds for both girls softball and boys baseball. The wonderful blue area you see here is going to
11 be our pond. We are using that for our site irrigation and also detention area so that we will be able to
12 water the fields.

13 The tennis courts, as you can see, are not really changing location. However, we are reducing
14 the number of courts from four, or from six to four. And with that, we are adding a batting cage area off
15 to the side here. And we are also, as you see in your report, we are recommending a storage facility off
16 to the side.

17 One of the things we looked at when we were trying to put the storage facility in is kind of move
18 it a little bit back more into the interior site, you know, so it was a little bit more aesthetically pleasing.
19 We do have an asphalt walk or a path going straight through it so that we do have the ability for fire
20 trucks and emergency vehicles to go through. One of the real exciting things as I talked about earlier in
21 terms of the walking path, as you can see more of the dark grey coming around, we do have a walking
22 path going around the entire site and connecting all the different elements that we're looking at.

23 If you go back up which most of you have heard before, it's called the Bird Sanctuary. It is

1 something that the District has always called it. It's more of our passive area. That's up in the corner
2 off of Happ and Wagner. We're looking at putting a bocce court and we also have a very active group
3 right now who would really like to see us put some type of nine-hole frisbee golf course in. So, we're
4 going to be doing that in our recommendation.

5 Where you see two kind of brown areas, one here and one here, those are shelters so that we
6 can utilize them for picnics, day camp and different rental opportunities for our residents so they could,
7 you know, have different parties. It's not uncommon that we have pony rides back here sometimes
8 where people will have a birthday party and do things like that. You'll see kind of the shaded area here,
9 some more detention area, native restoration. One of the things that we're looking at is making sure
10 that on the north branch of the river here, that we shore up the shore line as best we can and get as
11 much native prairie grasses and vegetation growing as possible, because we really feel that, you know,
12 based on everything we're hearing nowadays, that is the best way to really try to keep an aesthetically
13 pleasing way for water to be detained.

14 So, that's a little bit about the plan. I guess at this point, what I'd like to do if it's okay, George, is
15 kind of open it up to questions that you have and the four of us will answer whatever you need. Thank
16 you very much.

17 CHAIRMAN WARGA: Thank you, George. So, for those in the audience who would like to ask
18 questions, please --

19 MS. SIGMAN: Why don't you start with the three on the list?

20 CHAIRMAN WARGA: Excuse me?

21 MS. SIGMAN: The three on the list.

22 CHAIRMAN WARGA: Yes. We'll start with the three people who signed in. So, we have --

23 MS. SIGMAN: The first one I believe was Marilyn Abbey.

1 CHAIRMAN WARGA: Marilyn? Marilyn, are you present? Hi, Marilyn.

2 MS. ABBEY: Hi. I'm Marilyn Abbey and I live at 385 Bristol, so I'm right in front of the park.
3 And would you just show everybody where Bristol is on the map? Where the townhouses are? Okay.

4 I don't know how many of you were in the park last Saturday, but I know I used the park
5 probably as much as anyone in Northfield because I'm out there virtually everyday with my dog. And I
6 wish that my user group had been consulted early on because there are uses of the park that don't
7 involve team sports and so forth. But in any case, there were more people in the park last Saturday
8 than I have ever seen in the 9:00 o'clock hour. So, I think already Northfield is kind of reaching
9 saturation with the number of teams that have been signed up.

10 There were no parking places available in the school lot or on Wagner, and somewhere across
11 Willow Road, I assume somewhere in the church lot, I'm not sure where all of them were but it was
12 definitely crowded. My question is how does this fit in with the letter that we just got last week from
13 John Birkenmier about the history of Willow Road and the problem with Glenview and Northbrook
14 wanting to make it four-lane and Northfield wanting to hold out for the original plan that the state agreed
15 to? Because already with all the things you have planned, you're going to be increasing the traffic on
16 Willow Road to the point that it just is ammunition for the four-lane people.

17 MR. ALEXOFF: In terms, from our point of view, we're actually reducing the amount of
18 amenities and field spaces. I mentioned before we're going from six tennis courts down to four tennis
19 courts. We're reducing from five ball diamonds down to four ball diamonds. And all of the site
20 amenities that we're talking about in the master plan are on the District property and do not encroach
21 on Willow Road.

22 MS. SIGMAN: And I guess, you know, to answer from the Village standpoint, nothing that I see
23 proposed here would change the ADT of Willow Road, the average daily trips which is the traffic

1 generators, nor the LOS, the level of service at the lights which would be two primary things you look at
2 as far as capacity of the roadway.

3 Certainly in the wider plan that Glenview and some of the neighboring towns have proposed,
4 there is the possibility of additional land being taken if a wider roadway was put in, and that would
5 possibly impact the park, though none of the improvements are likely immediately in that area. And I
6 think that the Park District would be opposed to the taking of that land, and under current law, it could
7 not be done unless it was special legislation allowing the state to do that. But I think as far as the ability,
8 the traffic flow, I don't see that the park changes would have any impact on that.

9 Also, I guess one other thing is that the Park District, the peak period at the park tend to be
10 different than the peak traffic hours for Willow Road which is morning and afternoon rush. This tends to
11 be more, you know, evening and weekend sort of activity.

12 MS. ABBEY: Excuse me, but I think you're mistaken about that since I live right off Willow
13 Road.

14 MS. SIGMAN: Yes, it is always busy but peak period is still morning and afternoon rush.

15 CHAIRMAN WARGA: I live in the neighborhood, too, there, and I see the road being most
16 congested on Saturday mornings.

17 COMMISSIONER deLOYS: From Best Hardware to Fox Metal on Saturdays, it's a traffic jam.
18 So, the perception --

19 CHAIRMAN WARGA: But that's not peak rush hour.

20 COMMISSIONER deLOYS: -- is that you're just moving the congestion to nighttime and that's
21 what the fear is, I mean, of this from the neighbors.

22 CHAIRMAN WARGA: Okay. Our next, one of our other signed petitioners is Joel Peugeot. Is
23 that how you say it?

1 AUDIENCE PARTICIPANT: Unfortunately he couldn't be here. He had to work.

2 CHAIRMAN WARGA: Okay. So, Becky Newport then?

3 MS. NEWPORT: Hi, I'm Becky Newport. George, one of the things you didn't mention is lighted
4 fields. That's a biggie for those of us who live right there where there aren't lights now. We're going to
5 have lights shining in our windows until 10:00 o'clock at night and noise until 10:00 o'clock at night.
6 And I think part of our concern is the parking.

7 People do not park across Willow Road, they park on Bristol. That's never been, people are not
8 ticketed. They are now coming off of Bristol into Robin Hood Lane to turn around in our parking spaces
9 and come back. It's going to bring more traffic in than there is now. I mean, we're constantly calling
10 the police because there are people parked in our spaces or turning around in our spaces.

11 And because Robin Hood Lane is a private road, we pay to maintain that. We have twice as
12 much traffic. There are 20 units there. So, there were basically 20 or 40 of us on that. Now we've got
13 people in and out of our parking spaces and driving through Robin Hood Lane. You are going to have
14 more of that with more people that are participating and we pay for that. We maintain that road
15 ourselves.

16 COMMISSIONER HIELSCHER: Could I ask a question of the speaker?

17 MS. NEWPORT: Sure.

18 COMMISSIONER HIELSCHER: Have the folks at Robin Hood Lane ever tried to -- I happen to
19 live over at Metal Lake and we have the same problem every morning with the New Trier drop off. The
20 people would turn in or, you know, drop off, turn around. What we did at both of our entrances is put a
21 relatively simple inexpensive sign up right in the middle of the entrance so cars can go by on both
22 sides. And I can tell you it made a world of difference. People stopped dropping their kids off and
23 using us for a turnaround. I'm just curious if anyone ever tried that.

1 MS. NEWPORT: Well, we have no parking signs all along Bristol and Robin Hood and they
2 park, you know, facing the sign. So, we're concerned for safety, too.

3 COMMISSIONER HIELSCHER: I understand. I'm just suggesting as someone at Robin Hood
4 Lane or within the association, you might want to take a look at what they did over at Metal Lake
5 because it's been very effective. It's not a sign on the side but it's right through the middle of the drive
6 in an apron.

7 MS. NEWPORT: Well, the trouble is they are pulling in off of Willow and I don't know, I mean,
8 you can't stop traffic dead in the middle of Willow Road, you know, to not turn in. I don't, that's what
9 we're concerned about. We don't know what --

10 COMMISSIONER HIELSCHER: Yes, we have the same problem at Happ and they would be
11 turning in off of Happ when it really backs up from New Trier almost all the way back to Winnetka
12 Avenue at the peak time for the pickup and the drop-off. I'm just using this as a suggestion, that's all.

13 MS. NEWPORT: Yes, well, I think that's our concern is that it's so bad now and we're bringing
14 even more people in that it's only going to make it worse.

15 MS. SIGMAN: One of the suggestions, our police chief made a recommendation that was in
16 your packet, and that is that the Park District be required to put some sort of barricade type sign up
17 there during the games that says no turnaround or drop off in this area. It would certainly need to be
18 designed and worked with, with the neighborhood so the neighborhood maintain access. But it was
19 clear before anybody turns in off of Willow Road that they're not allowed to go there. Once it's signed
20 and appropriated, the police can ticket on that as well.

21 CHAIRMAN WARGA: Yes, the police department presently at Old Willow and Wagner Road,
22 they put signs out in the street to direct traffic and people obey that. I mean, they put a one-way traffic
23 sign there. So, I know there are ways to control the traffic but we have to take some action and, you

1 know, it is a concern.

2 Addressing the light issue, George, why don't you talk to the photometrics on that?

3 MR. ALEXOFF: Okay. One of the things we did is, when we looked at lighting, we wanted to
4 find out exactly what was the state of the art lighting that's available today. Our first call was to Musco
5 Lighting. Musco is the industry leader in terms of lighting. When we looked at that, we knew we had
6 existing lighting that was currently on site. Right now we do have six lighted tennis courts that are
7 there. They're 40-foot poles, and there's a total of, I believe 20 poles right now.

8 The new configuration for the lighting would encompass 34 poles varying from, I think it's 40-
9 foot to four poles which would be at the highest level which would be the 80-foot poles, and the other
10 ones would be 60 and 70. And that would be a total of 34 poles. So, we're looking to add 14 total light
11 poles on site.

12 The new green structure, as they call it, lighting is far superior than anything you see. It just
13 came out not a year and a half ago, Doug, or two years ago which really reduces the spill and the glare
14 that you may have seen in other areas in the past. And so, we're all happy with that and we feel very
15 confident that based on our engineering from Musco that we will be able to reduce the spill light where
16 basically less than one percent would be going beyond the boundaries of the District.

17 So, I don't know if that answers it and there's more specific questions, we can get Doug
18 involved.

19 CHAIRMAN WARGA: Yes, what I heard Becky say basically is the lights glaring into their
20 properties, will that occur? Will lights actually be cast into their windows?

21 MR. ALEXOFF: Why don't I do this? Why don't I let Doug talk a little bit about the light
22 structure?

23 MR. MILLER: The way we have everything laid out right now with, we have the poles and the

1 proper --

2 CHAIRMAN WARGA: By the way, can you introduce yourself and all that?

3 MR. MILLER: Oh, I'm sorry. My name is Doug Miller. I'm a representative of Musco Sports
4 Lighting. We are a worldwide company that specializes in the design and manufacturing of sports
5 lighting systems.

6 And what we have proposed for the Park District is the lighting of these fields, we have the
7 proper pole placement in order to light these fields properly but also the proper mounting height. And
8 the reason we're using or we have arranged from 40-foot poles on the tennis courts to 60's and 70's on
9 the ball fields and 80's on the soccer is due to the size of the area that we're trying to light. We have to
10 light it to a certain foot candle level, foot candles being the measurement of light, not only on the field
11 but we're trying to reduce how much light falls outside of the playing area.

12 And with the technology that George mentioned, the light structure green system is far and
13 away the best technology that the sports lighting industry has ever seen. And, again, how we light
14 these fields is to place the poles in the proper locations, have the proper height to poles in order to
15 have a proper angle of light onto the field. And by doing that, we minimize the amount of glare that you
16 may see or the spillover light which was just mentioned. We keep that to a minimum.

17 Each individual light fixture that we are proposing has an external visor on it which even further
18 decreases the amount of light that you may see. The part of the light that when you're driving by a
19 lighted sports field is when you look up, you don't want to see an intense light. That's what's defined as
20 glare. And that's where the makeup of our lighting fixture along with the external visor keeps that to a
21 very minimal.

22 CHAIRMAN WARGA: So, will lighting -- will any light cast into their windows or onto their
23 properties?

1 MR. MILLER: There will be, I believe there, it was on the east side, I believe it was 0.17-foot
2 candles or 0.2-foot candles which a typical street light, to give you an idea, a typical street light will put
3 out anywhere from 3 to 7-foot candles.

4 CHAIRMAN WARGA: So, this is a fraction of that.

5 MR. MILLER: This is very minimal for around 0.2-foot candles. Very minimal.

6 COMMISSIONER deLOYS: What about to the south on Willow Road?

7 MR. MILLER: I believe that's where it was the 0.2-foot candles.

8 MS. SIGMAN: Along the south lot line, the highest level reading is 0.18-foot candles at the lot
9 line, the south. On the east side --

10 COMMISSIONER STEIN: 0.12 is the highest?

11 MS. SIGMAN: Is 0.12. On the south side along Willow Road, the highest level, again basically
12 at the lot line is 0.18-foot candles. The west side is 0.24 and on the north lot line is 0.17. The code
13 standard is that it cannot exceed 0.25, so all of those lot line readings are within code.

14 CHAIRMAN WARGA: And Becky, are there street lights presently on Bristol there, north? No
15 street lights?

16 MS. NEWPORT: No.

17 CHAIRMAN WARGA: Just lanterns on the buildings.

18 COMMISSIONER HIELSCHER: Just out of curiosity, understanding that this is a relatively new
19 technology, are you aware of any lighted areas in the surrounding suburbs where residents of the
20 Village might be able to see this technology?

21 MR. MILLER: There are a number, yes, that I can provide to you.

22 COMMISSIONER HIELSCHER: Okay. I just thought that some of the residents, and
23 particularly those who live close by, it might be nice for them to be able to see this technology in action.

1 MR. MILLER: Yes, there are a number of fields around the Chicago land area with it.

2 COMMISSIONER HIELSCHER: Thank you.

3 CHAIRMAN WARGA: Are there any other questions by people in the audience? Please take a
4 microphone. You have to take a microphone, thank you.

5 MS. WOLLAND: My name is Joan Wolland. I'm president of the Association of Robin Hood
6 Lane in North Bristol. And may I approach please?

7 CHAIRMAN WARGA: Sure. You have something?

8 MS. WOLLAND: We sent you folks a letter.

9 CHAIRMAN WARGA: Yes. Thank you.

10 MS. WOLLAND: And I have copies, I'm not sure who's what but --

11 COMMISSIONER HIELSCHER: It's in all of our packets and everybody's got one.

12 MS. WOLLAND: Okay, terrific, that's great. One of the other items is this map of the flood plain
13 which narrows up considerably at Robin Hood Lane which is our property. One of the issues I have
14 with this, and George and his group have been nothing short of great in apprising us and keeping us,
15 you know, up to date on what's going on, and thank you again. But there are several issues which still
16 need to be addressed which we're very concerned about as homeowners living in this spectacular area
17 that we live in.

18 Going back to the light situation, you're talking about one particular light. What is that multiplied
19 by in the field? And how is that going to compound the lighting exposure to our property? I mean,
20 that's one light that you're talking about, the 1. --

21 MR. MILLER: 0.12.

22 MS. WOLLAND: Yes.

23 MR. MILLER: The Village code as I understand it when we're dealing with basically your lot line

1 would allow up to 0.25-foot candle.

2 MS. WOLLAND: Okay.

3 MR. MILLER: And what has been measured here is 0.12 at the brightest.

4 MS. WOLLAND: Okay. We're 30 yards, you know, we're throwing distance. And recently, you
5 know, they switched the fields around now, you know, the lacrosse folks are basically, you know,
6 throwing the balls in the net and they're coming right east in the Bristol area. So, these nets being
7 turned, is the lighting going to be placed in this exact area? What is the footage from our property to
8 this lighting and how many are there and what kind of exposure is this lighting going to give onto our
9 property? I guess that's a huge issue. And how long are these lights going to be on at night?

10 We have ongoing issues with the park. We've had several problems as Chief Lustig will attest
11 to with people hanging out at the park late at night and arrests have been made, blah-blah-blah. This is
12 another compounded issue that we want to address.

13 CHAIRMAN WARGA: Just to stay kind of organized and making sure we answer all of your
14 concerns --

15 MS. WOLLAND: Yes, I know I'm all over the board, right?

16 CHAIRMAN WARGA: It's okay, I'll help you.

17 MS. WOLLAND: Yes. Thank you.

18 CHAIRMAN WARGA: That's my job. So, can we go item by your questions actually? Because
19 right now what we're doing is cross examining just as you asked.

20 MS. WOLLAND: Yes.

21 CHAIRMAN WARGA: Well, how many lights, you know, how close are they to my property, if
22 we can have an answer to them --

23 MR. ALEXOFF: The total number of light fixtures are 48, Doug? Or 144 total on the site. And

1 there are two poles here which are adjacent to yours. And, Doug, do you know how many fixtures are
2 on these two?

3 CHAIRMAN WARGA: Yes, and how close are they to that property line I think is what I heard
4 Joan ask. So, why don't you --

5 MR. ALEXOFF: We're talking probably close to 150 feet tied with that --

6 MR. STANTON: That's to scale. I would say probably 150 to 200 feet to Bristol property line.

7 CHAIRMAN WARGA: And you are, you, sir?

8 MR. STANTON: My name is Todd Stanton, president of Design Perspectives. We prepared
9 the map and the plan on behalf of the Park District.

10 CHAIRMAN WARGA: Thank you, Todd.

11 MR. STANTON: Thank you.

12 CHAIRMAN WARGA: Okay. So, 150 feet from Bristol.

13 MS. WOLLAND: Okay. Is this pretty standard for a property being this close to a development
14 of this size?

15 MR. STANTON: We design several community size parks which -- Doug and I have worked on
16 similar properties in Naperville and we always try to maintain 100-foot buffer between the property line
17 and where we place the field. So, this is conducive to this type of sports type arrangement.

18 CHAIRMAN WARGA: Okay. And then your next item is, what would you like to have
19 answered?

20 MS. WOLLAND: Well, there are several, and the letter I think it's several pages long. And I
21 don't mean to beat everybody up on this stuff but these are real issues that we're concerned with.

22 COMMISSIONER HIELSCHER: Feel free to express your concerns. We're here for --

23 MS. WOLLAND: I appreciate that, thank you.

1 CHAIRMAN WARGA: Well, one of the items was the access with the proposed parking and
2 that's all been --

3 MS. WOLLAND: Yes, you know, and you folks addressed this barricade issue which is great.
4 But once they turn on to North Bristol, there is no way out. There is no way out except to pull into the
5 parking spots or to use our Robin Hood Lane as access to get back out.

6 We're a substandard roadway. The Village won't come near us because we're a private road
7 and we aren't up to speed on the size of the road. Car traffic, truck traffic, everything impacts us
8 because of our riverbed. We have a riverbank that is infringing on the, it's an erosion issue with our
9 road. As little amount of traffic as possible is our, you know, goal. Not to mention just --

10 CHAIRMAN WARGA: Can I interrupt?

11 MS. WOLLAND: Yes, I'm sorry.

12 CHAIRMAN WARGA: If I could you halt there for one second regarding the parking and how do
13 you see that what they're doing is changing what is currently already a problem?

14 MS. WOLLAND: Oh, I think we've already seen that with the increase of traffic onto Bristol in
15 the last several weeks. We've seen that.

16 CHAIRMAN WARGA: But this is with the current conditions of the park. So, what they're
17 proposing doesn't have anything to do with what is currently there is what I'm -- so I'm asking what you
18 do see --

19 MS. WOLLAND: I don't agree with that. I believe that there is going to be increased traffic onto
20 Bristol Lane and access to our road because they have nowhere else to go.

21 CHAIRMAN WARGA: But why is this an increase versus what you have already have?

22 MS. WOLLAND: The increase in traffic you mean?

23 CHAIRMAN WARGA: Yes. Why do you foresee an increase?

1 MS. WOLLAND: Well, because there's going to be more, we don't know actually, George, we
2 don't know exactly how many teams or games or what's going to be played when we haven't seen a
3 schedule of this. But in the past couple of weeks, I believe our association has seen an increased
4 amount of drop-offs and drive-thru's than there has been from the past year. I think the addition of
5 lacrosse teams which is terrific, I mean, I'm all for a park expansion but it inhibits our ability to live on
6 our road because are accessing it for their drop-offs, for the fire lane and turnaround.

7 CHAIRMAN WARGA: So, the question is, is the park actually expanding the amount of playing
8 fields? Are we actually expanding playing fields?

9 MR. ALEXOFF: No, we're not. This is a park renovation. This is not an expansion.

10 CHAIRMAN WARGA: So, we're not, there is not an expansion of playing fields. I want that --

11 MS. WOLLAND: There's not an expansion of playing fields. There's an expansion of teams
12 playing, I believe.

13 MR. ALEXOFF: The current number of players right now this spring are the same as last year.

14 MS. WOLLAND: Okay. And with regard to the increase of teams playing at nighttime, I mean,
15 obviously that's going to be an issue with the lighting. I guess I just want to kind of troubleshoot this
16 and see what we can do and have the Village help us, you know, keep some area where these people
17 know and are aware of where they can go to drop off or park. And then it's not in our private parking
18 places and it's not in the fire lane on Bristol and it's not using our places on Robin Hood Lane.

19 And I just want to possibly ensure and have the Village help us out in trying to gain some, we've
20 talked about this, George, gain some sort of, you know, something from the Village to help us resolve
21 this issue because it's an ongoing issue, it has been for several years. And the park is growing and
22 that's great, but we need help on our end as well.

23 CHAIRMAN WARGA: We'll have Scott introduce himself.

1 MR. TURBAN: Yes, hi. I'm Scott Turban.

2 MS. WOLLAND: Hi, Scott.

3 MR. TURBAN: I'm going to try to address this issue because it's been an issue for 40 years in
4 Northfield.

5 MS. WOLLAND: Yes.

6 MR. TURBAN: And whether -- the new project is not going to generate more people. However,
7 there is a parking issue and a lot of it we don't believe is directly related. A lot of it is an enforcement
8 issue from the police department which we totally understand your issues. However, we're not an
9 enforcement agency. It's certainly our directive to educate our users on where they can park and
10 where they can't park.

11 Now, one thing that we are doing which I don't think has been mentioned before is that we have
12 had lengthy discussions with the Northfield Community Church. And we've just about reached an
13 agreement to, they have 55 new parking spots that have already been approved by the Village on the
14 south side of their property, and we are going to partner up with them and put the asphalt down and
15 use those extra 55 parking spots as our overflow parking. The church wants it, at times it could help
16 the school but it certainly will help us.

17 And even though by code we don't need to add parking spots because we're not increasing the
18 size of the development, we certainly do understand that and we think that if we can educate the users
19 of AYSO, the users of lacrosse, the users of softball, the users of baseball before they come to
20 Northfield where they can park and we work out a type of a barricade system on Bristol and we work all
21 together with the Northfield Police Department to let them know what our plans are, what your concerns
22 are, we think that we can -- the problem is not going to be solved. There's always going to be
23 somebody parking on the other side --

1 MS. WOLLAND: No, the problem needs to be redirected is all we're asking is that it be
2 redirected.

3 MR. TURBAN: Right, and there's always going to be people, no matter how many spots are
4 available next to the Community Center, there's going to be some knucklehead that's going to park at
5 Clarkson and run across Willow Road and almost get hit 12 times. That's an issue that you can see
6 and I wish the police could stop that but I don't know if they have the power to do that unless they can
7 issue a ticket to somebody doing that. And there will be somebody, no matter how much parking is
8 available somewhere else that is going to drive in Bristol even if they have to get out and move a
9 barricade because there are knuckleheads out there.

10 MS. WOLLAND: I know that, yes.

11 MR. TURBAN: But we do understand your problem and we have addressed it. And we are
12 very confident that we will have the deal with the Northfield Church for the 55 extra spots which will
13 greatly alleviate that.

14 MS. WOLLAND: Yes.

15 MR. TURBAN: And then, through education, we hope we can direct as many people to those
16 spots. And the habits that they have of going down to Bristol, hopefully we can break that.

17 MS. WOLLAND: Yes, and that's perfect. That's all we want is for these user groups to know
18 that, you know, Bristol is a dead end street and there is no notification of that when you, you know, it's a
19 public access. But then it gets, private but it's public to everybody else. That's the Park District's
20 turnaround for this current situation. That is a public access road as far as they're concerned and we
21 just want to make sure that that's addressed.

22 And we work with all the groups and we're willing to do whatever it takes to help out. And we're
23 talking to the police department and they've been very, very respondent with it.

1 MR. TURBAN: I mean, if everything goes well with this project and we can fund it, well, and we
2 build it all at once, it's going to take a year. We need two growing seasons to grow this. So, the park is
3 going to be just very quiet for a whole year and we will take that time to go address the AYSO's and the
4 Trevyans and everybody we can and educate them through emails, through flyers the best we can.

5 We certainly understand it's an issue. It's not just an issue for Bristol but it's an issue for people
6 that live in the Clarkson Park area, on Bristol there, on Dickens there.

7 CHAIRMAN WARGA: It's the parking around the, it's an issue around the whole park.

8 MS. WOLLAND: It's around the, exactly.

9 CHAIRMAN WARGA: Right, it is.

10 MS. WOLLAND: But I want you to know our association is willing to get involved and do
11 whatever it takes to help out with this situation because we love our town and we just want to make it
12 more efficient and safe for people who live here. That's just the bottom line.

13 MR. TURBAN: And we think that the 55 spots will make a huge difference.

14 MS. WOLLAND: Great, okay.

15 MS. SIGMAN: And I know the Village's Police Department is anxious to work both the Park
16 District and the neighbors on a solution that --

17 CHAIRMAN WARGA: It's a community problem that I think we have a lot of effort being put into
18 this, especially with something new on the board, it always creates a lot of interest and excitement.
19 And I think we can assume that everybody will do what they are responsible to do.

20 Any other specific questions that they can answer right now for you, Joan?

21 MS. WOLLAND: Just with regard to the retention pond. The river thins out considerably along
22 Robin Hood Lane, as I mentioned. I think it's 50 yards worth of river around our property. And we're
23 concerned about flooding, it floods all the time in the park and we're worried the pond that, you know,

1 how deep is it? Is it deep enough? And are we going to be in trouble? Because we have a lot of trees
2 and, you know, the banks have a bunch of junk on it and that clogs it. You know, that's what we're
3 concerned about.

4 CHAIRMAN WARGA: As far as also a person that lives along the river system that I know that
5 there are very strict controls about what can be done and to protect that, nothing will exacerbate the
6 existing problems.

7 MS. WOLLAND: Thank you.

8 CHAIRMAN WARGA: And we have a gentleman here who can introduce himself and address
9 this.

10 MS. WOLLAND: Yes. Thank you.

11 MR. GLENN: My name is Patrick Glenn, I'm with Gewalt Hamilton Associates, we're the
12 engineers for this project. And I guess, of course, it's pretty well known that the park site is generally in
13 the flood plain and a lot of it is in the flood way as well. And I guess one of the wonderful advantages
14 of designing the site in a flood way is you get that extra level of review at the state level, too.

15 So, besides engineering to the Village's criteria which are actually in many respects more
16 restrictive than the state's, our storm water management also gets reviewed by the Department of
17 Natural Resources for any work in the flood way. Any project in the flood way at first is subject to a
18 very, very short list of what the DNR calls appropriate uses which excludes houses, buildings, any sort
19 of commercial ventures. One of the, I think the list is only about 13 uses long, and open space and
20 park uses is considered an appropriate use by the DNR.

21 To put it in general terms as far as you hear the term compensatory storage, basically what
22 we're talking about with compensatory storage is any place in the flood way or flood plain on the site
23 where we fill in order to better grade the fields, we have to excavate a compensatory amount, generally

1 more than what's filled. In the flood fringe outside the flood way areas, we need to compensate 112
2 percent of all of our fill as excavation. Within the flood way, it's compensated at a rate of 150 percent.
3 So, for every shovelful that we have to put down, we have to take out a shovel and a half full to
4 compensate for that.

5 So, I think many of you probably saw the site maybe a month or six weeks ago when there was
6 quite a bit of water standing out there. And at the end of the day, under similar circumstances, there's
7 actually going to be more water that sites on the site. Between the detention facility and the
8 compensatory storage excavation, we're actually adding about four-and-a-half acre feet of storage to
9 the site which is about a million and a half gallons to put that in numbers that we can understand.

10 The other portion of the storm water management is the storm water detention. You know, the
11 compensatory storage is intended to maintain that volume that's on the site during a flood. The storm
12 water detention is intended to reduce the rate of runoff from the site due to the additional impervious
13 area. There is not a great deal of new impervious proposed with this development. You pretty much
14 have the path. One building, actually a full third of the new impervious area is the wet pond itself. That
15 water surface is actually included in our calculations as part of the new impervious area. So, we
16 actually provide detention for the detention pond.

17 COMMISSIONER HIELSCHER: And actually removing some impervious surface because
18 you're removing two tennis courts.

19 MR. GLENN: Correct. That's, one of the tennis courts becomes a building and the other tennis
20 court is actually taken out all together. So, the net increase in impervious area is under an acre and a
21 half and we've got nearly a half acre that is the pond itself. So, and again, our storm water
22 management of course in its entirety of course gets reviewed here at the Village level. We also go to
23 the DNR for any construction permits. And I thought I, I think that perhaps the Bristol Court folks have

1 also had their engineer looking over our shoulder, too. So, we're making a, it's a group effort.

2 CHAIRMAN WARGA: Thank you. We have another question?

3 MS. NEWPORT: If I could just ask something more about the retention pond which George
4 referred to as this beautiful blue patch on the drawing? I have never seen any beautiful blue water in
5 the park yet. The creek, of course, is not very clean and the retention area over by the school is just
6 awful. It's filled with weeds and gluey, black gunk. Now, what kind of water is going to be in this
7 retention pond and why isn't it going to just be a breeding ground for mosquitoes?

8 MR. GLENN: The pond as George mentioned, not only is the pond intended to be used for
9 detention, but also the District intends to irrigate with that water. And so, for their own purposes and
10 also to comply with the Village ordinances, the pond is required to have aeration and water quality
11 treatment to make sure that it doesn't become stagnant and we don't get algae growth, that it actually
12 will remain usable water for their irrigation system and actually be aerated to avoid becoming kind of
13 similar to some of the brackish type water that you see elsewhere.

14 MS. NEWPORT: As far as safety, is this a hazard for kids?

15 MR. GLENN: The wet pond, it's very typical and the Village ordinance also requires it, what you
16 would see if you were to look in cross section immediately under the surface of the pond, around the
17 entire perimeter of the pond not more than a foot and a half deep, there is a four-foot safety shelf that
18 comes out such that if someone were running around or along the pond and actually slipped into the
19 water, there is a safety shelf underneath there that's not deep at all where you could then get yourself
20 back out of the water. So, it's not, you know, it's not a swimming pool with just a sheer drop-off in there.

21 COMMISSIONER VASELOPULOS: Well, what is the height of the water at the shelf?

22 MR. GLENN: Generally, not more than 18 inches.

23 COMMISSIONER VASELOPULOS: Is that going to drop and, well, obviously it will rise but to

1 what extent will it drop throughout the year?

2 MR. GLENN: Generally, it's not going to drop very much because that normal water level is
3 pretty close to the normal water level of the river. So, as long as there's water in the river, that's going
4 to come back to the water in the pond.

5 COMMISSIONER VASELOPULOS: So, as the Park District utilizes that water for irrigation
6 purposes, it's going to, the river is going to fill it back up?

7 MR. GLENN: Right. We don't --

8 MR. STANTON: Once again, regarding the irrigation source, we've done an exploration study
9 that will draw a deep well to replenish the water source. So, we're going to use the natural rain water.
10 But when that water level drops a certain level, the water well will kick in to fill that water back up.

11 COMMISSIONER VASELOPULOS: From the well?

12 MR. STANTON: From the well, correct.

13 COMMISSIONER VASELOPULOS: Because that addresses the issue that was raising about
14 the unsightly retention area near the school. You're going to have water in there constantly.

15 MR. TURBAN: Well, right, and what I now realize is that we'll have to have a backflow
16 preventative around the outlet to that pond so that when it's filled with well water, we're not getting the
17 river back in.

18 MS. NEWPORT: I didn't hear what you just said.

19 MR. TURBAN: I'm sorry. What will happen is there is a storm sewer that drains this pond, and
20 what we'll have to do is have a back flow preventative, perhaps a flap gate on there such that water
21 can't flow back in from the river and get back into the well water that's been put in there to maintain the
22 level of the pond.

23 COMMISSIONER VASELOPULOS: And to that point again, how frequently do you anticipate

1 the water rising above that foot, foot-and-a-half level at the four-foot shelf?

2 MR. TURBAN: Well, you know, the function of the detention pond is such that pretty much
3 every time it rains, it's going to raise to some level. The high water level here I believe is not more than
4 two feet above the normal water. So, at most, you have, you know, three, three and a half feet, and
5 that's when it's at its one-hundred-year level.

6 I think it's important to recognize that today, if this pond or this area were to be at its hundred-
7 year level, you'd have a couple of feet of water there as it is right now.

8 COMMISSIONER RUBIN: You realize of course that a hundred-year level is a joke? It's
9 absolutely nothing.

10 MR. TURBAN: It is an overused term, I would concur with that.

11 CHAIRMAN WARGA: Do we have more questions from the audience?

12 MS. WOLLAND: Another quick question, if I may? With regard to the characteristics of the flow
13 of that river, do you anticipate a change in that which may accelerate we think the further erosion of
14 Robin Hood Lane? The river becomes very thin at our property as I indicated. I think I gave a FEMA
15 map over to the Chairman here. How do you read this flow problem with regard to how it's going to
16 affect or exasperate the erosion of Robin Hood Lane?

17 MR. TURBAN: Well, the intent is that, again, we actually are providing more storage on the site
18 than there is today. So, it's certainly, any excavation that we do at the scale of this individual site is not
19 going to alleviate flooding problems along the river, but in its own part, the park will actually be
20 providing more storage here which will lower water levels off the site and would reduce the rate of flow
21 through the river. Again, that's on paper it's going to do that. There is not going to be from this
22 development a measurable difference in the flow of the river.

23 CHAIRMAN WARGA: You're not changing the embankment, the scaping along the

1 embankment so that it's deflecting water to the other side of the bank or anything of that sort?

2 MR. TURBAN: No, the only work we would have proposed near the channel would be the
3 storm sewer outlet.

4 CHAIRMAN WARGA: Okay. Any other questions from the audience?

5 MS. WOLLAND: Another quick question if I may? Are you taking measures, I mean, obviously
6 I believe you probably are with regard to this area where the pond is along the river to alleviate
7 erosion? And can that be expanded into our property?

8 MR. TURBAN: Well, I think that, I mean, any channel could have, you know, there are always
9 erosion control measures that could be taken. I don't think that it's in the District's scope currently to
10 undertake any sort of major reworking of the channel throughout its reach. I think perhaps you're
11 referring to the restoration work that's proposed up here? These are, correct me if I'm wrong, George,
12 you have upland planning and such going in there, it's not a stream bank project.

13 CHAIRMAN WARGA: Any other questions from the audience? Please take a microphone and
14 identify yourself.

15 MS. DODSON: Hi, my name is Patty Dodson. I live on the south side of Willon on Eaton
16 Street. And already my street, and I know Dickens and Churchill and Bristol on the east side of
17 Clarkson, we all have traffic issues currently. And I'm confused when the Park Board members say
18 that there won't be any increase in numbers of users of the sports fields. I'm not sure I understand how
19 you can say that when the improvements that you're making especially with having, the way I'm reading
20 the design, six lighted fields, not five, because the little Peewee field you have there says sports
21 lighting. Is sports lighting the same as lighted field?

22 Okay. So, there are six then proposed fields to be lighted. And by doing that, isn't that inviting
23 more usage actually as opposed to you keep saying, well, we've actually reduced the number of

1 playing field, but you're increasing the number of hours that the fields can be used. So, I'm not sure
2 how you can actually say there won't be an increase in numbers of people.

3 CHAIRMAN WARGA: Go ahead and respond, George.

4 MR. ALEXOFF: Maybe I didn't speak well on the first time because actually there will be, in a
5 day, potentially more total users. However, at any given time, there will not be more users than
6 currently.

7 COMMISSIONER deLOYS: So, will there ever be four baseball games and two soccer games
8 going on at night at the same time?

9 MR. ALEXOFF: There is a potential. Do I see that ever happening? I don't know.

10 COMMISSIONER deLOYS: I guess that's the fear --

11 MR. ALEXOFF: But yes, there is that potential.

12 COMMISSIONER deLOYS: That's the fear of the neighborhood and that will increase traffic.

13 MR. ALEXOFF: But potentially during the day, without the lights, you can still have four
14 diamonds and two soccer fields going on at one time. So, that would not change throughout the day.

15 COMMISSIONER deLOYS: How did you arrive at the four baseball fields for lighted? Because
16 if you look at the area of Park District, Winnetka, Glencoe, Northbrook, Glenview, nobody has more
17 lighted baseball fields. We've got the smallest town in the area but we're going to have the most
18 baseball fields lighted. And I don't understand how Northfield needs that many baseball fields that are
19 lighted.

20 MR. TURBAN: Well, we've discussed all of this at length over the past several years. And
21 Northfield is in a unique situation because Northfield relies on all the user groups as our programs. We
22 don't have enough kids in Northfield to have our own soccer programs. We don't have enough kids in
23 Northfield to have more than one baseball team. So, we can't just play within our community.

1 So, we use AYSO as our house league soccer program. We use KWBA as our house league
2 baseball program. And so and so forth. So, if it was just our kids living in a bubble in Northfield just
3 playing with only Northfield kids which in Wilmette they have enough kids that their house leagues are
4 basically 95 percent Wilmette kids, and in Northfield we can't do that. So, we can't just limit what we do
5 to our kids because if it was just our kids, yes, we wouldn't need all these fields.

6 COMMISSIONER deLOYS: No, I guess I'm not asking with the fields. I guess it's the lighting,
7 two, outside of two or three. I guess I don't understand how four lighted baseball fields even for the
8 area based on what's used now, are we taking some of the Winnetka baseball stuff to Northfield, or
9 kind of we're I guess I don't see and understand the need of some of this right there, that need. That's
10 what I don't understand.

11 MR. TURBAN: Well, right now we have kids from Winnetka and Kenilworth and Glencoe that
12 play a lot of sports in Northfield as we have kids from Northfield that play sports in all of these towns.
13 We've got kids in Northfield that practice soccer out in Schaumburg because it's the only league field
14 that they can get to. So, there is a huge need on the North Shore. And is it just only Northfield's need?
15 No, it's not only Northfield's need.

16 But in order to partner up with the AYSO's and the KWBA's, those organizations have agreed to
17 put in somewhere around \$850,000 into this project. We can't build anything in Northfield on our own
18 because we have very little tax base. We're thinking of this project, if it's a two-and-a-half-million-dollar
19 project, taxpayer dollars maybe \$300,000. So, we're relying on partnering up with other organizations
20 besides getting a million or a million and a half dollars in grants.

21 So, it's the only way that we can make a project go like this. And it's our feeling that if we're
22 going to do this thing, we're going to do it right. There is no more land. And in ten years, you know,
23 could we get away with maybe lighting one less field right now? I suppose it's a possibility. But I think

1 that we believe that there is a demand out there and if we're going to do it, we want to do it top shelf.
2 And I don't think that the spillover of lighting, if you take away lights on one of the fields is going to
3 make a significant amount of difference.

4 COMMISSIONER deLOYS: What about, have you looked at lighting Fox Metal at all to alleviate
5 some of the traffic so you get some of it down that way?

6 MR. TURBAN: We have not looked at doing that. That's a joint partnership with New Trier. So,
7 we are only 33 percent of that vote. So, you know, that could be --

8 MR. ALEXOFF: And with that agreement, unfortunately the sisters at that point put in place that
9 that could not be lit. So, that was a predetermined.

10 MS. DODSON: I have some other questions. There's been a lot of focus on the lighting and
11 the parking but my concern is also the cost as far as who is footing the bill for the electrical bill, for
12 instance, on all the lighting. I don't see this happening without an increase in employee staff for
13 maintenance of all these "improvements", and I put that in quotes because I just don't know if I agree in
14 the terminology here. I don't see losing what you call passive green space, you know, we have very
15 little passive green space as it is. It looks like the church is going to give up some of their passive
16 green space now for more asphalt. And the Bird Sanctuary which you alluded to very lightly actually is
17 a very important environmental passive space.

18 What I see you doing here with your "improvements" is taking away the passive green space
19 which is unstructured, undesignated usage for those of us in the Village that like to go into a park
20 setting with, say our dogs or not, or our children and picnic and birdwatch. And now, if we want to go
21 into that, what used to be passive space, we'd be dodging the disc golf players. We'd be watching the
22 bocce players. You know, those two elements also kind of concern me because I've got to wonder
23 what percentage of the Northfield residents are demanding a bocce area? I don't know. Or even the

1 disc golf which was unsuccessful in the past and cost us a lot of money to undo it. So, I don't
2 understand that.

3 I'd like to know what the cost would be if we the residents, if we're partnering up with all these
4 other communities and they were willing to, you know, contribute financially, but are they going to be
5 willing to contribute to the electrical bills? Are they going to be willing to contribute to additional
6 staffing, employee fees, maintenance? Are they going to pay for the salaries of additional staff?

7 CHAIRMAN WARGA: Yes, can we have Scott go ahead or who is ever answering the
8 questions, George, to let them have an opportunity to answer as you raise your --

9 MR. ALEXOFF: Specifically in terms of lighting charges, yes, that is a reimbursable expense
10 that the organization who uses the particular field will be charged and paid for. In terms of if there's any
11 additional maintenance over and above our current state today, they will also be charged for that. And
12 that's an understanding that we've already started the dialogue on as we talked about in terms of as we
13 are working out any type of potential contribution towards the project. So, all of those items have been
14 discussed and, yes, they would be taken care of.

15 In terms of the actual site in terms of non-passive, passive, this is the one site that the District
16 does own, that it is an athletic complex. It is where we play our sporting events. It's our largest park,
17 we have 23 acres. With this park, the change of, tennis is still going to be there, the soccer, the
18 lacrosses, the field hockeys, the baseball, the softball. This is our active park.

19 The park would look very seriously at the Bird Sanctuary. Do we put something up there that is
20 more intense recreation? You know, we seriously thought about that. And we really felt it was
21 important to keep that more open, not with a lot of activity. So, I think we are sensitive to that need and
22 I do appreciate the comments.

23 MR. TURBAN: The bocce court and the disc frisbee are not cast in stone.

1 MS. DODSON: Well, then, if they're not cast in stone, why have them as part of your proposal?

2 MR. TURBAN: Because we want to show the possibility of what could possibly be on the site.

3 MS. DODSON: And having a passive space is not a possibility?

4 MR. TURBAN: Absolutely, especially in that part of the park. If there is a demand to do nothing
5 there from the residents, if the residents want to do bocce there and there's more people that would be
6 in favor of just a space that doesn't have a disc frisbee course or bocce court in which case there's very
7 little space, then we're certainly willing to listen to that. That's not an issue.

8 The Park Board is not adamant there is a bocce court on the site. We are recommending that
9 there is the soccer and the baseball and softball and that's the main focus of the site. But whether
10 there is a disc frisbee course -- bocce court or the area exactly there, that's not totally cast in stone.

11 CHAIRMAN WARGA: Okay. Any other questions? Let somebody else have an opportunity.

12 MS. FOSSLER: Hi. My name is Rose Fossler and I also live in the Robin Hood Lane area.
13 Another need I see, you mentioned there's going to be two new shelters in the ground. I don't really
14 want another shelter close by us. But there is a need for some sort of education again to the public as
15 far as using the woods and the creek as an outhouse which gets done a lot by children and adults, and,
16 you know, quite unsanitary and quite vulgar to have to see.

17 So, it would either have to be part of the education process that they need to go to the main
18 building or maybe we should think of a shelter there. I mean, I really don't want that but I'm just saying
19 that is a need and, again, with more games and more activities there, a concern.

20 MR. ALEXOFF: I appreciate that, but the shelters that are proposed are open-air shelters that
21 will not have any washroom facilities there. It's more for picnic tables, very similar to the cavalier
22 shelter that you see at Clarkson Park.

23 CHAIRMAN WARGA: Any other questions? Becky?

1 MS. ABBEY: I guess my concern is I don't think anyone has an objection to improving the park.
2 Most of us have played on softball teams in Winnetka and Wilmette and we appreciate the fact that
3 there will be fields for that. But you're taking a small park and you're cramming so many different things
4 into there at the expense of having lights at night and noise at night, parking problems at night. Yes, I
5 think that's really a concern, that you're just putting so many things into what was a beautiful green
6 park.

7 And I played softball and I think the kids should have access to that, but there are so many
8 things you're putting in there and now we're going to have it at night as well. I think that's a concern for
9 all the neighbors.

10 CHAIRMAN WARGA: Can you take the microphone, Scott?

11 MR. TURBAN: I just want, it's important that we all understand that we're not cramming
12 anything more in there that isn't in there already. Right now, there's five baseball fields, six tennis
13 courts, one big soccer field and half of a football field. Okay? That's what's there right now. That's
14 what the space is used for and has been to some variation since I've lived in Northfield for 25 years.

15 So, we're going from five baseball fields to four. We're going from six tennis courts to four. And
16 we're going from one and a half soccer fields to two. The space is only a certain amount of space so
17 we're not cramming any more things in there. We're certainly rearranging the stuff to where the
18 planners say the flow is much more efficient and we're making much more efficient use of the park or
19 we wouldn't undertake this huge project if we didn't think that we were doing a big, more efficient job of
20 what's there.

21 So, it's not, you know, all your issues are legitimate concerns and I do understand that. But the
22 idea that we're cramming more things into that park is just not true.

23 MS. ABBEY: Well, you're doubling the amount of time it can be used. Right now those things

1 are used in the daytime. The same things will be used at night.

2 MR. TURBAN: We are increasing it and I think Stacey has the numbers but --

3 MS. ABBEY: So, no matter how you look at it, you're still going to have --

4 MR. TURBAN: It's nowhere near doubling.

5 MS. ABBEY: Well, you're going to have people in the daytime as well as people at night, too.

6 CHAIRMAN WARGA: I would like to interrupt for a second please. We're getting away from our
7 question and answer. I think what I'd like to just summarize here that we're aware of is that, yes, we're
8 increasing the time that the park would be used. Parking issues are being addressed as well as they
9 can be and I would think that we'd be better off in the long run quite possibly, especially if the church is
10 helping in this matter. And the usage of the park is not any more but it's just extended during the day.

11 So, if we have questions other than those which have been addressed besides that, does
12 anybody have a new question they'd like to raise to our presenters at this point in time? Yes? Hello,
13 Tad.

14 MR. ROLLINGHOFF: I'm Tad Rollinghoff, I live in Northfield as well. Actually I just wanted to
15 make a comment of support for the Park District. It's a lot of work, they've spent a lot of time, and I
16 know it's difficult sometimes to get in these environments where most of the people that come out have
17 concerns and not necessarily are supportive of the change. And I've got three kids who play baseball
18 and who play soccer, who play tennis, and go to Middle Fork and look forward to being able to use this
19 facility in the right way. I just want to make that point.

20 CHAIRMAN WARGA: Thank you. And we do have, at this point in time just to stick with our
21 agenda, and I appreciate those comments, Tad, that we have room for questions for presenters right
22 now specifically. And we'll get into, we have room for other comments but right now, are there any
23 questions for the presenters? We have a question back here?

1 MS. CHRISTELL: I'm Dorna Christell and I've lived in Northfield my whole life. 30 years on the
2 south side of the park and almost 30 on the north side of the park. It's always belonged to all of us, the
3 park. It's been our park.

4 I feel like this is not going to be our park anymore. I have to tell you, I can't walk in the park
5 when I don't work. When I'm off of work, the park is full of kids. Even in the Bird Sanctuary, there are
6 people up there practicing soccer. There is no place to walk. And on Saturdays, you can't get near the
7 park.

8 I feel like we have totally really lost our park. And I think you have to take into consideration
9 that this belongs to the adults in the community as well as the children. And what's it going to take, my
10 question is what's it going to take to at least leave the top of the park, the north end open and free so
11 there's somewhere to go when the whole rest of the park is filled all the time? Right now. That's my
12 question.

13 CHAIRMAN WARGA: Go ahead and answer that.

14 MR. ALEXOFF: One of the additional amenities as I mentioned earlier is the walking path
15 throughout the park. So, you will have the ability to access all areas of the park through the walking
16 path.

17 MS. CHRISTELL: When there's games going on?

18 MR. ALEXOFF: Absolutely. Absolutely.

19 MS. CHRISTELL: You know, it's not safe. You can't walk around those baseball fields, right
20 now you can't.

21 COMMISSIONER HIELSCHER: Excuse me. If members of the audience could refrain from
22 making comments when people are speaking? It's difficult for us to hear what she's saying. Thank
23 you.

1 MS. CHRISTELL: You know, I understand that it's wonderful to have these other associations
2 come, you know, bring kids here to play with our kids. But it's not just about that. It's about maintaining
3 an open, green, free space for everybody in the community and not just the kids.

4 And I just want to know what it's going to take to not have a bocce ball field or disc golf field
5 which we had 20 years ago and drew in all sorts of people from other places who came and set up
6 camp in the park next to the disc golf setup and were there all day so that, you know, you didn't feel
7 comfortable going there either. So, I want to know what's it going to take to not have that happen
8 again?

9 CHAIRMAN WARGA: I would like to rephrase the question as how does the decision to get
10 made how that area if it were to be used, how do you develop a consensus. Maybe that would be a
11 way to address the question.

12 MR. TURBAN: I would propose that we have a public hearing then --

13 CHAIRMAN WARGA: For the use of that park? Okay.

14 MR. TURBAN: For the use of the park where we would --

15 CHAIRMAN WARGA: Very good.

16 MR. TURBAN: Whatever, if you don't want --

17 CHAIRMAN WARGA: Very good.

18 MS. CHRISTELL: How do you determine the people?

19 CHAIRMAN WARGA: I heard a public hearing. Public hearing, we'll have a public forum, it
20 would be open.

21 MS. CHRISTELL: Okay. But, I mean, if all the neighbors up there in that end of the park or the
22 people right there would just come and the rest of Northfield stays home?

23 CHAIRMAN WARGA: When people are not -- can I interrupt here?

1 MS. CHRISTELL: Yes.

2 CHAIRMAN WARGA: We need to kind of consolidate this and get down to the meet of this. A
3 public hearing is for those who are interested. If they are not interested enough to come out, they're
4 not interested. Signs are posted just as for this meeting. Those people who have some emotion about
5 this subject are here tonight. Those who are not, well, they chose not to be here. And that's how public
6 entities work.

7 COMMISSIONER VASELOPULOS: And to understand, the Park District did have a couple of
8 public hearings already. And the issues of parking, where the pond currently is now was addressed
9 then and I think that the Park District, I have to commend them. They heard the issues of the
10 community and they pulled the parking out of there when they addressed that. So, I think they're very
11 sensitive to the needs of the public, of the taxpayers. And they have shown in the past that they want
12 to address those issues and have accommodated the concerns of everyone.

13 So, you know, if there's enough groundswell support to not have a frisbee, a golf course or a
14 bocce golf course, you know, I'm sure they're listen.

15 CHAIRMAN WARGA: We now have an opportunity if there are, are there any more new
16 questions from the audience?

17 Okay. Any questions from the Commission to the presenters regarding their presentation?

18 COMMISSIONER VASELOPULOS: I've got a couple.

19 CHAIRMAN WARGA: Okay. Let's go ahead.

20 COMMISSIONER VASELOPULOS: Okay. You touched earlier about funding and all the
21 different sources that you're going to attempt to go to, the state and also the users, and it's going to be
22 potentially up to a ten-year project. If at some point the funding falls short, would you, one, scale back
23 part of the project, or would you go to other sources like referendum, things like that?

1 MR. TURBAN: Well, I guess --

2 CHAIRMAN WARGA: Can you take the microphone again?

3 MR. TURBAN: As of now, we have no plans to go to a referendum, nor have we ever
4 mentioned the word referendum. Our plans, we've been working on the funding for about a year. We
5 have commitments from the user groups. We have applications for some grants that are all ready to go
6 through the process. We have retained earnings from the Park District.

7 So, we're comfortable that we can raise a good portion of this by next summer, or we have a
8 good portion of it committed already. And we feel that if we can do, if it's a two-and-a-half-million-dollar
9 project and we have two million dollars committed and ready to go, we can, there's some shelters and
10 there's a few things that can be left out of this project that can be completed in a year or two.

11 However, if for some reason we get thrown a big curve ball and we have only a million dollars
12 out of \$2.5 million, we will not go forward because the infrastructure work that desperately needs to be
13 done on the site, the drainage, the retention and the irrigation is a substantial amount of money. And
14 the price to do all that could only be done to support the whole project. We couldn't, if we had a million
15 dollars, we couldn't spend the million dollars and come up with anything that would be viable.

16 CHAIRMAN WARGA: What's the bottom number you need to start? What do you need fund
17 wise to start your project? What's your bottom number?

18 MR. TURBAN: I would think that, Todd, would you two million dollars?

19 MR. STANTON: Thank you, Scott. As Scott alluded to, phasing is very important and
20 infrastructure costs have to go in first because you don't want to disturb the site as you keep building
21 the layers on the cake. So, basically, each one of these fields represents a significant investment by
22 the Park District. So, with the lighting, the irrigation, the grading cost, the drainage, each one of these
23 fields is probably over \$150,000 apiece. So, if you're looking at, you know, four or five fields, you do

1 the math, that's almost a million dollars just in field work alone, not including the path, the landscaping,
2 the detention facility, the deep well, all the other amenities that go to support all that.

3 So, realistically, you're looking at probably, you know, 1.5, something in that nature to really
4 make the project move forward in a phase one type environment.

5 COMMISSIONER VASELOPULOS: A couple of other questions. Do you plan any fencing
6 around the ball fields? The baseball diamonds?

7 MR. ALEXOFF: Yes. Currently, the existing fencing on the Peewee Diamond will be there and
8 there is a permanent fence on the Pony Diamond proposed. And what would be here would be
9 portable fencing that would be put up in the spring and the summer. It would be taken down in the fall.

10 COMMISSIONER VASELOPULOS: Would you use those areas for some auxiliary soccer?

11 MR. ALEXOFF: In the fall, we would, yes. These spaces here would be used in the fall for
12 practices for soccer.

13 COMMISSIONER VASELOPULOS: Okay. Thank you.

14 COMMISSIONER DOLAN: For me, at first thought, as I thought by adding lights and
15 everything, you'd be able to minimize the traffic situation and parking because you'd be able to split
16 things out a little bit more. Finding out about these other Villages that are contributing half of the
17 money seems like you're selling ownership of these fields. What kind of scheduling rights do they have
18 as investors in this field?

19 MR. ALEXOFF: Well, it's not selling ownership to the other communities. These are user
20 groups that currently use our fields that we have residents participating in, number one. But in terms of
21 the rights that we're looking at, we're looking at blocks of time that would be able to be utilized where
22 they have priority in terms of using it. Basically, for each one of the locations, the District would be
23 holding back at least one third of all the available time for their own programs, making sure that fields

1 would have the proper rest they need as well as protecting the District and our residents for future
2 growth and new program ideas.

3 MR. TURBAN: One thing is it's not different than it is now. These are the same groups that are
4 using the facilities now that our kids participate in.

5 COMMISSIONER DOLAN: But won't they be able to shift more of their programs over to us
6 seeing as we're going to have more time that they'll be able to use the fields?

7 MR. TURBAN: Yes, and hopefully our kids will have more home games and more practices in
8 Northfield and more game time on night baseball game under the lights instead of having to go to
9 Wilmette to play. Or if they play Trevyan soccer, they may be able to practice in Northfield instead of
10 having to go to Schaumburg to practice. But, I hope that answers your question, but these user groups
11 have been using our fields for a long time. This is not new user groups coming in. These groups have
12 been in the areas for 50 years and --

13 COMMISSIONER deLOYS: But the perception -- I'm sorry, go ahead.

14 MR. TURBAN: So, it's not like we're bringing in new user groups.

15 COMMISSIONER deLOYS: But the perception is that this will be increased use by other groups
16 and that will add to the night time traffic. So, more baseball games which are coming from other places
17 which would just add more usage, I guess that's where people are seeing that.

18 MR. ALEXOFF: Well, they're not coming from other places. They're coming from the current
19 affiliated organizations that the District does have.

20 COMMISSIONER deLOYS: But then we're shifting from Wilmette or Winnetka --

21 MR. ALEXOFF: Or they are looking to also expand their program. There are a number of
22 children participating and the program continues to grow opportunities for, with AYSO for example,
23 they're looking to get more into the clinical --

1 COMMISSIONER DOLAN: Exactly. Well, and that's exactly it.

2 MR. ALEXOFF: You know, they're looking to get more into the clinics, they're looking to get
3 more into the training aspect of it, trying to support their coaches. You know, so those are the things
4 long term we're looking at is how can we try to provide quality fields for our user groups.

5 COMMISSIONER DOLAN: And that exactly was my question was about because if they're
6 going to provide these other opportunities and they're looking some place to do it, they could utilize
7 these time slots that are not used now but will be available. So, the traffic problem and parking
8 problem could be not only a daytime thing but it could be day and night.

9 MR. ALEXOFF: As well as, in your report, it also stated one of the recommendations from our
10 traffic study that was performed was we also have to look at our scheduling for our games and our
11 practices. You can put intervals in now that we have more time during a given day. For example, you
12 can put a 15-minute window in between games and practices so that drop off and pick up are more
13 staggered as opposed to the way they currently are now, all times start at the same time so everyone is
14 converging on the park and everyone is leaving all at the same time. So you really have to look at that
15 as well.

16 CHAIRMAN WARGA: By the way, the audience, we're going to ask you to refrain from
17 questioning right now. The Commission is asking their questions.

18 MR. TURBAN: Let me just be brief. I certainly understand the point but the other communities
19 within the District, Glencoe has just added lights to Central School Field. They have North School
20 that's lit. There's going to be pressure on a lot of these other communities. One thing you must
21 understand is it's not a matter of bringing Winnetka's -- I certainly understand the idea that we're
22 bringing Winnetka's kids over here and we're giving them a place to play and we don't need to do that.
23 Not only is Northfield's grades growing and certainly at a small rate, but the amount of kids in first and

1 second grade is at an all time high from what I hear.

2 But just like Kenilworth, Winnetka, Northfield baseball, my son who is 20 now, when he played
3 there was 400 kids in that program. There's 1,200 kids playing KWBA baseball, and that's only from
4 Glencoe, Winnetka, Kenilworth, Northfield and Wilmette. No, Wilmette is not even in there. Wilmette
5 has their own. And this is all growth from within.

6 We have 250 kids that play AYSO soccer. That's a lot. AYSO soccer has several thousand
7 kids that play in all the things, so these programs are growing whether we like it or not. It's not all
8 growth from Northfield but Northfield does add to some of the growth and these programs are going.
9 And it's not going to be just, as I said before, we're trying to look ten years out.

10 And Glencoe has already added lights to their fields and they have room to add more.
11 Winnetka has some lights. They have some issues, there's going to be pressure on Winnetka to take
12 some of this overflow. They are getting a huge amount of heat from the way the Park District in
13 Winnetka has handled some stuff. We're trying to be ahead of the curve.

14 CHAIRMAN WARGA: Do you have more questions?

15 COMMISSIONER RUBIN: No, I just had a comment I suppose. This is a park. I have always
16 felt that parks are to be used, to be used by the public. There is a situation I think almost universally
17 that parks become crowded. Why? Because people use them. Because they're attractive. Because
18 they are there.

19 It just sounds to me as though this is an attempt by the Park District to make a park more
20 usable. That's all.

21 CHAIRMAN WARGA: Thank you.

22 COMMISSIONER HIELSCHER: A couple of questions. In our report, I just need to read you
23 the sentence so I understand if this is unlikely. But the Staff recommends the District provide additional

1 information relative to their proposed maintenance establishment plans particularly if control burns are
2 anticipated. Are you anticipating any control burns?

3 MR. STANTON: As much as they probably would love to do that, it's not a good practice
4 particularly in an urban environment to do control burns on prairie or native grasses. Usually what
5 happens is they bring in a bush -- which is like four or six inches off the ground and they do it once a
6 year. So, it's very easy to maintain, that type of grasses.

7 COMMISSIONER HIELSCHER: Okay. The proposed storage building has a proposed height
8 of 21 feet. The code would allow up to 20 feet. Can you just explain why you're asking for a building
9 that's one foot higher? Is it particularly the prefab building type that you looked at?

10 MR. ALEXOFF: It was just the way it came out. It was, you know, so if it's one foot, we
11 probably can reduce it if we needed to.

12 COMMISSIONER HIELSCHER: Okay. Could you describe that storage building in a little
13 detail?

14 MR. ALEXOFF: Sure. Basically, if you're looking at it from, I guess going to the west where
15 there would be two garage doors, what we're proposing is 85-foot in terms of length. We would have a
16 section that potentially our user groups could be able to store some equipment. They are currently
17 always looking for spaces. Well, the District would be putting their equipment, our golf carts, our
18 lawnmowers that we have. We do have a couple of vehicles now in terms of pickup truck, a dump truck
19 that we would like to store some things.

20 Dry storage is important to us. Right now, we are relying on the Winnetka Park District to, we
21 purchased our diamond guide for example which is -- mix or our chalk that lines the fields or paint that
22 we purchased and we store it in another district. And whenever we need, we take our pickup truck now
23 that we have a pickup truck. Before, we used to take our vehicles over there and put it in the backseat

1 and move it all over.

2 So, as we continue to grow and try to maintain and keep our standards that we're looking for,
3 we need the support facilities. And we're not looking for bathrooms or anything else. It's just really a
4 standard cold storage facility that would really assist us in trying to keep some of the things dry.

5 COMMISSIONER HIELSCHER: I know there's mention in our report of the possibility
6 particularly with the idea of leasing parking from the community church of what's described as a
7 permanent crossing on Wagner Road. I am a little concerned even though it certainly happens now, if
8 we have 50 or 60 spaces in the community church and we're talking about adults with their children or
9 the children alone crossing Wagner from the church over the parking lot, what thought has been given?
10

11 Because clearly just this concept, no matter what you do, people are going to turn in on Bristol.
12 Clearly, kids are not going to walk back up to Willow and use that crossing route, they're going to cross
13 between the community church driveway and the parking lot driveway to get to the field.

14 MR. ALEXOFF: Our initial thoughts were, in talking to Reverend Meyer over at the church, we
15 really wanted to make sure safety was a number one issue. Do we need potentially lighting over there
16 as well? Do we need to create a separate crosswalk? And with that, before we started anticipating we
17 knew all the answers, we'd be getting the Village involved and the police to really figure out what's the
18 best way to make that happen. Is it feasible and how do we do it?

19 Right now, the stance has always been at least because we do have concerns at Clarkson Park
20 where we recommend if anyone parks at Clarkson Park, to walk down the sidewalk all the way up to
21 Wagner and cross at the stoplight. We really believe the stoplight is where you need to go, you know.
22 So, we'd have to look at different measures and see how it would work. But we really feel potentially in
23 terms of the shared parking situation, we can really benefit the entire community, not just the users of

1 this park, but also the school as they have their special events at Middle Fork, as well as the times that
2 the church has different services that require additional parking.

3 COMMISSIONER HIELSCHER: Just as a suggestion, George, I don't believe, if you're going
4 out of the community church parking lot and you're talking about going south back to the light, I don't
5 believe there is a sidewalk on the west side of the street. And it would certainly be helpful if those
6 parking spaces are going to be utilized to have a footprint of a sidewalk back to the crosswalk at the
7 light. Thank you.

8 CHAIRMAN WARGA: Even a sidewalk through the parking lot itself, it's just a drive back there
9 to the church.

10 COMMISSIONER HIELSCHER: Thanks. That's all for me.

11 CHAIRMAN WARGA: Any other Commission questions?

12 COMMISSIONER STEIN: Yes, I would like a little clarification on the detention pond in that if it
13 is always filled and at the shelf level it's a foot and a half, and if the water level drops it would be filled,
14 refilled, kept level by the deep well, at the point that we have a one-hundred-year rain, how much more
15 can go into that pond? How deep will it get at that point?

16 MR. GLENN: The depth again, as I said, is not more than a couple of more feet vertically. The
17 volume that we're creating there for the detention volume is an additional half of an acre foot. And
18 then, beyond that detention volume, I think there's about another acre foot of compensatory storage in
19 that pond as well. But again, vertically, it's not more than two feet above that normal water level.

20 COMMISSIONER STEIN: Because when it floods, that whole field floods. It floods almost all
21 the time.

22 MR. TURBAN: That's exactly right. When it floods, you're not going to be able to differentiate
23 the pond from everything else. It's all going to flood at the same level.

1 COMMISSIONER STEIN: It's still going to flood in other words?

2 MR. TURBAN: Yes.

3 MR. GLENN: Absolutely. The site has to continue to hold as much water --

4 MR. TURBAN: We just hope to get rid of it a lot faster.

5 COMMISSIONER STEIN: Okay. That answers my question. Back to the parking, Staff has
6 required an additional handicap space. And my question to Staff is if there no additional parking that's
7 required, why wasn't this requirement introduced when they built the Community Center in the first
8 place? In other words, the parking is not changing.

9 MS. SIGMAN: Well, and actually, the drawings that were submitted to me did not show all the
10 handicap spots that were out there. Apparently there is a fourth handicap spot and I did confirm that. It
11 just wasn't shown on the drawings provided to me. So, that's in place.

12 COMMISSIONER STEIN: And then I do have questions on the materials used on the storage
13 building that's near the tennis courts. An awful lot of people will be looking at that building. And I think
14 we should be concerned about its visible appearance. And just from looking at that one drawing that
15 you included in the packet, it looks like aluminum. Could you clarify what you're making it out of?

16 MR. ALEXOFF: Well, the other half was recommended and these are initial concept drawings.
17 You know, we understand we would have to go to Architectural for a final review on the building itself.

18 COMMISSIONER STEIN: And then I have a quick question on your lighting controls. It
19 sounded like you had quite a bit of control, in other words that you have onsite control that if it rains and
20 all the fields are evacuated, you can just turn everything off. Or if you have an unscheduled
21 cancellation, can you turn the fields off? Or, you know, are we leaving lights on in other words when
22 nobody is on those fields?

23 MR. ALEXOFF: Let me have Doug address this directly because it's just amazing what you can

1 do nowadays.

2 MR. MILLER: The system will be set up with wireless on/off controls. They will have onsite
3 override control in the case for rain out. But with the wireless on/off controls, the Park District will be
4 able to set all the schedules from a computer from a web site. If they want the lights to turn on at 7:00
5 o'clock and they want them to shut off at 10:00 o'clock, a computer system through a wireless cellular
6 technology will send a signal to the site and shut those lights off or turn them on according to the Park
7 District's schedule.

8 If they have a rain out, if everybody had left the site, the lights were scheduled to come on, they
9 can go to the electrical controls there at the site and turn the key switch to the off position. Or they can
10 make a phone call to what is called controlling center and talk to a live person via an 800 number and a
11 signal can be sent to the site to shut those lights off within five seconds.

12 So, it's all, so they don't have to have somebody onsite to shut them off. They can make a
13 phone call and it's done immediately. And the communication is two-way communication, so a signal is
14 sent, a confirmation gets sent back that the lights did indeed shut off.

15 COMMISSIONER HIELSCHER: Can you unlock your car door with this?

16 COMMISSIONER deLOYS: So, wait, so let me get this straight. So, if there is no game
17 scheduled, the lights would be off or would they be on?

18 MR. ALEXOFF: If there are no games scheduled, the lights would be off.

19 COMMISSIONER deLOYS: Okay, thank you.

20 COMMISSIONER VASELOPULOS: And the key is that you can control that at a moment's
21 notice.

22 MR. ALEXOFF: Absolutely.

23 COMMISSIONER VASELOPULOS: If you've got a cancellation, you can address that?

1 MR. MILLER: Right. We would set up a system for phone calls back and forth.

2 COMMISSIONER VASELOPULOS: Is there a timer regarding that, about the 10:00 o'clock,
3 there would be a timer that all lights are just going off?

4 MR. ALEXOFF: That is the recommendation that at 10:00 o'clock they go off.

5 COMMISSIONER VASELOPULOS: Extra innings or no extra innings?

6 MR. ALEXOFF: That's it. That's it. It's 10:00 o'clock no matter what. So you need to schedule
7 appropriately.

8 COMMISSIONER deLOYS: So, is there a hard limit on games so people aren't walking off the
9 field at ten after 10:00 in the dark? You know, do the games have to be over at 9:50?

10 MR. ALEXOFF: We would have to work on that, but yes.

11 COMMISSIONER deLOYS: One more question --

12 COMMISSIONER STEIN: Well, just quickly. There is no way to turn the lights on at the field?
13 In other words, if somebody, if a group of kids for instance came on to the field, could they be flipping
14 the lights on at 2:00 in the morning?

15 MR. ALEXOFF: No, they couldn't.

16 COMMISSIONER deLOYS: In regard to the public meeting that would be held for the usage of
17 that bird area, would they have to come back before us for that section of it?

18 MS. SIGMAN: That's up to you. You could make the recommendation based on the plan that's
19 here today. You could make a recommendation on them not having that in that area. Or you could,
20 you know, leave it up to them. That's at your preference.

21 COMMISSIONER deLOYS: One last question. Regarding the bathrooms, and I see that being
22 -- people going to the bathroom, but I know that's an individual enforcement and that's sometimes
23 harder, but will there be anybody who will be onsite on the fields at night time just to monitor behaviors,

1 et cetera? Or is it just someone at a desk?

2 MR. ALEXOFF: Right now, we're planning on someone at the desk. However, if we see that
3 there is a need and there is an issue, then, yes, absolutely we're going to have to put somebody on
4 staff. That's one of the nice things about having the controls with the lights. You don't have to have a
5 staff person there. But we would have to work with our groups to find out.

6 COMMISSIONER VASELOPULOS: Regarding monitoring, real quick to follow up on Dan's
7 point, you know, the night time usage will probably increase the amount of adults that are going to be
8 using it. Adult leagues I imagine you may be putting towards the evening hours? No?

9 MR. ALEXOFF: Actually, we're right now, currently we have six adult teams right now who play
10 softball. And out of those six adults, there's probably 20 percent that are residents. So, there is not a
11 lot of adults who are participating. It's driven by the youth. And who would be using the lights later in
12 the evening would be more the junior high and the high school age group.

13 COMMISSIONER VASELOPULOS: Okay. My point was going to be if adults were going to be
14 using it, you'd have more activities that may need to be monitored. But okay, thank you.

15 CHAIRMAN WARGA: Any other questions by the Commission? Okay. Now we have time for
16 any, is there anybody who has a presentation as an Objector? Anybody here who has a presentation
17 just as an Interested Party? Okay. Any presentation by the Staff?

18 MS. SIGMAN: No.

19 CHAIRMAN WARGA: All right. We have time for closing remarks, excuse me, we have time for
20 closing remarks, if anybody, the Petitioner, the Objectors, Interested Persons, the audience, or Staff.
21 We have somebody with their hand raised, please identify, yes, we'll give you a microphone.

22 AUDIENCE PARTICIPANT: You seem to be relying very heavily on the parking facility at the
23 Northfield Community Church. I am a member of the church. And what would happen if, I know we've

1 asked if we could enlarge the parking lot, but that plan for us is at the end of our improvements. So, I'm
2 not, and I don't know, you know, whether the total congregation would be for it or not. You've talked to
3 a small group. What would happen if the church decided not to enlarge the parking lot?

4 MR. ALEXOFF: We would look at alternative spots. But right now, we're not recommending
5 putting any more additional spots on the site itself. As was mentioned earlier, though we did try to look
6 at putting some additional parking here, we'd looked at a turnaround. But based on the input from our
7 neighbors, we really felt that wasn't the best interest of it. And as Scott mentioned and as is in your
8 report, there is no requirement for additional parking.

9 We feel there would be a need. If we can try to provide that, we would look to do that. We
10 would have to look to the school site potentially in front of the school. There's the green area here
11 where potentially we can pick up maybe 10 or 15. But nowhere would we be able to pick up the
12 amount that we possibly could if we partnered with the Northfield Community Church.

13 CHAIRMAN WARGA: Okay. Any other, we have a question here?

14 MS. CAMPBELL: My name is Julie Campbell. I've lived in Northfield for 17 years. I have three
15 kids, one in high school, one in 8th Grade and now in 6th Grade. So, after the end of the school year, I
16 will have one participant in these user groups that we're talking about. So, I'm not quite a heavy user of
17 it but in my lifetime here, in my children's lifetime, we have been active participants in our local sports
18 opportunities.

19 Right now as a Northfield resident, the local sports organizations that we can participate in are
20 KWBA baseball and AYSO soccer. So, those groups are not they. I've heard that numbers of times.
21 AYSO soccer and KWBA is we. We and our children participate in those organizations and it's really
22 the only choice that they have to participate in the local sports organizations.

23 There are 600 kids in our local school. We are all participating. They are all participating in

1 these organizations. I was just sort of thinking back on my experience in those organizations, and if my
2 son had 16 house league baseball games, we were lucky we got two to happen in Northfield.

3 So, we as a community are not currently serving our population of children with the Park District
4 facilities that we have. And if you had a game in Northfield and it rained the day before, it was the first
5 field to be canceled and rescheduled because the drainage is so bad. So, I'm assuming that this
6 particular program will improve the drainage and improve the current usage as scheduled.

7 The other thing that I think is interesting is in the 3rd and 4th Grade levels and maybe even 5th
8 and 6th, the highlight of the year is when these kids get their one house league game under the lights.
9 And they go to Evanston to do it. Through a great thing that KWBA organized, these kids get one
10 house league games under the lights. If you're not going to be a professional baseball player, if you're
11 not going to play at New Trier, this may be it for you and it is really one of their highlights.

12 I think that the community of students and children and athletes that we have here would be well
13 served by these lights. I think we have to teach them good neighborliness. I can't even imagine
14 dropping my kid off and letting him walk across Willow Road to get to the park. I can't imagine letting
15 him do it at night. I mean, that is beside me.

16 So, I think that when we talk about the user groups, we have to remember that it's we. It's not
17 they and it's not these strange people from some odd community that's going to come in here and take
18 advantage of our community. It is us and I think we need to remember that when we talk about it.

19 CHAIRMAN WARGA: Thank you, Julie. And thank you for all your help. Julie does do a lot of
20 work for our organization for our children in this community. Thank you.

21 MS. NEWPORT: Well, I keep thinking of a comment that one of the presenters made. I just
22 would like to reinforce that, that there is no other open face in Northfield. This is it. And it's really,
23 really important that we do right by it.

1 Of course as I have indicated, I am in favor of having more passive green space just for an
2 enjoyment of the park. And I have I think two analogies and some of you will think these are really far
3 out and some of you will agree, but I can't help but think that for our little Village, this is kind of like do
4 we want to drill in the Alaska National Wildlife Refuge? It's kind of like do we want grizzly or do we
5 want snowmobiles in Yellowstone Park. I mean, we're talking about a massive change to the park for a
6 very small Village.

7 And I know you're the gatekeepers and I just think it's a great responsibility to make these
8 decisions.

9 CHAIRMAN WARGA: Thank you. Any other closing remarks? Scott?

10 MR. TURBAN: The only thing I want to say is it's kind of odd that one taxing body has to come
11 up here in front of another taxing body and we're basically all in the same page here. Usually when you
12 hear proposals, it's from a developer and there is this confrontational back and forth and there's
13 animosity. All we're doing is we have our seven board members who have spent a lot of time trying to
14 do the right thing for Northfield.

15 It's not an easy decision. We've bent over backwards to try to get all the input from everybody.
16 We didn't have to do this. We don't have an agenda. My kids are all grown up now. None of them will
17 ever use one of these fields. So, nobody has an agenda where they want to push this through because
18 their kids are going to do it.

19 It's, you know, it's just a bunch of hard work. We did our homework. We spent a lot of time. I
20 can guarantee you that we have done our homework. Whether you agree with us or you don't agree
21 with us, we have done our homework. And the one thing I can guarantee you is that this project,
22 should you approve it, will be an absolutely first class project that will bring tremendous value to
23 Northfield.

1 CHAIRMAN WARGA: Any other closing remarks? Do we have a motion?

2 COMMISSIONER HIELSCHER: Yes. I make this motion entirely confident that with the Park
3 District Board stating on the record that they intend to hold a public hearing with respect to the
4 northwest portion of the property. I am not going to add that as part of my motion because I have the
5 utmost confidence when they say on the record they will hold that public hearing, that they will indeed
6 hold that public hearing and abide by the wishes of the majority of the residents of Northfield.

7 While it pains me individually to move approval of any plan which seeks to remove two tennis
8 courts from the face of the earth, I move that we **recommend to the Village Board approval of the**
9 **requested Special Use/Planned Unit Development for the Northfield Park District's Willow Park**
10 **at 401 Wagner Road, Northfield, subject to compliance with all of the stated list of attachments**
11 **contained in our packet as well as the 14 specific conditions contained in our Plan and Zoning**
12 **Commission issue sheet:**

- 13 1. **A paved surface be maintained to the cold storage building and if necessary, the fence**
14 **gate be widened out to allow for improved emergency access.**
- 15 2. **At no time shall the lights for the outdoor athletic facilities be used after 10:00 p.m. nor**
16 **shall .25 foot-candles be exceeded at the lot line adjacent to a residential property.**
- 17 3. **The Petitioner shall be required to provide a total of four (4) handicap parking spaces in**
18 **compliance with the Illinois Accessibility code.**
- 19 4. **The Park District shall provide the Village with a copy of the lease for any shared parking**
20 **lot areas utilized for the subject site.**
- 21 5. **The proposed pond shall be aerated in compliance with code. Detailed information**
22 **relative to this must be provided with the final engineering documents.**
- 23 6. **The Petitioner shall be required to post a barricade on Bristol, at a location approved by**

1 the Village Police Department, which indicates that there is "no parking or drop off"
2 permitted.

3 7. Permits for all work within the flood way or flood plain must be obtained from the Illinois
4 Department of Natural Resources and NPDES Phase II.

5 8. A detailed final tree presentation plan must be submitted for permit approval prior to any
6 tree removal within the required front or side yards of the site.

7 9. The Petitioner shall provide the Village with an outline of the establishment and ongoing
8 maintenance plans for the naturalized grass areas of the site.

9 10. The final details of all modifications to the signage, architecture, building details, and
10 lighting shall be subject to the review and recommendations of the Architectural
11 Commission.

12 11. Any new building or any additions to existing buildings, not illustrated on the exhibits of
13 this application, shall require an amendment to this Planned Development Ordinance
14 requiring full public hearings before such Boards or Commissions at that time
15 conducting said hearings pursuant to the Village of Northfield ordinances.

16 12. Except as otherwise set forth herein, all other laws, ordinances and regulations of the
17 Village of Northfield shall be applicable to the Planned Unit Development.

18 13. The terms of this Planned Unit Development are in addition to, and not in derogation of,
19 any previously granted special use germane to the property covered herein or any
20 structure located on said property. This Special Use Ordinance creating this Planned
21 Unit Development ordinance shall not be construed as superseding or repealing any
22 prior ordinance of the Village of Northfield except as specifically stated herein.

23 14. An approval pursuant to any requested review by a Village consultant, Staff member,

1 **Board or Commission shall be an approval of only those items specified in any motion,**
2 **resolution, and ordinance or written report. Under no circumstance shall such an**
3 **approval be deemed to be the approval of any other matter by virtue of the fact that those**
4 **other matters may appear on the supporting documents such as a site plan, engineering**
5 **plan, or plat that was the subject of the review. Neither shall any such written approval**
6 **be deemed to be an approval of any matter, which is within the jurisdiction of any other**
7 **Village consultant, Staff member, Board or Commission or any County, State, or Federal**
8 **Agency.**

9 COMMISSIONER RUBIN: I second.

10 COMMISSIONER deLOYS: Do we have discussion?

11 CHAIRMAN WARGA: Discussion.

12 COMMISSIONER deLOYS: In regard to the wetlands, does it change your funding for grants if
13 you have to come back for that aspect of it?

14 MR. ALEXOFF: It doesn't change our funding. However, there are, one element which is the
15 bocce court that potentially could be an additional element that would get us some points. However, so
16 be it, if that's what we need to do and that's what the residents are looking for. But in terms of a non-
17 passive area, bocce is non-passive. Basically, frisbee golf would help us a little bit, but to the point
18 where it is absolutely needed to make it happen, no, not that way.

19 COMMISSIONER deLOYS: Then I personally wouldn't mind having further, have the board
20 come back for that aspect of it personally.

21 MR. TURBAN: He's asking --

22 COMMISSIONER deLOYS: I think for the residents, you'll have to come back here to this body
23 to get approval for that aspect of it.

1 MR. ALEXOFF: But we need to have an answer on that for our submittal in --

2 COMMISSIONER deLOYS: Okay.

3 MR. ALEXOFF: Yes, absolutely.

4 CHAIRMAN WARGA: You okay?

5 COMMISSIONER deLOYS: Yes.

6 CHAIRMAN WARGA: Okay. So, do we have a second?

7 COMMISSIONER RUBIN: Yes, second.

8 CHAIRMAN WARGA: All in favor?

9 (Chorus of ayes.)

10 CHAIRMAN WARGA: Any opposed?

11 (No response.)

12 CHAIRMAN WARGA: So moved. We have approval and that is for Item 2006-12, 401 Wagner
13 Road. And this recommendation will be forwarded to the Village Board for review at their next meeting
14 which is May --

15 MS. SIGMAN: 16th, it's a Tuesday evening at 7:00 p.m. in this room.

16 CHAIRMAN WARGA: 16th, 7:00 p.m. in this room to the Village Board of Trustees. Thank you
17 everybody for being here. Do we have a motion to adjourn?

18 COMMISSIONER HIELSCHER: Motion to adjourn.

19 CHAIRMAN WARGA: Second?

20 COMMISSIONER RUBIN: Second.

21 CHAIRMAN WARGA: All in favor?

22 (Chorus of ayes.)

23 CHAIRMAN WARGA: Any opposed?

1 (No response.)

2 CHAIRMAN WARGA: So moved.

3 (Whereupon the above meeting concluded at 8:54 p.m.)

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