

PLAN AND ZONING

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REPORT OF THE PROCEEDINGS OF A MEETING  
BEFORE THE VILLAGE OF NORTHFIELD  
PLAN AND ZONING COMMISSION

COMMISSION

REPORT OF PROCEEDINGS had before the Village of Northfield Plan and Zoning Commission held remotely due to the COVID-19 crisis, on the 4th of January, 2021, at the hour of 7:00 p.m.

MEMBERS PRESENT:

BILL VASELOPULOS, Chairperson  
THOMAS BOLLING  
STEVEN HIRSCH  
KATHY ESTABROOKE  
WILLIAM KELLY  
TODD BERLINGHOF  
DAN deLOYS  
CONNIE BERMAN  
TRACEY MENDREK

ALSO PRESENT:

STEVE GUTIERREZ, Community Development Director  
MALLORY MILLUZZI, Village Attorney

1 CHAIRPERSON VASELOPULOS: Good evening,  
2 everyone. First of all, Happy New Year to everyone!  
3 (Greetings of Happy New Year.)

4 CHAIRPERSON VASELOPULOS: I'd like to call to  
5 order the meeting of the Plan and Zoning Commission. My  
6 name is Bill Vaselopulos. I'm the Chairman of the  
7 Commission.

8 At this time, I will introduce each of  
9 the Commissioners. We have Dan deLoys, Kathy  
10 Estabrooke, Tom Bolling, Bill Kelly, Tracey Mendrek,  
11 Todd Berlinghof, and Connie Berman.

12 COMMISSIONER HIRSCH: And Steven Hirsch.

13 CHAIRPERSON VASELOPULOS: And Steve did  
14 arrive.

15 COMMISSIONER HIRSCH: I did. Hello there.

16 CHAIRPERSON VASELOPULOS: Excellent, Steve!  
17 Perfect timing. That is 100 percent attendance today,  
18 so thanks very much, everybody.

19 The purpose of tonight's meeting is to  
20 conduct a public hearing and to consider and discuss  
21 these requests for approval of: a special use permit, a  
22 plat of subdivision, and amendments to sections of the  
23 Zoning Code and Business Regulations.

24 The special use permit is located at 550  
25 Sunset Ridge Road -- excuse me, is located at 1622  
26 Willow Road. Petitioner's name is MJR/Northfield Real  
27 Estate Holding Company, LLC. The subdivision is located  
28 at 550 Sunset Ridge Road. Petitioner's name is the  
29 Episcopal Church of St. James the Less. The third item  
30 before us is, as I had mentioned, amendments to the  
31 Zoning Code and Business Regulations for cannabis  
32 distribution.

33 The public hearing format will provide an  
34 overview of these proposals and for a forum of public  
35 comment and input. This Commission is a recommending  
36 body only and we will forward our recommendations to the  
37 Village President and the Board of Trustees for final  
38 determination on whether or not to grant these items  
39 before us today. The Board will then consider these  
40 items being discussed this evening at the next Board  
41 meeting which is scheduled for Tuesday, January 19th,  
42 2021, at 7:00 p.m.

43 The Commission meetings require that all  
44 persons wishing to be heard and to enter testimony must  
45 be sworn in. This includes all petitioners, individuals  
46 with the petitioners, and any interested parties or  
47 other property owners. Following the petitioner's  
48 presentation and after the Commission has had an  
49 opportunity to ask questions and discuss amongst  
50 ourselves, then all other interested parties will be  
51 given an opportunity to speak.

52 With the Zoom online format, Steve

1 Gutierrez, the Community Development Director, will ask  
 2 each attendee in the audience if they wish to speak and  
 3 to ask a question or to provide a comment. If you wish  
 4 to speak or provide a comment, after you are sworn in,  
 5 please provide your name, address, and interest in the  
 6 matter for the record.

7 Our first order of business is to pass  
 8 the minutes from our last meeting on November 2nd, 2020.  
 9 Is there a motion?

10 COMMISSIONER HIRSCH: I make a motion that we  
 11 approve the minutes.

12 CHAIRPERSON VASELOPULOS: Would anyone like to  
 13 second?

14 COMMISSIONER MENDREK: I'll second.

15 CHAIRPERSON VASELOPULOS: All those in favor?  
 16 (Chorus of ayes.)

17 CHAIRPERSON VASELOPULOS: All opposed?  
 18 (No response.)

19 CHAIRPERSON VASELOPULOS: The motion carries.

20 Before the first Petitioner makes their opening  
 21 remarks, their presenting remarks, Steve, do you have  
 22 any comments that you'd like to make? You're muted,  
 23 Steve.

24 MR. GUTIERREZ: My apologies.

25 As you indicated, the first Petitioner is  
 26 the Episcopal Church of St. James the Less, the owner of  
 27 the properties, the two lots at 500 and 550 Sunset Ridge  
 28 Road. The Petitioner is seeking to consolidate both of  
 29 these lots into one via the preliminary and final plat  
 30 of re-subdivision that you've been sent.

31 The Petitioner needs to consolidate the  
 32 lots in order to build a shed structure on the outlot if  
 33 you will, closest to the intersection. Our Zoning Code  
 34 does not allow accessory structures such as a shed on a  
 35 lot that does not contain the primary structure such as  
 36 the church. So, again, they need to go through this  
 37 process in order to build the shed.

38 It's pretty straightforward. We did give  
 39 you a copy of the, the church provided some elevations  
 40 of the shed just to give you an idea as to what they  
 41 have in mind. I just wanted to make note that the shed  
 42 itself is not really subject to this process. It's just  
 43 more information for your consideration.

44 The consolidated lots, the two of them,  
 45 would total just shy of five acres. The lot size as  
 46 well as all the dimensions and other zoning and  
 47 subdivision code requirements are being met. So,  
 48 there's no variations involved.

49 With that, I'm going to, actually we have  
 50 to promote Mr. Cleven, if he is there. I don't see his  
 51 video on. Dane, unmute yourself and perhaps start your  
 52 video.

1 CHAIRPERSON VASELOPULOS: Steve, swear him in  
2 please.

3 MR. GUTIERREZ: Dane, I have to, before you  
4 start your presentation, I need to swear you in.

5 (Witness sworn.)

6 MR. GUTIERREZ: Thank you. Go ahead and  
7 proceed.

8 MR. CLEVEN: Okay, just thanks to the  
9 Commission for hearing our petition. My name is Dane  
10 Cleven. I live at 2333 Indian Ridge Drive in Glenview,  
11 Illinois. I am the Senior Warden of the Church of St.  
12 James the Less. That's kind of an ominous term but  
13 basically it's like I'm President of the Church Council.

14 We own, meaning we, the church owns three  
15 lots on the northwest corner of Sunset Ridge Road and  
16 Willow Road, and we're seeking to consolidate two of  
17 them. The one at 500 Sunset Ridge Road used to be a  
18 farm, there used to be a farmhouse there. That was a  
19 lot with a farmhouse there. The church is located on  
20 550 Sunset Ridge Road, and there's a rectory that is 560  
21 that is actually behind the church itself.

22 Let's see, I can put on the plat of  
23 survey here. We're planning to, or we're asking to  
24 consolidate Parcel 1 and Parcel 2, Parcel 2 is the one  
25 with the church building on it.

26 Just a little bit of the background here.  
27 The church has owned the property at 500 Sunset Ridge  
28 Road for about 15 years. As I mentioned formerly, it  
29 was an empty parcel with a lot of trees on it that  
30 subsequently died to the ash borer. The church used the  
31 farmhouse in some years as a residence for use of the  
32 rectories. But eventually torn down, it was quite an  
33 eyesore and it needed an awful lot of work to rehab it  
34 to an acceptable condition.

35 About five years ago or so, the church  
36 started using that parcel at 500 Sunset Ridge Road as a,  
37 that's this parcel here, as a community garden. It's  
38 also, we landscaped the property to make it more visibly  
39 acceptable. The community garden has 12 different  
40 plots. Some of these plots are rented out to members of  
41 the community, not necessarily members of the church but  
42 other members of the community. They use it for growing  
43 stuff in the summer, you know, vegetables and whatnot.

44 The church also has several other plots  
45 that it uses to grow vegetables and donates those  
46 vegetables to the Northfield Food Pantry. We need,  
47 well, it would be very helpful to have some kind of a  
48 storage shed close by to the plots for storing, you  
49 know, equipment for gardening: wheelbarrows, shovels,  
50 rakes, et cetera. As Steve mentioned, according to the  
51 zoning rules of the Village of Northfield, we need to  
52 consolidate the parcels in order to put such an

1 outbuilding out on that 500 Sunset Ridge Road property.  
2 The shed itself would be about 14 feet by  
3 20 feet. The slab that we're proposing, well, we're not  
4 proposing here, intend to propose would be larger, 25 by  
5 25 in order to accommodate the shed and a patio. There  
6 are some zoning issues we still have to address that I  
7 communicated with Ron Johnson and Russ Jensen, though I  
8 have to communicate more with them.  
9 Anyway, this is the purpose of our  
10 petition, so that we can put up this shed. This has  
11 been in the process for sometime. I'm kind of new with  
12 being involved with this, but I'm able to answer any  
13 questions you might have. I'm trying to get back to  
14 straight here, here you go, okay.  
15 I hope that was clear. I'd be glad to  
16 answer any questions that you may have.  
17 CHAIRPERSON VASELOPULOS: Yes, thank you very  
18 much.  
19 I don't have any questions. Do any other  
20 Commissioners have questions?  
21 COMMISSIONER BERLINGHOF: No, no questions.  
22 CHAIRPERSON VASELOPULOS: Go ahead, Tom.  
23 COMMISSIONER BOLLING: Quick question. First  
24 of all, can you hear me?  
25 CHAIRPERSON VASELOPULOS: Yes.  
26 MR. CLEVEN: Yes.  
27 COMMISSIONER BOLLING: Okay, cool.  
28 So, there's no other purposes for this  
29 land? In other words, you're putting up your, you just  
30 want to put up a shed, right?  
31 MR. CLEVEN: Well, right, to service the  
32 garden plots there.  
33 COMMISSIONER BOLLING: Correct.  
34 MR. CLEVEN: Yes, I mean, the church bought  
35 this property at least 15 to 20 years ago, and the use  
36 at that time was uncertain. As I mentioned, there was a  
37 farmhouse there that we did use for some time, but it  
38 really became unusable. Then we went through a number  
39 of years where we didn't know what to do with the parcel  
40 probably about five or six years ago.  
41 COMMISSIONER BOLLING: But the point is you're  
42 not going to put up a hotel there.  
43 MR. CLEVEN: Oh, no.  
44 COMMISSIONER BOLLING: Yes, right, okay. Then  
45 the Fire Department and other folks will be able to come  
46 in and inspect the property as appropriate, right?  
47 MR. CLEVEN: Yes, certainly.  
48 COMMISSIONER BOLLING: Yes, okay.  
49 COMMISSIONER HIRSCH: If I could ask, Steve,  
50 how the process should work? I'm going to guess that we  
51 need to approve of the rezoning, or the annex of the two  
52 parcels first? Or do we make a motion about the

1 construction of the shed presuming that the zoning annex  
2 will happen?

3 MR. GUTIERREZ: Well, the only action that's  
4 required of the Plan and Zoning Commission is your  
5 recommendation with regard to the plat of re-  
6 subdivision. This does not involve an annexation and  
7 there is no zoning requirements, no zoning variations or  
8 zoning amendments related to this. So, it's really just  
9 simply the plat of re-subdivision, excuse me, that's  
10 been presented and is in your packets.

11 COMMISSIONER HIRSCH: So, it has no bearing on  
12 the structure or the approval of it?

13 MR. GUTIERREZ: No, the structure is really to  
14 give you some idea as to the need or reason for the plat  
15 of re-subdivision. That will be subject to building  
16 permit review, but beyond that, that will not be  
17 reviewed.

18 COMMISSIONER HIRSCH: Okay.

19 COMMISSIONER BERLINGHOF: Well, I'm happy to  
20 make a motion unless you want to ask for public comment  
21 first?

22 MR. GUTIERREZ: Yes. We have a number of  
23 people in the audience, if you wish to comment on this  
24 particular agenda item, we'd ask that you raise your  
25 hand in the Zoom app here at this moment, and then we'll  
26 call on you.

27 There's nobody raising their hand,  
28 Chairman. So, I assume nobody wishes to give public  
29 comment.

30 CHAIRPERSON VASELOPULOS: Okay, Todd, if you  
31 want to go ahead and make a motion?

32 COMMISSIONER BERLINGHOF: Sure, I'd like to  
33 make a motion, Mr. Chairman, to recommend to the Village  
34 Board approval of a preliminary and final plat of  
35 consolidation/re-subdivision of the Church of St. James  
36 Subdivision in accordance with the Petitioner's  
37 application and supporting materials, date stamped  
38 September 28th, 2020, subject to conditions one through  
39 six.

40 CHAIRPERSON VASELOPULOS: Is there a second?

41 COMMISSIONER BOLLING: Second.

42 MR. GUTIERREZ: Mr. Chairman, I'm sorry to  
43 interrupt, but I remind you that with the Zoom meetings,  
44 we have to actually do an individual roll call.

45 CHAIRPERSON VASELOPULOS: Okay, do we need to  
46 do that for the minutes that we already voted on?

47 MR. GUTIERREZ: Mallory, maybe you can answer  
48 that question?

49 MS. MILLUZZI: Technically, yes. I mean, the  
50 minutes aren't as concerning, but this one definitely  
51 needs to be a roll call. You can just do roll call  
52 going forward.

1 COMMISSIONER BERLINGHOF: We can do them for  
2 both right now.  
3 MS. MILLUZZI: Sure.  
4 COMMISSIONER BERLINGHOF: I make a motion, and  
5 yes for the minutes.  
6 MR. GUTIERREZ: Commissioner Berlinghof is a  
7 yes. Commissioner deLoys.  
8 COMMISSIONER DELOYS: Yes, approved and --  
9 COMMISSIONER BOLLING: Wait, hold on. What  
10 are we voting on right now? The minutes?  
11 COMMISSIONER BERLINGHOF: The motion. We said  
12 we'd do both, Tom, but that's confusing. Let's just do  
13 the motion. So, I'm voting yes on the motion.  
14 COMMISSIONER BOLLING: The motion for the plat  
15 of re-subdivision?  
16 CHAIRPERSON VASELOPULOS: What's before us  
17 right now, the one that Todd made.  
18 COMMISSIONER BERLINGHOF: Yes.  
19 COMMISSIONER DELOYS: Commissioner deLoys says  
20 yes.  
21 MR. GUTIERREZ: Commissioner Estabrooke.  
22 COMMISSIONER ESTABROOKE: Yes.  
23 MR. GUTIERREZ: Commissioner Berman.  
24 COMMISSIONER BERMAN: Yes.  
25 MR. GUTIERREZ: Commissioner Mendrek.  
26 COMMISSIONER MENDREK: Yes.  
27 MR. GUTIERREZ: Commissioner Bolling.  
28 COMMISSIONER BOLLING: Yes.  
29 MR. GUTIERREZ: Commissioner Hirsch.  
30 COMMISSIONER HIRSCH: Yes.  
31 MR. GUTIERREZ: Commissioner Kelly.  
32 COMMISSIONER KELLY: Yes.  
33 MR. GUTIERREZ: The motion carries.  
34 CHAIRPERSON VASELOPULOS: Yes for me, too.  
35 MR. GUTIERREZ: I'm sorry, Chairman  
36 Vaselopulos.  
37 CHAIRPERSON VASELOPULOS: It's unanimous.  
38 COMMISSIONER DELOYS: Good luck, Dane.  
39 MR. CLEVEN: Thank you very much. We  
40 appreciate your help.  
41 CHAIRPERSON VASELOPULOS: Thank you.  
42 COMMISSIONER BERLINGHOF: I'd like to make a  
43 motion to approve the minutes.  
44 COMMISSIONER BOLLING: Second.  
45 COMMISSIONER KELLY: I'll second it.  
46 CHAIRPERSON VASELOPULOS: Steve, go ahead.  
47 MR. GUTIERREZ: Yes, quickly. Commissioner  
48 Berlinghof.  
49 COMMISSIONER BERLINGHOF: Yes.  
50 MR. GUTIERREZ: Commissioner deLoys.  
51 COMMISSIONER DELOYS: Yes.  
52 MR. GUTIERREZ: Commissioner Estabrooke.

1 COMMISSIONER ESTABROOKE: Yes.  
2 MR. GUTIERREZ: Commissioner Berman.  
3 COMMISSIONER BERMAN: Yes.  
4 MR. GUTIERREZ: Commissioner Mendrek.  
5 Commissioner Mendrek?  
6 COMMISSIONER MENDREK: Yes.  
7 MR. GUTIERREZ: Commissioner Bolling.  
8 COMMISSIONER BOLLING: Yes.  
9 MR. GUTIERREZ: Commissioner Kelly.  
10 COMMISSIONER KELLY: Yes.  
11 MR. GUTIERREZ: Commissioner Hirsch.  
12 CHAIRPERSON VASELOPULOS: You're on mute,  
13 Steve Hirsch.  
14 COMMISSIONER HIRSCH: Sorry, I'm popping in  
15 and out. I'm having technical difficulties. Can you  
16 hear me?  
17 COMMISSIONER ESTABROOKE: Yes.  
18 CHAIRPERSON VASELOPULOS: Yes.  
19 MR. GUTIERREZ: About the minutes?  
20 COMMISSIONER HIRSCH: Approve of the minutes,  
21 I approve.  
22 MR. GUTIERREZ: Chairman Vaselopulos.  
23 CHAIRPERSON VASELOPULOS: Yes.  
24 MR. GUTIERREZ: Motion carries.  
25 CHAIRPERSON VASELOPULOS: All right, the next  
26 item before us is located at 1622 Willow Road, the  
27 United Vein Centers are seeking a special use permit.  
28 The Petitioner is MJR/Northfield Real Estate Holding  
29 Company, LLC.  
30 Steve, do you have any introductory  
31 comments?  
32 MR. GUTIERREZ: Yes, thank you, Mr. Chairman.  
33 The Petitioner, as you indicated, is  
34 Northfield Real Estate Holding Company, LLC and United  
35 Vein Centers is the tenant, the proposed tenant. The  
36 Petitioner is seeking a special use to operate this vein  
37 care center on the first level of the office building at  
38 1622 Willow Road.  
39 If you recall, medical office uses,  
40 including those under 5,000 square feet, are required to  
41 get approval as a special use. United Vein Centers  
42 office hours will be limited to 9:00 a.m. to 5:00 p.m.  
43 as proposed, Monday through Friday. So, they will not  
44 be open on the weekends or during evenings. They will  
45 have up to six staff members at the facility at any  
46 given time and seeing up to four patients at a time.  
47 This office suite that they are wishing to move in to is  
48 2,750 square feet, on the first floor of the building.  
49 Let me go over the parking that is the  
50 main question that I've heard about the use. So, the  
51 building and all of its occupants have 104 parking  
52 spaces that are available to them. So, 52 of these



1 spaces are actually on the private property itself.  
2 That includes 22 on the surface, those are the spaces  
3 that you'll see next to the building. That 52 also  
4 includes 30 parking spaces that are in the underground  
5 parking garage.

6 Now, in addition to that, they have under  
7 lease 22 parking spaces that are in the IDOT right-of-  
8 way. These are the spaces that you see facing Willow  
9 Road. They actually are within the parking lot, but  
10 those actually are in the IDOT right-of-way. In  
11 addition to that, they have under lease the use of up to  
12 30 spaces in the Forest Preserve District parking lot  
13 across the street on Willow Road.

14 The Zoning Code only requires 76 spaces  
15 for this building and its tenant mix. So, there is no  
16 parking variation that is required, and Staff believes  
17 that the parking will be more than adequate.

18 We indicated in our report that the  
19 proposed use is in concert with our Comprehensive Plan  
20 and we did not have any concerns or objections expressed  
21 by any of the departments with regard to the proposed  
22 special use.

23 So, with that, I will turn it over to the  
24 Applicant. Let's see if we've promoted them. Looks  
25 like we have. We have Mr. Silverman with us this  
26 evening.

27 MR. SILVERMAN: Steve, can you hear me?

28 MR. GUTIERREZ: I can, okay. So, why don't  
29 you proceed?

30 MR. SILVERMAN: Hello, my name is Richard  
31 Silverman on behalf of MJR/Northfield Real Estate  
32 Holding Company.

33 CHAIRPERSON VASELOPULOS: Hi, Richard, excuse  
34 me one second.

35 Steve, could you swear him in please?

36 MR. GUTIERREZ: Yes, sorry.

37 (Witness sworn.)

38 MR. GUTIERREZ: Thank you. Proceed.

39 MR. SILVERMAN: MJR/Northfield Real Estate  
40 Holding Company. We are the owners of 1622 Willow Road.  
41 We bought it from Mr. Crasney just over a year ago,  
42 December of '19. We have since moved our offices into  
43 the building and we are here petitioning on behalf of  
44 the United Vein Centers to occupy 2,750 square feet on  
45 the first floor of our building.

46 We are here because, as Steve mentioned,  
47 any medical use under 5,000 square feet needs a special  
48 use permit. So, we are here to answer any questions  
49 that you may have.

50 CHAIRPERSON VASELOPULOS: Just a question for  
51 both Steve and Richard. Have we taken to account the  
52 parking of the offices of the real estate company

1 itself? I didn't see that number anywhere. I'm sorry  
2 if I missed it.

3 MR. GUTIERREZ: I didn't break out individual  
4 office uses, but we do use those in our calculation.  
5 So, all of the occupants as well as whatever space is  
6 still vacant, we assumed that those will be eventually  
7 office tenant users, and so we've actually baked that  
8 into our calculation as well.

9 CHAIRPERSON VASELOPULOS: Okay, okay.

10 COMMISSIONER BERLINGHOF: Steve, the only  
11 reason they're actually in front of us is because it's  
12 in the Village Center?

13 MR. GUTIERREZ: Correct.

14 COMMISSIONER BERLINGHOF: If this were farther  
15 to the north along Central or Frontage, this would be  
16 approved without having to come in front of us, correct?

17 MR. GUTIERREZ: Yes. I think the Village Board  
18 had been concerned that we not displace retail use  
19 within the Village Center. In this instance however it  
20 is really an office building, it really does not lend  
21 itself to retail use, and so, again, Staff is not  
22 concerned with that displacement as well.

23 COMMISSIONER BERLINGHOF: Okay, thank you. I  
24 have no other questions. I think it's a good use.

25 COMMISSIONER BOLLING: I'll make a motion.

26 CHAIRPERSON VASELOPULOS: Before you do that,  
27 Tom, we've got a few more items. No other Commissioners  
28 have any other questions?

29 COMMISSIONER KELLY: I have one question. I  
30 know this is more along the Architectural Committee, but  
31 people have asked me, because I live in the  
32 neighborhood, is there going to be any additional  
33 signage on the building saying this is the Vein Clinic  
34 Center, stuff like that?

35 MR. SILVERMAN: That is a great question. We  
36 are actually discussing it right now with the Village.  
37 We have the right to 100 square feet of signage on the  
38 building on all four facades. Ownership believes only  
39 the north facade of the building is adequate for  
40 signage. We don't want to abut any residential of that  
41 nature.

42 So, United Vein Clinics will propose a  
43 sign on the building, as well as ownership is going to  
44 propose the address be put on the building as well, 1622  
45 Willow, for identification purposes only.

46 COMMISSIONER KELLY: Okay.

47 MR. SILVERMAN: To further your question,  
48 because I understand the concern of the neighborhood, at  
49 this time the entire second floor is leased for between  
50 nine and 10 years to three separate family offices,  
51 which all three have passed on signage and are not  
52 interested in signage.

1 COMMISSIONER ESTABROOKE: Hi, this is Kathy.  
2 I just have one concern, and that's parking over in the  
3 Forest Preserve and then crossing, you know, four lanes  
4 of traffic to get to where they need to go. I'm just  
5 kind of hoping that that doesn't happen.  
6 MR. SILVERMAN: We don't see that being the  
7 case. When we purchased the building, Mr. Crasney  
8 already had that arrangement in place with the Village  
9 and the Forest Preserve. We are simply maintaining.  
10 We, in a year of ownership, have not had  
11 anyone park over there. As Steve mentioned earlier, we  
12 have plenty of parking on our site adequately without a  
13 variance needed and without the Forest Preserve either.  
14 COMMISSIONER ESTABROOKE: Okay.  
15 COMMISSIONER HIRSCH: Richard, I'm assuming  
16 that's because you have the underground parking still?  
17 MR. SILVERMAN: A combination of the  
18 underground parking and the surface parking.  
19 COMMISSIONER HIRSCH: Yes.  
20 MR. SILVERMAN: It's getting us up to, I  
21 believe the number is 76, Steve mentioned.  
22 COMMISSIONER HIRSCH: Right, right. I'm  
23 assuming this is Suite 102 in the building or what's  
24 designated --  
25 MR. SILVERMAN: We are; it's hard to say  
26 because Suite 101 right now is the vacant space that has  
27 never been built out.  
28 COMMISSIONER HIRSCH: Right.  
29 MR. SILVERMAN: It's hard to say if it's going  
30 to be one tenant, or I expect it to be two tenants  
31 possibly in the future. But at this point in time, we  
32 have no interest for any of the vacant spaces for either  
33 office, medical or anything of that nature.  
34 COMMISSIONER HIRSCH: Okay, and the double,  
35 small, almost shed-like feature that's at the south end  
36 just off of 102 is in fact not an entrance because it  
37 doesn't show away into the building, is that the trash  
38 enclosure?  
39 MR. SILVERMAN: That is the trash enclosure I  
40 believe as well.  
41 COMMISSIONER HIRSCH: It is, okay, okay. All  
42 right, so the only entry currently if they were in 102  
43 would be the front doors to the north.  
44 MR. SILVERMAN: Correct, as you will not see  
45 any physical changes to the outside of the building  
46 besides potential signage.  
47 COMMISSIONER HIRSCH: Right.  
48 MR. SILVERMAN: It will be simply an interior  
49 remodel of an existing space that's been built out and  
50 part of a raw space that has never been built out.  
51 COMMISSIONER HIRSCH: Right, good.  
52 COMMISSIONER BERMAN: I have a question. How

1 many patients can be seen at a time?

2 MR. SILVERMAN: They expect four patients at a  
3 time at most.

4 CHAIRPERSON VASELOPULOS: At the end of the  
5 package is the floor plan. Is that just a proposal? Is  
6 that pretty much what it's going to be like?

7 MR. SILVERMAN: That is pretty much, it is  
8 proposed at this point in time until we reach approval  
9 here. It will not change in terms of square footage or  
10 where it is located in the building. You may have a  
11 wall on the inside of the space move or a bathroom go to  
12 a different space based on plumbing and value  
13 engineering, but all of that will be picked up on the  
14 permit drawings. But the physical parameters and the  
15 dimensions of the space and location will not change.

16 CHAIRPERSON VASELOPULOS: Okay, thank you.  
17 Commissioners, any further questions?  
18 (No response.)

19 CHAIRPERSON VASELOPULOS: Steve, do we have  
20 anyone online wanting to ask a question?

21 MR. GUTIERREZ: I will ask if we do. There  
22 are some other additional people as attendees. I ask  
23 that you raise your hand if you wish to give testimony  
24 relative to this matter.

25 I see one name who I know is a neighbor.  
26 I am going to just, I'm going to unmute you, Ms.  
27 Wipperfurth, and you can just say you don't want to say  
28 anything, it's up to you. But I'm going to unmute you  
29 right now.

30 MS. WIPPERFURTH: Hi, I'm Stacy Wipperfurth  
31 and I just live right to the south of the building. I  
32 really didn't have anything to say. We've communicated  
33 through e-mail.

34 The only concern we really had was the  
35 hours which was addressed. The only other concern we  
36 had was the loading in the back, and Richard Silverman,  
37 you know, said that it would remain as it was, that it's  
38 for shredding purposes, major construction, and garbage  
39 removal. So, therefore, we don't have any concerns at  
40 all. We think it's a good use.

41 MR. SILVERMAN: Thank you, Stacy.

42 MR. GUTIERREZ: Anybody else in the audience  
43 who wishes to speak, please raise your hand on the Zoom  
44 system. Okay, no one has raised their hand, no one else  
45 has raised their hand.

46 CHAIRPERSON VASELOPULOS: Okay, with that,  
47 Tom, do you have a motion?

48 COMMISSIONER BOLLING: I'd like to make a  
49 motion. Motion to recommend to the Village Board  
50 approval of a special use for the operation of the vein  
51 care center at 1622 Willow Road in accordance with the  
52 Petitioner's application and supporting materials, date

1 stamped December 15th, 2020, subject to the following  
2 conditions of one through nine.  
3 CHAIRPERSON VASELOPULOS: Okay, is there a  
4 second?  
5 COMMISSIONER HIRSCH: I'll second.  
6 CHAIRPERSON VASELOPULOS: Steve, do you want  
7 to conduct the roll call?  
8 MR. GUTIERREZ: Commissioner Berlinghof.  
9 COMMISSIONER BERLINGHOF: Yes.  
10 MR. GUTIERREZ: Commissioner Estabrooke.  
11 COMMISSIONER ESTABROOKE: Yes.  
12 MR. GUTIERREZ: Commissioner deLoys.  
13 COMMISSIONER DELOYS: Yes.  
14 MR. GUTIERREZ: Commissioner Berman.  
15 COMMISSIONER BERMAN: Yes.  
16 MR. GUTIERREZ: Commissioner Mendrek.  
17 COMMISSIONER MENDREK: Yes.  
18 MR. GUTIERREZ: Commissioner Kelly.  
19 COMMISSIONER KELLY: Yes.  
20 MR. GUTIERREZ: Commissioner Hirsch.  
21 COMMISSIONER HIRSCH: Yes.  
22 MR. GUTIERREZ: Commissioner Bolling.  
23 COMMISSIONER BOLLING: Yes.  
24 MR. GUTIERREZ: And Chairman Vaselopulos.  
25 CHAIRPERSON VASELOPULOS: Yes.  
26 MR. GUTIERREZ: Motion carries.  
27 CHAIRPERSON VASELOPULOS: Congratulations and  
28 good luck to you!  
29 MR. SILVERMAN: Thank you very much. We  
30 appreciate your support.  
31 COMMISSIONER HIRSCH: Thanks, Richard.  
32 CHAIRPERSON VASELOPULOS: Okay, the final item  
33 before us is the amendments to the Zoning Ordinance.  
34 Steve, do you want to give us an introduction to this?  
35 MR. GUTIERREZ: Will do that. This is an item  
36 that has been sent to you by the Village Board. Back in  
37 2019, the Village Board, with the advent of adult use  
38 cannabis dispensaries and other types of cannabis  
39 businesses being legalized in the state of Illinois, the  
40 Village Board considered whether or not they would like  
41 to accommodate these types of businesses in Northfield.  
42 At that time, the Village Board decided not to  
43 accommodate adult use cannabis businesses and also  
44 agreed to bring the issue back a year later in 2020  
45 after we have had time to assess how that first wave of  
46 adult use cannabis business openings would go.  
47 So, in October of 2020, the Village Staff  
48 did that assessment and presented their findings which  
49 are contained in a memo that we provided you in your  
50 packet. I'd be happy to answer questions about that,  
51 but I won't go into that much detail on that right now.  
52 The Board, at their October 20th, 2020 Village Board

1 meeting, discussed the issue again. At that time, it  
2 was noted that problems really had not presented  
3 themselves with the existing adult use cannabis  
4 dispensaries that had opened in the area, including  
5 really no negative impact on crime, parking, traffic, or  
6 some of the things that initially people had questions  
7 about.

8 The Board also in that discussion noted a  
9 couple of other things. One was the sense that this is  
10 a relatively mainstream type of use in the population  
11 that a number of people in the community likely would  
12 avail themselves of this type of product and this type  
13 of business. It just is losing the kind of stigma that  
14 it used to have.

15 Very importantly, the Board also is  
16 wanting to give strong consideration to the potential  
17 for significant tax revenues that an adult use cannabis  
18 business such as a dispensary might bring to the  
19 Village. The direction of the Village Board then was,  
20 to move forward with amendments to the Village Code that  
21 would accommodate dispensaries specifically. The  
22 consensus was that they would like to allow the  
23 dispensaries only in our B-1 District along Waukegan  
24 Road as well as in our Office-Research District along  
25 Frontage and Central.

26 The Board did want to impose some type of  
27 distance requirement from these facilities to what we  
28 call sensitive land uses such as schools, daycares,  
29 houses of worship, parks. In the draft ordinance that  
30 we've given you, we've actually made it a fairly  
31 expansive list which would even include hospitals, with  
32 the thought that the Commission and ultimately the  
33 Village Board can use that list as a menu and decide  
34 what they felt was most appropriate. The Village Board  
35 also asked us Staff actually to develop a distance  
36 requirement that would be applied to these dispensaries,  
37 and we've done that and provided you with a graphic that  
38 indicates what that might look like at a distance of  
39 100' and 500' and then 1,000'.

40 The Board directed us to draft the  
41 language so that the dispensaries would be designated as  
42 a special use in the B-1 and O-R Districts. So, that  
43 would require a public hearing much like the one we just  
44 had for the vein center in that same type of process in  
45 which all neighboring property owners would be notified.

46 There would be a thorough vetting of the facts of the  
47 particular business and operational circumstances and  
48 we'd need to take into account what the surrounding uses  
49 were and many other issues that were, you know, unique  
50 to the particular business and the context in which it  
51 would be located.

52 We had our Village attorneys, Mallory

1 Milluzzi, she is here with us this evening. She really  
2 did most of the work drafting the ordinance language we  
3 provided you. The ordinance would amend all of the  
4 sections of the code that would be related to the  
5 regulations. Normally, we would only provide the Plan  
6 and Zoning Commission with any amendments related to the  
7 Zoning Code, but the Board also asked that the  
8 Commission specifically take into account and make  
9 recommendations on the distance requirement and again  
10 which properties you wanted to apply that distance  
11 requirement to.

12 There are some other things such as hours  
13 of operation and distance between these facilities, that  
14 would actually be regulated in another part of the code  
15 outside of the Zoning Code. But they're tied so closely  
16 to the operation of this type of facility that it was  
17 decided to ask the Plan and Zoning Commission to  
18 consider and make recommendations on those regulations  
19 that would actually be in the business section of the  
20 Village Code. So, we've provided an outline in table  
21 form of the Zoning Code sections that we are suggesting  
22 would be amended, as well as the proposed amendments to  
23 the business regulations that we think are pertinent to  
24 the Plan and Zoning Commission's discussion.

25 There's a lot of detail in the proposed  
26 ordinance that you'll see. I'd say a good, probably 80  
27 to 90 percent of the language really mirrors the state  
28 statute that highly regulates the adult use cannabis  
29 dispensaries. I think as Mallory explained it to me,  
30 and Mallory, you can correct me if I'm wrong, the  
31 state's requirements are really going to be overlaid on  
32 any of these dispensaries. They'll be subject to the  
33 state licensure as well as all of these very detailed  
34 and pretty thorough set of regulations.

35 The Village can impose its own  
36 regulations but they can't undermine the state's  
37 regulations. So, in other words, we can't allow  
38 something that the state doesn't allow, but we can be  
39 more stringent. We included these state regulations in  
40 our ordinance so that at some point in time if the state  
41 wants to relax their own requirements, we would have the  
42 choice as to whether locally we wanted to relax those  
43 same requirements.

44 We could get into some detail but I think  
45 the essence of the Village Board's proposed zoning  
46 amendments is to allow adult use cannabis dispensaries  
47 in the B-1 and O-R Zoning Districts as special uses

48 We did need to make an adjustment, or  
49 we're suggesting we make an adjustment to the medical  
50 cannabis dispensaries. If you recall back a number of  
51 years ago, our code was amended to allow those in the O-  
52 R. We did not at that time make them a special use in

1 the B-1 District. Mallory and I discussed this and felt  
2 that it probably would make sense to just make the  
3 medical dispensaries consistent with the adult use  
4 cannabis dispensaries, and make them both a special use  
5 in the O-R District.

6 One other major issue here was that the  
7 Board did want to prohibit consumption of cannabis on a  
8 dispensary's premises. The State Act would allow this,  
9 but the Board did not want to contemplate that and so it  
10 is specifically prohibited in the language that we're  
11 presenting.

12 Hours of operation, we just plugged in  
13 again what the state requirements were. That's 6:00  
14 a.m. until 10:00 p.m. Again, the Commission and  
15 ultimately the Board certainly can change that, make  
16 that more stringent. I don't believe we can make it  
17 less stringent.

18 Then we looked at the minimum distance.  
19 Other villages in the area that allow adult use  
20 dispensaries, range all over the place from anywhere  
21 from 250 feet to 1,000 feet. So, we played with our GIS  
22 maps landed at 500 feet being somewhere in the middle of  
23 the range that we saw. Just practically, along Waukegan  
24 Road, if you really get beyond that 500-foot  
25 requirement, you're really effectively knocking out 90  
26 percent of the properties on Waukegan Road. That came  
27 in a little bit into play when we plugged 500' into the  
28 language. But again, that distance requirement is  
29 something that the Board specifically asked the  
30 Commission to comment on as well.

31 Then the list of "sensitive uses" that  
32 that distance requirement will be applied to also is  
33 something that the Board asked the Commission to look  
34 at. The Board specifically wanted to make sure that we  
35 included schools, daycare facilities, and then beyond  
36 that, the houses of worship and hospitals were something  
37 to be considered.

38 Those are the main issues. If there's  
39 any questions or you want to discuss any part of the  
40 regulations that are outlined or actually written into  
41 the draft ordinance, feel free to delve into that as  
42 well. But that is essentially what the amendments look  
43 like and what the Village Board was asking the  
44 Commission to hold this hearing on as well as to  
45 consider.

46 CHAIRPERSON VASELOPULOS: Okay, I have two  
47 questions just to start off. First, the 6:00 o'clock to  
48 10:00 o'clock hours of operations, in comparison, excuse  
49 me, I didn't, if it was in here I didn't see it, but  
50 what are the other neighboring existing establishments,  
51 what are their hours?

52 MR. GUTIERREZ: We did not research that. I



1 don't know, Mallory, if you might know off the top of  
2 your head?

3 COMMISSIONER BOLLING: Or alcohol.

4 MS. MILLUZZI: So, alcohol in the Village is  
5 11:00 a.m. to 10:00 p.m. for packaged sales. Then what  
6 other towns have been doing that I've seen have in  
7 general kept the hours as the state law, but as we  
8 proposed here, it's allowing it to be amended for an  
9 actual use that would come before you as a condition to  
10 a special use. So, if you have a specific location that  
11 might be closer to somewhere where you don't want maybe  
12 people there as early, you can make it a condition of  
13 the special use that they can't open until, you know,  
14 8:00 a.m. or 9:00 a.m. or 10:00 a.m., you know, whatever  
15 you would feel most appropriate for that specific  
16 location. So, they've looked at it on that case-by-case  
17 basis for a specific location.

18 CHAIRPERSON VASELOPULOS: So, Mallory, what  
19 you're suggesting is that we could address individual  
20 opening and closing times with each special use?

21 MS. MILLUZZI: Correct, and that's how it's  
22 written. It says may operate unless limited as a  
23 condition to a special use.

24 CHAIRPERSON VASELOPULOS: Yes, I see that  
25 here, yes.

26 COMMISSIONER DELOYS: I'm personally aware  
27 that there is a medical use facility in Highland Park.  
28 Their hours are 9:00 to 5:00 hard. You've got to have  
29 an appointment to come in to.

30 MS. MILLUZZI: The ones I've seen do not open  
31 at 6:00 a.m. I just went through a public hearing for  
32 one in Wheeling, and I think their hours were like 9:00  
33 to 9:00. They didn't have any interest in opening  
34 earlier, so I think a lot of these operations don't want  
35 to start as early as 6:00 a.m.

36 COMMISSIONER HIRSCH: I would almost be more  
37 concerned with the lateness. I wouldn't want to be the  
38 last one open, because much like the packaged liquor, it  
39 will be popular at night.

40 COMMISSIONER DELOYS: I think the medical is a  
41 lot different than the adult, to just drop by and get  
42 your stuff.

43 COMMISSIONER HIRSCH: Yes, true.

44 COMMISSIONER DELOYS: I would agree with you,  
45 the earlier the better, like 6:00 o'clock.

46 COMMISSIONER BOLLING: I always get confused  
47 about, as Commissioners, are we discussing the moral or  
48 the economics or I don't know.

49 CHAIRPERSON VASELOPULOS: I don't know. We  
50 can take all that into account when we're discussing  
51 stuff. I think regarding the time, we've got, we could  
52 leave it as is, 6:00 to 10:00, and then on an individual

1 case we pare that down a little bit, versus, you know,  
2 if we feel strongly that 6:00 to 10:00 is just too big  
3 of a window and we would really never want 6:00 to  
4 10:00. Well, we could address that right here and now  
5 that really, you know, then holds us to a much smaller  
6 universe of hours of operation.

7 But the flip side is it prohibits the  
8 petitioner from arguing, well, it is permitted, you  
9 know, you guys did contemplate 6:00 to 10:00 at one  
10 point and thought that was okay, so they would have more  
11 of a leg to stand on when making an individual  
12 application and we push that --

13 COMMISSIONER BOLLING: But we don't have a  
14 petitioner.

15 CHAIRPERSON VASELOPULOS: I know, we're just  
16 talking about the new rules.

17 COMMISSIONER BOLLING: Right, and so should we  
18 pick this aspect of it right now and say do we want to  
19 limit the hours? Do we want to change it? Do we, as a  
20 Commission, do we want to have it from 6:00 a.m. to  
21 10:00 or do we want to limit it to something different?

22 COMMISSIONER DELOYS: I think other towns have  
23 limited it. Why wouldn't we?

24 COMMISSIONER ESTABROOKE: But even if we limit  
25 it, they always have the option of coming back and  
26 saying they want more time and then we can discuss. I'd  
27 rather discuss it on the opposite end than, I'd rather  
28 discuss it them wanting more time than the opposite way  
29 around. I think we need to limit it now, and if they  
30 want more then they come back and ask us for more.

31 MR. GUTIERREZ: Mallory, can I ask a quick  
32 question? So, in the context of going forward in the  
33 future, if you have an applicant, we have to restrict a  
34 smaller window for the hours of operation. In the  
35 course of a special use, they could ask for a variation  
36 to that. If this is in the business regulations, would  
37 they have standing to ask for relief from that in the  
38 special use process?

39 MS. MILLUZZI: Yes. Yes, I think they would  
40 have the ability to ask for relief from the code  
41 requirement through a variation on the hours of  
42 operation, or even potentially as a condition to the  
43 special use given the hours of operation are typically,  
44 you know, part of the special use conditions. So, you  
45 know, if you decide to narrow it to say, I don't know,  
46 8:00 to 7:00, 9:00 to 7:00, you know, something, a  
47 narrower window and they really felt, the operator  
48 really felt strongly about needing it to be open later  
49 or earlier, they could request that relief.

50 MR. GUTIERREZ: Thanks.

51 COMMISSIONER HIRSCH: Currently, the hours you  
52 chose or the hours we're looking at are what the state

1 has outlined?  
2 MS. MILLUZZI: Yes, those are the outside  
3 limitations established by state law. So, that's just  
4 the earliest and the latest the state law chose. But  
5 again, you are definitely free to change that. We just  
6 put that in as the default.  
7 COMMISSIONER DELOYS: FYI, Greenhouse in  
8 Northbrook on Skokie Boulevard is 8:00 to 8:00. They  
9 have one in Deerfield at 10:00 a.m. to 7:00 p.m.  
10 COMMISSIONER HIRSCH: Interesting.  
11 CHAIRPERSON VASELOPULOS: These are all seven  
12 days a week best you can tell, Dan?  
13 COMMISSIONER DELOYS: Correct.  
14 COMMISSIONER HIRSCH: Yes, I'd be inclined to  
15 limit it to 8:00 --  
16 COMMISSIONER MENDREK: I would certainly --  
17 I'm sorry, Steve.  
18 COMMISSIONER HIRSCH: No, that's all right. I  
19 just was going to make a statement that I'd be inclined  
20 to changing it to 8:00 p.m. and no later with that in  
21 mind, with some of the bigger, you know, operations in  
22 mind that are out there.  
23 COMMISSIONER MENDREK: Yes, I tend to agree  
24 that I don't think that 6:00 a.m. is probably ever going  
25 to happen or is probably really necessary. But I think  
26 that, I mean, I like the 8:00 to 8:00 hours. That just  
27 seems like, you know, you get your business done. I  
28 don't think it needs to be open to 10:00.  
29 COMMISSIONER HIRSCH: It's not bar hours, yes,  
30 right.  
31 COMMISSIONER BOLLING: So, we're going down a  
32 path that this Commission says that we're all in favor  
33 of this sort of an operation?  
34 COMMISSIONER MENDREK: Well, we don't have to  
35 all be in favor of it. We're just, I think the Village  
36 Board is asking us for additional consideration to what  
37 they've already talked about. They are asking us to  
38 look at this from a P&Z perspective and do we need to  
39 tighten things up because this Commission does this all  
40 the time. We don't have to be unanimous on anything,  
41 and we're just recommending. Our comments are just a  
42 recommendation to the Board.  
43 COMMISSIONER BOLLING: Yes, I totally agree.  
44 But we're talking about the hours of an operation. So,  
45 but yes, I get it. I mean, the question I have is, you  
46 know, like locations for instance. Steve, I think we  
47 talked today about where they might be located and the  
48 eastern corridor along Frontage Road has got a gap in it  
49 that wasn't quite right, but whatever. The question is  
50 how many do we want in that area?  
51 So, specifically, what I'm talking about  
52 is, along Frontage Road, if you look at the last page of

1 our documentation --  
2 MR. GUTIERREZ: The buffer map.  
3 COMMISSIONER BOLLING: -- you'll see that  
4 there are like two sections along the Edens Expressway,  
5 right?  
6 COMMISSIONER ESTABROOKE: Yes.  
7 COMMISSIONER BOLLING: There is a gap there,  
8 but whatever. That's where these could potentially be.  
9 According to the documents I think, I don't know, I have  
10 to do the math but we could have a couple, two or three  
11 of them there, right?  
12 MS. MILLUZZI: Well, they have to be at least  
13 1,500 feet from each other.  
14 COMMISSIONER BOLLING: Right.  
15 MS. MILLUZZI: They have to be at least 1,500  
16 feet from each other, so they'd be relatively spaced out  
17 in that one, and they'd have to get a state license.  
18 There's a lot of hurdles to overcome.  
19 COMMISSIONER BOLLING: And I don't understand  
20 why it's not contiguous.  
21 MR. GUTIERREZ: Oh, can I answer that  
22 question, Tom? I think we just had a bust in the GIS  
23 map, honestly. That red outline should really encompass  
24 that entire corridor for basically from that Tower Road  
25 and off ramp down to kind of Willow, that's the O-R  
26 District. I'm not sure why that map took that out of  
27 there.  
28 COMMISSIONER BOLLING: So, yes, so my silly  
29 question is, well, if the map was correct, we could have  
30 numerous ones.  
31 MR. GUTIERREZ: So, yes, on the same map you  
32 get a sense of what that 1,500 feet might look like. If  
33 you look at any of those buffers, you know, take any one  
34 of the sensitive properties we've focused in on?  
35 COMMISSIONER BOLLING: Yes.  
36 MR. GUTIERREZ: That outer ring, that's only  
37 1,000 feet, so, you know, add another 500 feet to that  
38 and you get the sense that really, you know, practically  
39 speaking, you know, if you get, you know, two in that  
40 district, you'd probably be lucky. You really probably  
41 can only fit one in the Waukegan Road corridor with its  
42 proximity to the school there. The school is really  
43 kind of right in the middle of that corridor.  
44 So, again, you guys can decide if you  
45 want to limit the specific number. I think the point I  
46 wasn't clear in making is that practically speaking,  
47 that 1,500-foot distance is probably going to severely  
48 limit how many of these facilities we could have.  
49 CHAIRPERSON VASELOPULOS: Yes, and even that  
50 long stretch along Frontage there can probably only have  
51 two, maybe three if they're positioned perfectly.  
52 MR. GUTIERREZ: Yes, and even then I'm not --

1 MS. MILLUZZI: I don't think you can get  
2 three. I think maybe two if on the outer edges.  
3 CHAIRPERSON VASELOPULOS: Okay, okay.  
4 COMMISSIONER BERLINGHOF: I mean, you've got  
5 to realize, there's one on Skokie and Dundee. This is a  
6 retail store, right? In many ways, if we've got to  
7 decide, I shouldn't we have to decide, the Village Board  
8 has to decide whether or not this is something they  
9 want. If it's something they want, then they need to be  
10 prepared to market it/have ordinances in place that will  
11 attract it.

12 To attract it, you want visibility. You  
13 need parking, although actually I don't think we need  
14 five-to-one parking, Steve, for this but it's something  
15 for another discussion. You need, you know, the cross  
16 streets, I mean, the beauty of that one in Northbrook,  
17 it's on a cross street or out the highway.

18 So, what is the purpose? I mean, if the  
19 purpose of this is tax, is you're trying to create tax  
20 for Northfield, then you want it to be successful. If  
21 you want it to be successful, then it needs to be  
22 accessible, and it needs to be visible. You know, you  
23 look at some of these locations that we have, based upon  
24 even the, I mean, the 1,000 feet would be I think very  
25 difficult like you just said. I think it takes away all  
26 of Waukegan Road, and it would require them probably to  
27 buy the bank and use the bank for that. Otherwise,  
28 there's nothing else on Waukegan Road you could even use  
29 for this purpose.

30 Then of course along the car dealership  
31 row, the car dealerships aren't going away. I don't,  
32 are we all the way to the guitar shop? This guitar shop  
33 in Northfield?

34 MR. GUTIERREZ: Yes, all the way to --  
35 COMMISSIONER BERMAN: Yes. At the end, yes.  
36 COMMISSIONER BERLINGHOF: There you go.  
37 There's your location right there. I mean, that's the  
38 one location someone could buy, convert pretty easily,  
39 and make it for marijuana sales. You're more than 1,500  
40 feet away from obviously Northbrook's location there.

41 But if you do start going south of that,  
42 there aren't really enough buildings, you know, the  
43 large office buildings aren't going to be converted. I  
44 don't see it on the first floor on any of those. You  
45 get farther back, there's some small office buildings  
46 sort of like across from the one that we own. But you  
47 have a parking problem then even though I don't think  
48 the five-to-one is necessary, I think it's less than  
49 that.

50 So, you're kind of running out of, really  
51 of good locations for them to even want to go. We've  
52 got to remember that. So, part of it's kind of like,

1 you know, when we did medical marijuana, it was pretty  
2 clear. We weren't really that interested in medical  
3 marijuana in the Village, so we had 2,500 feet from  
4 anywhere. It pretty much cut it out entirely.  
5 Are we interested in having recreational  
6 marijuana in the Village? If we are, then we need to  
7 start thinking about it differently. We are Plan and  
8 Zoning, there may not be, I don't really have a, I'm not  
9 a user but I don't really care that much. But on the  
10 same token, we have liquor laws, and should we view that  
11 much different than a liquor law in many ways? Why is  
12 this not being treated very similar to a liquor law from  
13 that perspective?

14 You know, you've taken the Village Center  
15 out, so you've taken out maybe the hardware store. I  
16 mean, there's a prime location potentially for marijuana  
17 sales that could create a lot of value. But is that  
18 where we want to be? Is that where we want to have it?  
19 I'm not suggesting that we do, all I'm suggesting to  
20 this group is that we're Plan and Zoning. From a  
21 planning and zoning perspective, this is a retail sale  
22 product that if we're thinking about it correct, we want  
23 it in a location that can do the best, not bury it  
24 behind somewhere in the back like, you know, because we  
25 want to see it. Because you know what, all the other  
26 communities are putting it on the corners of Skokie and  
27 right across from Mariano's, and they're going to  
28 benefit by that and we're going to take this marijuana  
29 distributor in our Village where a lot of people may not  
30 want it and then throw it in a location where it's not  
31 going to be as successful as it could be. So, you take  
32 the pain without, you know, getting the pleasure of a  
33 lot more taxes.

34 Pardon me, I just, you know, I don't  
35 really have a question. I have more of a we need to  
36 think about this a little bit more. I do think that,  
37 you know, the daycare center, I mean, that's a tough one  
38 because they move around so much. You know, they open  
39 up here and there, and how does that play into the role?

40 I obviously think that the major schools  
41 ought to be, but parks, I mean, really, I mean, I don't  
42 know if the 1,000 feet from the main park next to  
43 Middlefork on the backside is necessary, right, from a,  
44 even though it's close, it's not really a big problem  
45 versus putting it on Willow Road, well, you're not going  
46 to do it anyway.

47 COMMISSIONER BERMAN: Well, the only thing I  
48 have to say about that is we just approved that  
49 beautiful band shelter that they're building right now.  
50 I would hate to see that perfect thing that's going up  
51 and down the street the ability to have people going in  
52 until 8:00-10:00 o'clock at night buying marijuana.

1           COMMISSIONER BERLINGHOF: Yes, no, I think  
2 that's, you're right, there's not even a question of  
3 that. It's more about if you think about it, you go  
4 northwest, excuse me, northeast of the park.  
5           COMMISSIONER BERMAN: Northeast?  
6           COMMISSIONER BERLINGHOF: East, then you start  
7 to get into the industrial or the backside just because  
8 of the ring --  
9           COMMISSIONER BERMAN: Right.  
10          COMMISSIONER BERLINGHOF: -- I also think the  
11 hours of operation, look, you're going to think about  
12 something on Waukegan Road differently than you're going  
13 to think about something maybe on Willow Road, and  
14 you're going to think about something different on the  
15 north end of Frontage Road differently than you're going  
16 to think about maybe a park. So, I do think we need  
17 flexibility on the hours in terms of what we're willing  
18 to do there.  
19          COMMISSIONER BERMAN: I think it would be fun  
20 for them to put it on the vacant lot across from the  
21 Police Department.  
22          COMMISSIONER BOLLING: Quick question.  
23          COMMISSIONER DELOYS: You can set a medical  
24 facility there for sure.  
25          COMMISSIONER BOLLING: Can I ask a quick  
26 question? Do we have a drug rehab facility or a medical  
27 drug rehabilitation use in this area? Should we give  
28 some consideration to that sort of use? Because I think  
29 this is about use. What if, or does there exist, I  
30 don't even know, is there an existing use for a drug  
31 rehabilitation or psychological or whatever? Would that  
32 make sense to have a pot store down the road?  
33          COMMISSIONER BERLINGHOF: Well, there already  
34 is one. So, you're talking about in Northbrook at that  
35 house that has the horses, that is a rehab institute,  
36 and that's just 2,000 feet south of Greenhouse. So,  
37 that's already one there, and there's already a medical  
38 marijuana or a marijuana facility just up the street.  
39          COMMISSIONER BOLLING: Yes. So, I guess I'm  
40 thinking I'm not in favor of having more opportunities.  
41          COMMISSIONER DELOYS: It's legal and it's a  
42 mile and a half away if they want it. It's available.  
43 This is more a revenue question. Do we want to go after  
44 tax revenue.  
45          COMMISSIONER BERMAN: Right.  
46          COMMISSIONER DELOYS: We can restrict it and  
47 make it, but we do, as Todd said, we've got to make it  
48 attractive.  
49          COMMISSIONER BERLINGHOF: Right.  
50          COMMISSIONER DELOYS: There very few places  
51 still on Waukegan Road it can go on realistically.  
52          COMMISSIONER HIRSCH: There's very few places

1 throughout. I mean, we've squeezed it down to very  
2 small areas.

3 COMMISSIONER DELOYS: Yes.

4 COMMISSIONER HIRSCH: That's shown on the map.

5 COMMISSIONER DELOYS: If you look at these  
6 places now, the majority of the customers/clients are 50  
7 years or older. They're not kids.

8 COMMISSIONER HIRSCH: They have to be 27  
9 anyway.

10 COMMISSIONER BERLINGHOF: No, you have to be  
11 27, you get carded.

12 COMMISSIONER HIRSCH: I think there's a  
13 carding --

14 COMMISSIONER BERLINGHOF: It's 21.

15 COMMISSIONER HIRSCH: Is it 21?

16 COMMISSIONER BERLINGHOF: Yes.

17 COMMISSIONER HIRSCH: I thought it was 27.

18 COMMISSIONER DELOYS: You get carded at every  
19 one of these places no matter what you do.

20 COMMISSIONER BERLINGHOF: Yes.

21 COMMISSIONER DELOYS: You have to register.  
22 It's very restrictive.

23 CHAIRPERSON VASELOPULOS: As an establishment,  
24 you have to maintain ID up to 27. So, they're going to,  
25 you know, card you beyond what you look like at 27 to  
26 make sure they grab all the 27-year-olds just to  
27 maintain the --

28 COMMISSIONER ESTABROOKE: I hope they card me.

29 CHAIRPERSON VASELOPULOS: There you go. I'm  
30 sure they would.

31 COMMISSIONER ESTABROOKE: I would feel so  
32 good.

33 MS. MILLUZZI: I would say that the Board did,  
34 the majority was in favor of this use being allowed in  
35 the Village. So, I mean, that was part of the direction  
36 why it's coming up before the P&Z.

37 COMMISSIONER ESTABROOKE: Why it's here.

38 MS. MILLUZZI: Yes, it's that they do want it  
39 as a special use within the Village, and then the  
40 process of that is a public hearing through this  
41 Commission. So, that at least has been, they did have a  
42 consensus as to that as far as their, you know, what  
43 they want to see.

44 CHAIRPERSON VASELOPULOS: Well, there was one  
45 voice of opposition.

46 MS. MILLUZZI: Yes.

47 CHAIRPERSON VASELOPULOS: That was a solo  
48 voice of opposition.

49 COMMISSIONER BERMAN: I think I would second  
50 Todd's point that, you know, it's a little bit of, you  
51 know, we're shutting the gate after the horse has left  
52 the barn. I mean, I think that there are so many of



1 these facilities in the area that I'm not sure what the  
2 likelihood of anyone coming to Northfield is, and if we  
3 restrict it too much, we'll never get the opportunity.  
4 But at the same token, if this group doesn't feel  
5 strongly about it, then we should put in, you know, we  
6 should decide what it is we think that we could find  
7 acceptable based on Mallory's point that the Board  
8 really seems to be in favor of moving forward with this  
9 in some way.

10 COMMISSIONER BOLLING: So, it's the \$350,000  
11 question. Right?

12 COMMISSIONER deLOYS: Revenue, yes.

13 COMMISSIONER BOLLING: No, that's the lowest,  
14 that's what it is. It could be more but, with  
15 competition or whatever, who knows? But we're talking  
16 about tax revenue, and then we have to, I think, go back  
17 to what, as Commissioners, our vision is for the  
18 community. You know, there's great maps about who is  
19 doing it and who is not, and does Northfield, so let's  
20 put it this way. If I want to get a good bottle of  
21 Scotch, I have no problem going to Binny's which is in  
22 Highland Park. There is no liquor store in Northfield  
23 except for Mariano's.

24 COMMISSIONER BERLINGHOF: And you can get that  
25 same bottle of Scotch pretty much. Not a really good  
26 one, but you'd get your --

27 COMMISSIONER BOLLING: Okay, whatever, Todd,  
28 yes. But you know, I guess does Northfield want to be a  
29 place where we, I guess make this moral, it's a moral  
30 question.

31 COMMISSIONER BERLINGHOF: Sure, but is that  
32 our responsibility? What I mean by that is we are the  
33 unelected eight, how many, or nine of us?

34 COMMISSIONER BOLLING: Yes.

35 COMMISSIONER BERLINGHOF: That are there to  
36 decide what works in the Village from a planning and  
37 zoning perspective, not whether or not morally, and I'm  
38 not, let me just make this clear, Tom, I'd prefer it not  
39 to be in Northfield personally. But that doesn't mean  
40 that from a Planning Commission perspective that we  
41 shouldn't give guidance as to where it should go if they  
42 decide, if the elected officials, the people that this  
43 Village elected to make those decisions decide that it  
44 should be there.

45 Now, they're not going to, I mean, if  
46 they decide it's going to be there, they're not going to  
47 listen to us anyway, Tom. It doesn't matter. We could  
48 all nine of us say morally we don't like the idea, so we  
49 want 4,000-foot buffers and, you know, and they're just  
50 going to ignore us. So, the real question is what's  
51 realistic? What makes sense? Maybe it's a range, it's  
52 whatever it is from that perspective.

1                   We're saying that, you know, Northbrook  
2 is 250 feet, think about that. That's somebody who has  
3 said we want to be able to put a marijuana facility in  
4 every location that the marijuana facility wants to go  
5 to in Northbrook if we can get one, right? There are  
6 only going to be so many they're going to get because  
7 it's just, like anything else, it gets spread out like a  
8 movie theater.

9                   But, you know, we're not necessarily  
10 looking at that, but we did say that with medical  
11 marijuana four years ago, five, I don't even remember  
12 how long ago it was, we pretty much said no, we don't  
13 want it. We don't see any value to it, and so we sort  
14 of pushed it out. Well, now we see, yes, \$350,000 to  
15 \$600,000 a year in potential sales tax for a legal  
16 product, unfortunately, depending on how you look at it,  
17 and is there a place where we would feel comfortable  
18 from a Zoning and Planning Commission for that to open  
19 up and not feel like we are destroying what we've tried  
20 to create here in Northfield from a planning and zoning  
21 perspective?

22                   As much as I'm telling you that the best  
23 location for that probably is Bess Hardware, I'm not  
24 telling you that that's where we should as a planning  
25 and zoning put this thing in the Village Center.

26                   COMMISSIONER BOLLING: What's our guiding  
27 compass? I think it's the Village vision, what do we  
28 call that? I'm sorry.

29                   CHAIRPERSON VASELOPULOS: The Comprehensive  
30 Plan.

31                   COMMISSIONER MENDREK: Comprehensive.

32                   COMMISSIONER BOLLING: The Comprehensive Plan.  
33 That's where, Todd, you're great, you're so articulate,  
34 that plan is, that's where I get mixed up.

35                   COMMISSIONER BERLINGHOF: Well, I mean, there  
36 are plenty of people that will talk about liquor like  
37 you just described as being an issue, too, bars.  
38 Remember, I mean, look, think about how long ago  
39 Evanston and Wilmette and Winnetka and all those who  
40 didn't even have bars, right, who couldn't sell liquor?  
41 When I moved here in 1987, whatever, you couldn't get a  
42 drink unless you went to Wheeling or, you know, some  
43 areas like that.

44                   So, we've all adjusted to that. We're  
45 all going to adjust to marijuana. Marijuana is going to  
46 be, we'll see what happens tomorrow in Georgia, but  
47 marijuana is going to be legal throughout the country.  
48 It's only a matter of time.

49                   So, that's going to happen. So, we're  
50 going to find ourselves in a situation where that's  
51 there. Do we want to take advantage of it? I don't  
52 know. I think there's nothing on Waukegan Road

1 available per se. We've got to make sure that there's  
2 500 feet if we even have a shot at it. I think there is  
3 some stuff available in the O-R District. The closer  
4 you get to Willow Road and visibility on the highway,  
5 all important aspects, if we could get that, I think  
6 something would work there because you can get off a  
7 tower, you can get on off of Willow, there's enough  
8 access points there. You can come down from Dundee, you  
9 can come up from Willow to get people there, if they can  
10 see it, it's there.

11 So, again, I'm not saying to you that I'm  
12 for it personally, but I am saying to you that we need  
13 to make sure that we provide the right guidance as to  
14 where it should go. I think that's the place it  
15 probably needs to go and I think we need to make sure  
16 that our laws here can allow for it. One of them is  
17 parking because I'm not sure that some of those places  
18 can, you can put the building there and have enough  
19 parking. I have no idea how much parking is around that  
20 guitar place but whoever owns that, if we pass this  
21 thing, has just written his golden ticket because it's  
22 the one spot that makes a lot of sense up there, that's  
23 there ready to go, and it makes a lot more money than  
24 selling guitars or whatever they do now.

25 COMMISSIONER MENDREK: If you, you know, I  
26 think parking is an issue because if you look at  
27 Greenhouse as an example, that parking lot is huge. I  
28 don't know what the, you know, the number is, Steve, if  
29 you guys have looked at that or not. But that's a huge  
30 parking lot and there's always a lot of cars in there.

31 COMMISSIONER BERLINGHOF: Yes, but there's  
32 still a lot of vacancy, Tracey. There's still a lot. I  
33 mean, I'm saying that, you know, five-to-one is a normal  
34 retail parking ratio that's used across the country.  
35 It's just out there, it's just normal.

36 As you and I all know, if we had a  
37 furniture store, you could probably live with two-to-one  
38 because it's just, you know, you've got a lot of space  
39 with very little traffic. I have no idea how many  
40 people are in that Greenhouse at one time. But unlike  
41 normal retail, I don't think Saturday at 2:00 is  
42 necessarily any busier than Thursday at 6:00 or other  
43 timeframes, and the week before Christmas isn't, you  
44 know, people aren't all going necessarily and buying  
45 stocking stuffers there, but maybe they are.

46 COMMISSIONER DELOYS: But they're not allowed  
47 to be Costco.

48 COMMISSIONER BERLINGHOF: Yes, well --

49 COMMISSIONER DELOYS: They restrict how many  
50 people can be there.

51 COMMISSIONER BERLINGHOF: Sure, yes.

52 COMMISSIONER DELOYS: You never can be

1 overrun.

2 COMMISSIONER BERLINGHOF: So, you don't really  
3 have, I guess my point is I don't think you need as much  
4 parking as the five-to-one which I think is a good  
5 thing. We should study that and see really what they  
6 need because that could allow, they could open up a  
7 couple more of the buildings let's say in the O-R  
8 section that might be able to provide for that they  
9 couldn't otherwise. I'm just, I'm throwing that out for  
10 discussion.

11 COMMISSIONER MENDREK: Well, I guess, you  
12 know, my point is that parking is an issue and we have  
13 very few places that could handle parking for something  
14 like this, whether it's five-to-one or it's four-to-one  
15 or it's even three-to-one, because this is a consistent  
16 problem we have every time something comes before us is  
17 where are people going to park. So, to your point,  
18 again, Todd, the guitar store is probably a great  
19 option.

20 One of the things that I spoke to Steve  
21 about earlier this evening was the fact that we have not  
22 put residential properties as an area that has to have a  
23 buffer. When you used as an example Bess Hardware, do  
24 you really want to have the pot store right next to  
25 residential buildings?

26 COMMISSIONER BERLINGHOF: No.

27 COMMISSIONER MENDREK: Right.

28 COMMISSIONER BERLINGHOF: No, no, I don't.  
29 I'm not, again, I'm talking --

30 COMMISSIONER MENDREK: I know, I'm just  
31 saying. I know you used that as an example but the  
32 point I'm making is that we haven't considered making  
33 residential one of the areas that you have to have a  
34 buffer, and we have places in Northfield that could meet  
35 the criteria if residential wasn't on the list. Is that  
36 something that anybody has really given some thought to?  
37 I know that there are other municipalities that have  
38 additional legislation about residential, how close they  
39 can be to any kind of residential, not just a park or a  
40 school. I don't know if the Village has, you know,  
41 given any thought to that.

42 COMMISSIONER BERLINGHOF: I think if we had  
43 residential in here, I think you pretty much cut out  
44 everything, don't you?

45 CHAIRPERSON VASELOPULOS: Well, let me, before  
46 we go down residential, let me point something out. The  
47 B-1 and O-R Districts do not include Bess Hardware.

48 COMMISSIONER BERLINGHOF: Right.

49 COMMISSIONER MENDREK: Yes.

50 COMMISSIONER BERLINGHOF: Okay, sorry I  
51 brought that up. My point was it's the best location  
52 for the marijuana facility.

1 CHAIRPERSON VASELOPULOS: Yes.  
2 COMMISSIONER BERLINGHOF: It has nothing to do  
3 with if it could be allowed.  
4 CHAIRPERSON VASELOPULOS: No, no. My point is  
5 if we're concerned about residential, and I would be,  
6 too, let's focus on the residential areas near the  
7 outlying areas on our pamphlet here of B-1 and O-R. You  
8 know, like Regent Woods is near there, but the way  
9 Regent Woods is constructed, it's geographically close  
10 but kind of far away based on access to Waukegan Road.  
11 You know, the ones along Frontage, you know, they're not  
12 really near any residential areas.  
13 COMMISSIONER BERLINGHOF: Well, until you get  
14 farther north.  
15 COMMISSIONER BERMAN: Then you put in the bike  
16 path that we're talking about through the Village and  
17 you've got the bike path which is right up against the  
18 residential and, you know, it's awfully close.  
19 CHAIRPERSON VASELOPULOS: Yes. You're right,  
20 you can access it either with pedestrian or bicycles,  
21 some of those points along Frontage Road through the  
22 bike path I guess. So, let's keep that in mind. That's  
23 all I'm pointing out.  
24 COMMISSIONER MENDREK: So, I guess where we  
25 get to is, you know, and maybe some other people can  
26 jump in here is, is there anything that we think is  
27 reasonable that we could come to agreement on to suggest  
28 to the Board? Is it 1,500 feet? Is it 1,000 feet? You  
29 know, what's the, and do we want to suggest a different  
30 set of hours of operation? I mean, we could talk ad  
31 nauseam tonight.  
32 COMMISSIONER BOLLING: Well, yes, and then  
33 there's other things like delivery. In the, I don't  
34 know what thing it is --  
35 COMMISSIONER DELOYS: They don't do delivery.  
36 COMMISSIONER BOLLING: Pardon?  
37 COMMISSIONER DELOYS: Delivery is not done,  
38 it's not legal.  
39 COMMISSIONER HIRSCH: It's not Grubhub.  
40 COMMISSIONER BOLLING: Well, it's in the  
41 document.  
42 COMMISSIONER BERLINGHOF: I think that means  
43 the hours that things are delivered there.  
44 COMMISSIONER ESTABROOKE: It has to get there.  
45 COMMISSIONER BERLINGHOF: Delivery receiving.  
46 COMMISSIONER DELOYS: Delivery to the --  
47 CHAIRPERSON VASELOPULOS: Receiving not  
48 shipping.  
49 COMMISSIONER BOLLING: Yes. Please, please  
50 clarify, please. Let me know that this document, if I  
51 can find it, does not suggest that there will be  
52 delivery.

1 MS. MILLUZZI: They cannot do delivery. The  
2 only reference to delivery is talking about when they  
3 get the product delivered from the licensed cultivation  
4 centers. There's state law restrictions on where they  
5 can buy product from and who and those aspects. But you  
6 can't have, you know, someone can't call and ask for  
7 takeout of marijuana.

8 COMMISSIONER HIRSCH: Grubhub.

9 COMMISSIONER BOLLING: Wait, wait, wait.  
10 Okay, come on now. Paragraph number N on the first page  
11 under 11, 130.13. Just confirm once again that I am  
12 reading item number N wrong.

13 MS. MILLUZZI: Right, that's from number N.  
14 I'll edit that to make it clear. It's from state law  
15 and it could be more explicit, but that's again talking  
16 specifically about agreements of the dispensing  
17 organizations about how they have to transport the  
18 product between the licensed entities. I will make that  
19 more explicitly clear that it's not talking about  
20 delivering to customers.

21 MR. GUTIERREZ: All of those, Mallory, are  
22 restrictions.

23 MS. MILLUZZI: These are all restrictions.  
24 They cannot enter into agreements to transport things to  
25 purchasers. So, essentially, all of these are saying  
26 they cannot do all of these things in here. Like they  
27 cannot operate drive-through windows. They cannot  
28 transport cannabis to residences where purchases may be  
29 for delivery under R.

30 COMMISSIONER BOLLING: Yes, okay. That's,  
31 we're talking about the two people, that one person, you  
32 know, I don't know. I don't know that we need to study  
33 this more, I don't know. I'm uncomfortable with the  
34 concept. I want to get this fleshed out.

35 COMMISSIONER MENDREK: Well, Steve and  
36 Mallory, so what is the timeframe here? Obviously, the  
37 Board has asked us for some sort of recommendation, but  
38 is this something that, you know, they're hoping to  
39 cover at the next Board meeting? What's the timeframe?  
40 I mean, if, and then if we need to continue this for  
41 some reason, I think we have to be fairly explicit about  
42 what other information we want Staff to provide that's  
43 going to help any of us make a decision.

44 MR. GUTIERREZ: Right. So, when the Board  
45 directed us to put this on this agenda, they did hope to  
46 have it back to them at their January meeting. But I  
47 would say this. We don't have any facilities calling us  
48 right now, so we don't, it's not as if there's somebody  
49 banging on our doors. Trustee Lungmus can chime in as  
50 well if he wants to correct me, but I think it's safe to  
51 say the Board would want you to vet this, you know, as  
52 thoroughly as you feel is necessary.

1           COMMISSIONER DELOYS: I think you need to  
2 reverse engineer this and figure out where you'd want it  
3 and backwards engineer the law. So, if it's the Guitar  
4 Center, you need to set it up for that. If you want it  
5 on Waukegan Road, you've got to look at these  
6 differently because --

7           MR. GUTIERREZ: I think we kind of did that.  
8           COMMISSIONER DELOYS: Hold on one second. Is  
9 the immediate care facility on Waukegan Road, is that a  
10 hospital? If so, Waukegan Road is out.

11          COMMISSIONER BERLINGHOF: Well, that's only if  
12 we use hospitals as a sensitive area.

13          COMMISSIONER DELOYS: Right, I agree. I don't  
14 think it would be, but --

15          COMMISSIONER BERLINGHOF: Right.

16          MR. GUTIERREZ: So, I think the idea of  
17 allowing them in the O-R District within reason and in  
18 the B-1 District, I think that's, you know, I think the  
19 Board thought about where are we comfortable with these  
20 landing, and those were the areas. I don't know that  
21 coming up with specific requirements just for a  
22 particular property, I'm not even sure --

23          COMMISSIONER DELOYS: Well, I think, Steve,  
24 let me back up. I think if you look at the laws or the  
25 rules that we're coming up with, it's restrictive in the  
26 sense that so much has been already outlawed based on  
27 availability, et cetera, to where you do have to look at  
28 it in that sense, what does qualify? Not much.

29          COMMISSIONER BERLINGHOF: I think that's what,  
30 if you look at that map, to Steve's point, Waukegan is  
31 tough because of the school, it's there and we have such  
32 a small, and you've got the college and then you've got  
33 the school. So, you have nothing between Willow Road  
34 and the school that's even available for this purpose.  
35 So, now you go south of that. You got Teddy Kossoff,  
36 you've got what, three office buildings, you've got the  
37 bank, and then you're on the corner.

38                 If you go 1,000 feet, you pretty much  
39 take almost the whole thing out except for maybe the  
40 bank and part of an office building. If you go 500  
41 feet, you pick up a few more components. But again, I  
42 think Waukegan Road is going to be a difficult location  
43 for this because of what's there.

44                 But if you go to the O-R section up and  
45 down Frontage Road, and we agree with the 500-foot  
46 section there, then you can see that you pretty much  
47 open up that whole area. If you go to 1,000 feet, you  
48 block off some things. But if you keep it to the 500-  
49 foot section, that whole section up and down Frontage  
50 Road is pretty much open.

51                 I think that's probably where it belongs.  
52 I think it's where it has the best chance of being

1 effective, visible, and you know, again even from  
2 Tracey's perspective on the residential, I mean, if you  
3 go over there to Waukegan Road, you've got those  
4 residents right behind those office buildings and right  
5 behind the bank. Forget Regent Wood and everything  
6 else, that's all single-family back there, right there  
7 exactly. But if you go over to the Edens section, there  
8 is single-family but it's on the other side of the  
9 railroad tracks, to the other side of a really heavily  
10 forested area, you know. Then it really doesn't get  
11 that much closer until you hit the car dealers.

12 So, there's areas in there that probably  
13 will work from a distance perspective from the  
14 residential there.

15 COMMISSIONER BOLLING: So, it's a really cool  
16 place for folks from Chicago on their way to Milwaukee  
17 to pull in and --

18 COMMISSIONER BERLINGHOF: Okay, you're getting  
19 back to your moral issue versus --

20 COMMISSIONER BOLLING: Sorry.

21 COMMISSIONER BERLINGHOF: I know. You know  
22 what, yes, I hope it is a really cool place which means  
23 we will be the first spot so they'll all come here as  
24 opposed to go to Northbrook and we'll get all the sales  
25 tax. You know, it just depends on how you look at it,  
26 although in that perspective they'll already have passed  
27 it, they'll have to get off at Dundee, and then they'll  
28 see, oh my goodness, there's one right here, I don't  
29 have to go to that one. So, there's a lot of, there's  
30 still play and competition in the marketplace.

31 But from our perspective, it looks as if,  
32 you know, what Staff has given us with the 500-foot  
33 section up and down that Edens Road corridor makes the  
34 most sense. I just think we have to look at that  
35 parking. I think that parking ratio is too high.

36 MS. MILLUZZI: Another take from a zoning  
37 perspective, obviously you're discussing now what's  
38 potentially available, but making it a use in a specific  
39 zoning district allows for changes in development and,  
40 you know, and how these are done. You don't know what's  
41 going to be there. I mean, obviously we're all looking  
42 at the short-term impacts and would want something, you  
43 know, if it's desirable, wanting it sooner rather than  
44 later. But you don't know what's going to happen in 10-  
45 15 years with the different, you know, properties and  
46 what the buildings look like.

47 So, you know, you don't want to hamper it  
48 too much where you're designing around one specific  
49 building or two because these developers might think,  
50 you know, differently in what they're converting or what  
51 they're wanting to build. So, I just would want you to  
52 think of that.



1 COMMISSIONER ESTABROOKE: Yes, but like what  
2 Todd said, if there's no residential restrictions, it  
3 really kind of does boil down just to this corridor.  
4 COMMISSIONER BERLINGHOF: Really, yes.  
5 MS. MILLUZZI: Right.  
6 COMMISSIONER ESTABROOKE: So, it's not like  
7 we're being restrictive in our thinking. We're being  
8 restrictive because of just the way the laws are  
9 written.  
10 COMMISSIONER MENDREK: So, would we be  
11 comfortable, I think, Todd, you're saying that 500 feet  
12 Waukegan opens up a little bit. But let's say at 1,000  
13 feet we pretty much eliminate Waukegan Road anywhere.  
14 Is that, would you agree?  
15 COMMISSIONER DELOYS: Right, except to the  
16 corner.  
17 COMMISSIONER ESTABROOKE: How does the Sunset  
18 Fields or whatever the, I don't want to call it a  
19 trailer park because that sounds terrible but how does  
20 that fit into this, too, right?  
21 COMMISSIONER HIRSCH: Yes, that's Glenview.  
22 COMMISSIONER DELOYS: No, it isn't. It's  
23 Northfield.  
24 COMMISSIONER BERLINGHOF: Sunset Fields, what?  
25 COMMISSIONER DELOYS: It's a trailer home  
26 park.  
27 MR. GUTIERREZ: That's not in Northfield.  
28 COMMISSIONER BERLINGHOF: That's in  
29 Northfield? I thought it was Glenview.  
30 COMMISSIONER DELOYS: The address is in  
31 Northfield.  
32 CHAIRPERSON VASELOPULOS: It's rural.  
33 COMMISSIONER BOLLING: Point to where we're  
34 talking about.  
35 CHAIRPERSON VASELOPULOS: It's the other side  
36 of Waukegan.  
37 COMMISSIONER DELOYS: Behind Jewel.  
38 COMMISSIONER ESTABROOKE: Yes, but it's still  
39 residential.  
40 CHAIRPERSON VASELOPULOS: No, no, Northfield  
41 doesn't have anything west of Waukegan.  
42 MR. GUTIERREZ: That's correct.  
43 COMMISSIONER DELOYS: Okay, well, the  
44 addresses of those places are Northfield.  
45 COMMISSIONER ESTABROOKE: It's not Northfield.  
46 CHAIRPERSON VASELOPULOS: It's not in the  
47 Village of Northfield.  
48 COMMISSIONER HIRSCH: It's postal, it's a  
49 postal address, is that so?  
50 CHAIRPERSON VASELOPULOS: It may be in the  
51 incorporated areas of the Village. We don't own  
52 anything west of Waukegan Road.

1 MR. GUTIERREZ: That's correct.  
2 COMMISSIONER ESTABROOKE: So, we don't have to  
3 consider them when we're considering this?  
4 COMMISSIONER BERLINGHOF: Kathy, I think we  
5 don't have to, but then in the same token I think we're  
6 saying that in that we already have residential on the  
7 back side that is Northfield.  
8 COMMISSIONER ESTABROOKE: Right, so it really  
9 doesn't, yes.  
10 COMMISSIONER BERLINGHOF: So, I mean, they're  
11 actually probably farther away than the people on the  
12 back side.  
13 COMMISSIONER ESTABROOKE: On the back side.  
14 COMMISSIONER BERLINGHOF: Yes.  
15 COMMISSIONER MENDREK: And that's only if we  
16 add residential as one of the caveats which we don't  
17 currently have.  
18 COMMISSIONER BERLINGHOF: Right. Is that,  
19 that's all B-1 over there, Steve?  
20 MR. GUTIERREZ: It's in the B-1 all the way up  
21 to the park.  
22 COMMISSIONER BERLINGHOF: Okay.  
23 COMMISSIONER BOLLING: But Kathy, what was  
24 your point though?  
25 COMMISSIONER ESTABROOKE: No, I'm just saying  
26 that if we are considering residential as being one of  
27 our criteria, then I just didn't know if we wanted to  
28 remember that they are there. But like Todd said, we've  
29 got more in the back than there are in the front.  
30 MR. GUTIERREZ: If you include residential as,  
31 let's say a 500-foot distance, then --  
32 COMMISSIONER HIRSCH: Then it goes nowhere.  
33 MR. GUTIERREZ: -- you're going to eliminate  
34 pretty much everything.  
35 COMMISSIONER HIRSCH: Everything.  
36 COMMISSIONER BOLLING: Right.  
37 MR. GUTIERREZ: These are buffers only to the  
38 institutional type uses. Once you get, this is  
39 residential here, at 500 feet out here, you're just  
40 eliminating all of the O-R District pretty much.  
41 MS. MILLUZZI: You have to remember that for  
42 public hearings already for special uses, notices are  
43 going out to at least residences within 250 feet. So,  
44 that's already the buffer for notifying people who might  
45 be impacted in a short-term radius. So, as far as  
46 buffer-wise for residential, that's kind of what you're  
47 already considering when you have a special use.  
48 COMMISSIONER MENDREK: Yes, good point.  
49 COMMISSIONER BERLINGHOF: That's why I think  
50 it's, I feel really comfortable I guess if we're talking  
51 about trying to make a recommendation, the  
52 recommendation in my mind would be to only allow this

1 use in the, I guess you call it the O-R, that long, yes,  
2 it's called Edens Road frontage area, right, that whole  
3 thing there, only allow that. The 500-foot buffer from  
4 parks and churches really, it's more than a church,  
5 right? Because it's a Catholic church on the corner up  
6 there that you're really creating the buffer from but,  
7 right there, yes.

8 So, the 500-foot from churches and from  
9 schools and from maybe daycare centers, I wouldn't, I'm  
10 not as, the medical thing doesn't do much for me. Then  
11 re-look at the parking ratios and maybe reduce that a  
12 little bit, depending on where we are in the  
13 marketplace. We could probably look at some people out  
14 there that have it now and see what they really need,  
15 five-to-one or is it something less. But that area  
16 right there, as recommending that that becomes our area  
17 where we could put this, I'm relatively comfortable with  
18 that.

19 Everywhere else, either, as Tracey says,  
20 you're closer to residential. You may be, you know, you  
21 may be in an area there but it just doesn't feel right.  
22 That area feels acceptable to me.

23 COMMISSIONER BOLLING: With the exception that  
24 it's a contiguous run from the --

25 COMMISSIONER BERLINGHOF: Yes, that just was  
26 misprinted.

27 COMMISSIONER BOLLING: Yes, okay.

28 MR. GUTIERREZ: Yes, this is all O-R.

29 COMMISSIONER ESTABROOKE: I agree.

30 MR. GUTIERREZ: So, this somehow, it should be  
31 in there.

32 COMMISSIONER ESTABROOKE: I like that. I  
33 think that makes sense.

34 COMMISSIONER HIRSCH: What is the restriction  
35 to the north, for this building north? What is that?

36 MR. GUTIERREZ: That's the temple.

37 CHAIRPERSON VASELOPULOS: The Temple Jeremiah.

38 COMMISSIONER HIRSCH: Temple Jeremiah, that's  
39 right.

40 CHAIRPERSON VASELOPULOS: We don't think of it  
41 because it's not on Frontage Road, but --

42 COMMISSIONER HIRSCH: Yes, I was thinking it  
43 was on Frontage.

44 CHAIRPERSON VASELOPULOS: Hey, Steve, just so  
45 you know, that break there, that's the township line.  
46 That's what's causing the break. So, look at GIS and  
47 try to overlap on the township line, but that's the  
48 division between them.

49 COMMISSIONER HIRSCH: Right, Northbrook.

50 MR. GUTIERREZ: I feel sad, and yes, it's  
51 probably a glitch in the GIS layering.

52 CHAIRPERSON VASELOPULOS: Yes.

1                   COMMISSIONER BOLLING: So, are we talking  
2 about dismissing points west?  
3                   COMMISSIONER BERLINGHOF: Yes, I mean, I am.  
4 That's just me. Everyone has their opinion.  
5                   COMMISSIONER KELLY: That's what's being  
6 proposed.  
7                   COMMISSIONER HIRSCH: Well, no, if you do a  
8 500-foot buffer, you've got that blue, you've got the  
9 blue area that is 1,000 to use now.  
10                  COMMISSIONER BERLINGHOF: Yes, but I guess  
11 what I'm saying, I'm not suggesting that I'm right, what  
12 I'm suggesting is no, we're not even allowed in the B-1,  
13 just in the O-R.  
14                  COMMISSIONER HIRSCH: I don't --  
15                  COMMISSIONER BERLINGHOF: So, as much as  
16 Waukegan Road would be nice if it were better, it just,  
17 it doesn't lend itself. You're forcing all of it down  
18 to that southern section which gets really close to  
19 pretty high-end residential and/or the Glenview stuff  
20 across the street and Regent Woods. Right now, you'd  
21 either have to be on the bottom floor of an office  
22 building or you'd have to tear an office building down  
23 to do it. So, there's, or you tear down Teddy Kossoff,  
24 I mean, I don't know how close he is in there, but you  
25 know, there's a perfect, you know, Teddy I'm sure would  
26 probably move if he could, if he could take that thing  
27 and convert it into a marijuana sale perspective.  
28                   So, that's, you know, maybe the one, if  
29 he's within that range, but I think he's too close.  
30 He's probably in that 500-foot section, isn't he?  
31                  COMMISSIONER MENDREK: He's right next to the  
32 school.  
33                  COMMISSIONER BERLINGHOF: Yes, I think he's  
34 too close.  
35                  COMMISSIONER HIRSCH: Yes, so that's just too  
36 close.  
37                  COMMISSIONER BERLINGHOF: So, I guess I'm just  
38 saying I think there's a lot of other parameters in that  
39 area that this causes problems with and where it doesn't  
40 happen over there on Edens.  
41                  COMMISSIONER BOLLING: I thought we dismissed  
42 that --  
43                  COMMISSIONER ESTABROOKE: I think it gets less  
44 exposure there, too.  
45                  COMMISSIONER BERLINGHOF: Sure. I mean, it  
46 gets Waukegan Road and that carries a lot of traffic.  
47                  COMMISSIONER DELOYS: Yes.  
48                  COMMISSIONER ESTABROOKE: But not like Edens,  
49 you know, the ons and off of Edens.  
50                  COMMISSIONER DELOYS: If you want somebody to  
51 get off of Edens, you're going to get more people just  
52 driving by if you have an adult one because there's

1 nothing else within a certain range of Waukegan Road.  
2 COMMISSIONER ESTABROOKE: Right.  
3 COMMISSIONER DELOYS: If you've got that  
4 corridor, the Northbrook location is right there.  
5 Skokie is just up the road.  
6 COMMISSIONER BERLINGHOF: Yes, Dan's right. I  
7 mean, I'm not saying it's not a bad location for them.  
8 I'm just saying it's a little tougher to probably fit  
9 one in relative to everyone's concerns.  
10 COMMISSIONER DELOYS: I wouldn't eliminate it.  
11 I wouldn't eliminate Waukegan Road.  
12 CHAIRPERSON VASELOPULOS: You would or would  
13 not?  
14 COMMISSIONER DELOYS: I would not. I would  
15 not.  
16 COMMISSIONER HIRSCH: I would not either. I'd  
17 say keep B-1. I don't think it makes much of a  
18 difference at this point. The buffer is going to --  
19 COMMISSIONER DELOYS: If somebody wants to go  
20 to the effort to buy an office building and tear it  
21 down, more power to them. It's going to cost them a  
22 boatload.  
23 COMMISSIONER ESTABROOKE: Well, maybe Teddy  
24 will put it in the basement.  
25 COMMISSIONER DELOYS: I don't think that will,  
26 still it's too close to Christian Heritage. That won't  
27 qualify.  
28 COMMISSIONER ESTABROOKE: No, I was just being  
29 silly.  
30 CHAIRPERSON VASELOPULOS: A new spa service.  
31 COMMISSIONER ESTABROOKE: Yes, that's how I  
32 was seeing it.  
33 COMMISSIONER MENDREK: We've digressed just a  
34 bit, and it's a quarter to 9:00. So, maybe we should  
35 think about again is there something that we can all get  
36 comfortable with and it's really the buffer?  
37 CHAIRPERSON VASELOPULOS: Yes, let me take one  
38 step here. Are we, Todd raised, not Todd, Tom raised  
39 the issue of continuing. Do we have enough information?  
40 Do we want to move forward? Tom seems to think we  
41 don't have enough information.  
42 So, Tom, I want to ask you specifically,  
43 what information are you looking for to continue to  
44 contemplate? Do any other Commissioners have that  
45 similar thought? Because if we do, then we've got to  
46 just continue this if a lot of us think we need more  
47 information. So, let's tackle that issue real quick  
48 here.  
49 COMMISSIONER BOLLING: Oh, boy. I don't know  
50 that I have any information. I actually talked to Steve  
51 and to Stacy today on this subject. I don't know that I  
52 have any more information that I need. I'm perplexed,

1 okay, so that's my answer.  
2 CHAIRPERSON VASELOPULOS: Okay, anybody else?  
3 COMMISSIONER DELOYS: If I were to get more  
4 information, I would want to know more about what the  
5 villages around us, maybe, you know, walk through Lake  
6 Forest, through Skokie, what they're doing, what they're  
7 allowing, more information in regard to that. I mean, I  
8 think you've talked that 250 feet was Northbrook. Is  
9 250 too close? Probably. Is 1,000? I think that's too  
10 much. 500 is probably the right thing, but I'd like to  
11 know more about it.  
12 COMMISSIONER BERLINGHOF: Hey, Dan, in our  
13 packet --  
14 COMMISSIONER HIRSCH: We have a lot of  
15 information here.  
16 COMMISSIONER BERLINGHOF: Yes.  
17 COMMISSIONER DELOYS: I didn't see the village  
18 overall chart.  
19 COMMISSIONER BERLINGHOF: If you look at,  
20 let's just work, let's go through it, pull it up.  
21 Buffalo Grove, right there, go back, right there. No,  
22 no, you just had it, keep going, keep going. Right  
23 there, stop.  
24 So, there's Buffalo Grove, 1,000 feet  
25 from schools, daycare, museums, libraries, and substance  
26 abuse centers. There's Evanston, 1,500 feet, that's  
27 dispensary, but 500 feet from a school. Highland Park,  
28 1,000 feet from another dispensary, that's wrong because  
29 that's illegal, but school, daycare center, group home.  
30 Niles is 1,000 feet, and 500 feet from a place of  
31 worship or a park.  
32 Okay, actually that's something that I  
33 was thinking about, 1,000 feet from the school and 500  
34 feet from a church or a place of worship. Northbrook is  
35 250 feet, right? That's the least amount. Then there's  
36 Skokie, 1,000 feet from school, daycare centers, and  
37 1,500 from, that's the same thing.  
38 So, a lot of them are 1,000 feet, one is  
39 250, and some are 500 feet from a church. I can see a  
40 situation where 1,000 feet from a school and 500 from a  
41 church or from a place of worship, a synagogue or  
42 whatever, that kind of makes sense to me.  
43 COMMISSIONER BOLLING: Well, then you've got  
44 schools, and then you've got pre-schools.  
45 COMMISSIONER BERLINGHOF: Yes, well, all  
46 schools are the same, 1,000 from all schools. Look,  
47 again we get back to this problem, and this is a  
48 recommendation. I mean, the Board can go back and say,  
49 to Dan's point, if we want to keep Waukegan into the  
50 play, then you want that as small as possible, right?  
51 Because you need to open up as much of Waukegan  
52 available.

1 COMMISSIONER DELOYS: Right.  
2 COMMISSIONER BERLINGHOF: And we still have  
3 the residential on the back side on that, much closer  
4 than it is over in the O-R. But you can do the 500 feet  
5 from the school and pick up a lot more of Waukegan, or  
6 do the 1,000 from the school and then you just get that,  
7 you know, from RD down, from the D in that road down,  
8 that's your 500 feet there. Then if you do the 500 feet  
9 from the place of worship, if you look at the Edens area  
10 there, you can see that that would only be just around,  
11 I mean, it's in a good spot, you still can get in the O-  
12 R there.

13 COMMISSIONER BOLLING: To Tracey's point, can  
14 we come up with a concise decision tonight?

15 COMMISSIONER BERLINGHOF: Well, I don't know  
16 what we're going to learn between now and next week or  
17 two weeks from now that's any different. I just, I  
18 mean, we definitely have different opinions on whether  
19 or not this should be allowed or not, there's no doubt  
20 about it. But I think we also need to decide whether or  
21 not we think it's something that, from a planning and  
22 zoning perspective, do we need to be that much more  
23 restrictive than everybody else in the marketplace. You  
24 know, and I think that's --

25 COMMISSIONER ESTABROOKE: We also have to  
26 remember that the Board brought this to us because  
27 they're in favor of it.

28 COMMISSIONER BOLLING: That's true.

29 CHAIRPERSON VASELOPULOS: These, what we're  
30 contemplating in terms of these recommendations that  
31 were given to us, came from the Board. If you read the  
32 minutes of the Board meeting, they're the ones --

33 COMMISSIONER ESTABROOKE: Yes. Right, right.

34 CHAIRPERSON VASELOPULOS: -- outlining the O-  
35 R, B-1.

36 COMMISSIONER ESTABROOKE: So, basically, are  
37 they -- I'm sorry, Tracey, go ahead.

38 COMMISSIONER MENDREK: No, no, no.

39 COMMISSIONER ESTABROOKE: I'm just going to  
40 say are they basically saying to us here is what we  
41 think, bless it?

42 CHAIRPERSON VASELOPULOS: No, not bless it.

43 COMMISSIONER MENDREK: No.

44 CHAIRPERSON VASELOPULOS: Here is what we're  
45 considering but we want further review by you, and they  
46 spell that out, that we can change whatever we want  
47 based on further analysis and review.

48 COMMISSIONER MENDREK: Because if you step  
49 back, the Board has a different mandate than this  
50 Commission. The Board is looking at this for a fiscally  
51 responsible decision for the Village of Northfield. We  
52 have to look at it from the perspective of is this a

1 responsible way of enacting their decision because we're  
2 the ones that do planning and zoning in the Village.  
3 So, we can make recommendations because this is what we  
4 do. They can do whatever they want at the end of the  
5 day.

6 COMMISSIONER ESTABROOKE: Right.

7 COMMISSIONER MENDREK: But they are asking for  
8 our opinion for a different reason.

9 CHAIRPERSON VASELOPULOS: Right, and our  
10 deliberations here typically are listened to by the  
11 Board members. So, not only what we just recommend in  
12 writing but what we say and our thoughts are  
13 contemplated by the Board, and I think they feel that  
14 that's very valuable.

15 COMMISSIONER ESTABROOKE: It's probably more  
16 important actually.

17 CHAIRPERSON VASELOPULOS: In this case, for  
18 this conversation, probably yes. Yes.

19 COMMISSIONER BERLINGHOF: What is the law in  
20 Northfield as it relates to a liquor license and/or  
21 packaged liquor sales and how close that can be to  
22 churches, schools, et cetera?

23 COMMISSIONER ESTABROOKE: That's a good call.

24 MS. MILLUZZI: Steve and I looked at that.  
25 Steve, isn't it only 100 feet?

26 MR. GUTIERREZ: Yes, I believe so.

27 MS. MILLUZZI: It's only 100 feet. That's,  
28 because we looked at that and that's why it's one of the  
29 buffers, although I think we thought that was even too  
30 small so we went up to two. No, that's why it's a 100-  
31 foot buffer, that's what it is for liquor.

32 That's set by, that's the minimum set by  
33 state law and Northfield follows that.

34 COMMISSIONER ESTABROOKE: Can we break it, can  
35 we break this down a little bit and say, okay, how far  
36 do we think it can be from a school?

37 MR. GUTIERREZ: Yes, we can.

38 COMMISSIONER ESTABROOKE: Kind of agree on  
39 that, and then how far, and then just kind of break it  
40 down and, you know, instead of an overwhelming A, break  
41 it down into a B and a C?

42 COMMISSIONER DELOYS: Schools are in B-1 and  
43 the O-R.

44 COMMISSIONER BOLLING: Bill, we have to figure  
45 out are we going to do this or not. It's yes or no. If  
46 yes, then what restrictions on that?

47 COMMISSIONER DELOYS: Well, we already  
48 identified, that's the B-1 and the O-R are the two  
49 potential markets. So, if you look at schools, what  
50 schools are within there? We know Christian Heritage.

51 COMMISSIONER BOLLING: Christian Heritage.

52 COMMISSIONER DELOYS: So, if you come up with



1 1,000 feet, what gets eliminated? A lot. So, same  
2 thing, you can look at the corridor. Is 1,000 feet  
3 enough? Too little? I think 1,000 is as most you want  
4 to go personally.

5 CHAIRPERSON VASELOPULOS: Yes, I don't think  
6 we can uphold the 1,500 or anything over 1,000. My  
7 personal preference I think is 500.

8 COMMISSIONER ESTABROOKE: Mine, too.

9 CHAIRPERSON VASELOPULOS: For all of them,  
10 although I'm not dismissing the suggestion of  
11 identifying them individually, schools versus churches.  
12 But I think 500 for everything meets most all of our  
13 criteria, that's my opinion.

14 COMMISSIONER HIRSCH: That leaves the door  
15 open for the small areas that are left because at 1,000  
16 you've eliminated everything.

17 COMMISSIONER DELOYS: Yes.

18 COMMISSIONER ESTABROOKE: Okay, so we have  
19 agreed that 500 is the right --

20 CHAIRPERSON VASELOPULOS: Distance.

21 COMMISSIONER ESTABROOKE: Distance, okay. So,  
22 where does that take us now?

23 CHAIRPERSON VASELOPULOS: That -- go ahead,  
24 Mallory.

25 MS. MILLUZZI: Sorry, I was going to say the  
26 next step would be what areas do you want 500 feet  
27 distance from? We've talked a lot about schools and  
28 daycares.

29 COMMISSIONER DELOYS: Churches.

30 MS. MILLUZZI: Then there's churches, parks,  
31 and then what about hospitals?

32 COMMISSIONER BOLLING: Drug rehabs.

33 COMMISSIONER DELOYS: What hospitals do we  
34 have? I mean, is immediate care, is that a hospital?

35 MR. GUTIERREZ: No, we consider that a medical  
36 office use.

37 COMMISSIONER DELOYS: So, what do we have as  
38 hospital? We don't have any, right?

39 COMMISSIONER ESTABROOKE: We don't have any.

40 COMMISSIONER MENDREK: I don't think we should  
41 have hospitals on the list, quite frankly.

42 COMMISSIONER DELOYS: Agree.

43 COMMISSIONER ESTABROOKE: I think that's all  
44 we need to identify.

45 COMMISSIONER BOLLING: Not drug rehab, sorry,  
46 psychological.

47 COMMISSIONER DELOYS: I would identify hours.  
48 I would say recommended hours like 8:00 to 8:00.

49 CHAIRPERSON VASELOPULOS: Dan, before we go to  
50 hours, Dan, one second. Are we okay with the types of  
51 uses? Someone was saying to exclude hospitals. I think  
52 we should leave it in.

1                   COMMISSIONER DELOYS: We don't have any  
2 hospitals.  
3                   CHAIRPERSON VASELOPULOS: I know we don't now.  
4 I mean, Medline, you can convert that facility into a  
5 hospital. It won't happen, but I mean, theoretically,  
6 you know, it's possible.  
7                   COMMISSIONER DELOYS: Of course.  
8                   COMMISSIONER MENDREK: So, we have daycares,  
9 schools, hospitals, what else is on the list?  
10                  COMMISSIONER DELOYS: Parks.  
11                  COMMISSIONER MENDREK: Parks, place of  
12 worship.  
13                  CHAIRPERSON VASELOPULOS: Yes.  
14                  COMMISSIONER BOLLING: What do you call it,  
15 psychological rehab? Or I don't know, I guess that  
16 would be --  
17                  COMMISSIONER HIRSCH: That would be --  
18                  COMMISSIONER DELOYS: We're getting too fine.  
19                  COMMISSIONER HIRSCH: That's too fine because  
20 you could have a number of psychologists or  
21 psychiatrists who treat addictions and do they fall  
22 within that parameter?  
23                  COMMISSIONER BERLINGHOF: Well, I want to make  
24 it very, you guys need to realize that Josselyn Center  
25 is right there.  
26                  COMMISSIONER HIRSCH: Right.  
27                  COMMISSIONER BERLINGHOF: If you do 500 feet  
28 or 1,000 feet from Josselyn Center, you're just going to  
29 wipe out that whole O-R.  
30                  COMMISSIONER HIRSCH: That whole big piece,  
31 yes.  
32                  COMMISSIONER BERLINGHOF: Or a big part of it.  
33                  CHAIRPERSON VASELOPULOS: That and including  
34 those types of rehab facilities is more of an image I  
35 think than functional, you know, the image of having a  
36 cannabis place right next to a rehab place. But does  
37 that really impact the rehab place, having cannabis  
38 right next door? I don't know. I don't think so.  
39                  COMMISSIONER ESTABROOKE: I don't think so.  
40                  COMMISSIONER DELOYS: I don't think so either.  
41                  CHAIRPERSON VASELOPULOS: Schools, they're  
42 functional, you know, you've got kids walking around.  
43 That's different. Even churches, I'm not too sure why,  
44 you know, that's more of a moral thing, too, than  
45 practical.  
46                  COMMISSIONER DELOYS: Agree with you 100  
47 percent on that.  
48                  CHAIRPERSON VASELOPULOS: Yes.  
49                  COMMISSIONER MENDREK: Well, then do you want  
50 churches? I guess usually the distances are used to  
51 like sensitive uses because of the risks, you know.  
52 Kids obviously.

1 COMMISSIONER HIRSCH: Because of morals, yes.  
2 COMMISSIONER MENDREK: Yes, morals and so.  
3 CHAIRPERSON VASELOPULOS: I like the list,  
4 personally I like the list as it is and I wouldn't amend  
5 it up or down either way.  
6 MR. GUTIERREZ: You know, practically  
7 speaking, in Northfield, most of our houses of worship  
8 have some type of daycare facility operating --  
9 COMMISSIONER HIRSCH: That's true.  
10 CHAIRPERSON VASELOPULOS: Oh, good point.  
11 COMMISSIONER MENDREK: Okay, so I think we've  
12 covered the distance and the types of places. Now, are  
13 we to hours?  
14 COMMISSIONER ESTABROOKE: Yes.  
15 MR. GUTIERREZ: We're not going to exclude  
16 hospitals? We're going to keep them in, is that it? Is  
17 that the consensus?  
18 COMMISSIONER BERLINGHOF: I mean, why do we  
19 really care? I mean, I would exclude it. Why Bill  
20 wants to have them in, I'm not really sure it really  
21 matters that much. We don't have one.  
22 COMMISSIONER DELOYS: I'd exclude it.  
23 CHAIRPERSON VASELOPULOS: That's fine. If  
24 everyone else wants it out, that's fine with me. I'm  
25 not that strong on it.  
26 MR. GUTIERREZ: Okay, so the list as written  
27 excluding hospitals?  
28 COMMISSIONER ESTABROOKE: Correct.  
29 CHAIRPERSON VASELOPULOS: All right, hours of  
30 operation. We've got 9:00 to 10:00 is, the 6:00 to  
31 10:00 is the open far parameters. I've heard 8:00 to  
32 8:00. I've heard 7:00 o'clock someone said at night.  
33 COMMISSIONER ESTABROOKE: I would vote for  
34 8:00 to 7:00.  
35 CHAIRPERSON VASELOPULOS: Or we leave it at  
36 6:00 to 10:00 and address it individually with each  
37 special use.  
38 COMMISSIONER BERLINGHOF: Yes, that's what I  
39 would do.  
40 CHAIRPERSON VASELOPULOS: That's the other  
41 option.  
42 COMMISSIONER DELOYS: I can live with that.  
43 COMMISSIONER HIRSCH: Yes.  
44 COMMISSIONER ESTABROOKE: I could do that.  
45 CHAIRPERSON VASELOPULOS: The reason I'm  
46 raising this is that keep in mind, depending on where  
47 it's located, you may have different hours depending on  
48 its location.  
49 COMMISSIONER ESTABROOKE: Who cares? Right.  
50 COMMISSIONER MENDREK: But if you --  
51 COMMISSIONER HIRSCH: But -- go ahead.  
52 COMMISSIONER BOLLING: I think we're missing

1 that opportunity, but whatever.  
2 COMMISSIONER MENDREK: But I think if you keep  
3 it more open-ended, that gives you more opportunity to  
4 make a judgment on --  
5 COMMISSIONER BOLLING: Come on, 6:00 a.m.,  
6 what this Board is saying is that it's cool, 6:00 a.m.,  
7 man, they're going to think it's cool.  
8 COMMISSIONER BERLINGHOF: It's case-by-case.  
9 COMMISSIONER DELOYS: No, look at all the  
10 companies that are in this business. They're open at  
11 8:00 or 10:00 o'clock in the morning. They've got to go  
12 where their customers are.  
13 COMMISSIONER BOLLING: Right, where, what?  
14 You're talking about --  
15 COMMISSIONER ESTABROOKE: And you have to  
16 remember about people who work shifts.  
17 COMMISSIONER MENDREK: Right.  
18 COMMISSIONER BOLLING: Okay, this Commission  
19 is saying we want 6:00 a.m.?  
20 COMMISSIONER DELOYS: No, we didn't say that.  
21 COMMISSIONER BERLINGHOF: No, we're saying  
22 we're allowing the Board at the time to make the call.  
23 Once again, there's a big difference between a marijuana  
24 facility on the corner of Winnetka and Waukegan and the  
25 Guitar Center. Those are two different, and I think the  
26 hours on those two can be absolutely different. I mean,  
27 that one on the Guitar Center may be open until 10:00  
28 because the one down the street closes at 8:00, and  
29 that's really going to go just like --  
30 COMMISSIONER ESTABROOKE: 24 hours.  
31 COMMISSIONER BERLINGHOF: Yes, just like, but  
32 that's where we're going to get our revenue. I mean, I  
33 think we have to have enough flexibility for the Board,  
34 and then everyone who comes out is going to scream about  
35 it to have that discussion. So, I'm all for that, you  
36 know, if 6:00 to 10:00 is your parameter, leave it. If  
37 you want to make it 7:00 to 10:00, who cares, but let's  
38 leave it more open-ended.  
39 COMMISSIONER HIRSCH: With the idea of case-  
40 by-case.  
41 COMMISSIONER BERLINGHOF: Correct.  
42 COMMISSIONER HIRSCH: Because again, if you  
43 put too many filters in place, if there's too many  
44 restrictions and they're down to two buildings, I mean,  
45 you know, you might as well throw everything out because  
46 we've restricted it to death.  
47 CHAIRPERSON VASELOPULOS: Are we okay with  
48 that then? Leaving it alone?  
49 COMMISSIONER MENDREK: What are we missing?  
50 COMMISSIONER DELOYS: Parking.  
51 COMMISSIONER BERLINGHOF: So, parking, yes, I  
52 think we've got to be looking at parking. I mean, I

1 guess we can't tell you what to do, but I'm thinking you  
2 need to go back and look at actual usage to maybe make  
3 parking less restrictive than five-to-one.  
4 CHAIRPERSON VASELOPULOS: Where is that,  
5 Steve, in the packet? Can you page up to it?  
6 MR. GUTIERREZ: I don't think we had in  
7 Stacy's memo, it hadn't talked about parking. Let's  
8 see.  
9 COMMISSIONER BERLINGHOF: It's in your Village  
10 Code section.  
11 MR. GUTIERREZ: Oh, I'm sorry.  
12 COMMISSIONER BERLINGHOF: Right in the  
13 beginning. Section 20.2, require one parking space for  
14 250 square feet of floor area. That's four-to-one.  
15 MR. GUTIERREZ: Right.  
16 COMMISSIONER BERLINGHOF: That may actually be  
17 all right, but you don't look four-to-one for most of  
18 your retail, do you?  
19 MR. GUTIERREZ: Yes.  
20 COMMISSIONER BERLINGHOF: Not five-to-one?  
21 MR. GUTIERREZ: No. Now, that's consistent  
22 with our retail, our typical retail uses, what we  
23 require. It's also typical of what the Northbrook's and  
24 Skokie's, the ones around us with the facilities.  
25 COMMISSIONER BERLINGHOF: I mean, to give an  
26 example, we built Willow Festival which is the Whole  
27 Foods center, right, all that square footage, we're  
28 four-to-one there. So, there's a lot of parking there  
29 for a lot of retail. So, whether or not we need four-  
30 to-one in this facility or not, I think this should be,  
31 all I'm saying is there should be some flexibility. But  
32 maybe that just becomes a variance as part of the  
33 special use.  
34 COMMISSIONER DELOYS: Four-to-one is fine to  
35 start with. It will just come up during the special  
36 use.  
37 CHAIRPERSON VASELOPULOS: Steve, let me ask  
38 you this question. Four-to-one, how does that relate to  
39 the existing O-R District and the buildings that are  
40 there? I mean --  
41 MR. GUTIERREZ: Bill, this is the same  
42 standard we use for most retail uses regardless of what  
43 the district they're in.  
44 CHAIRPERSON VASELOPULOS: Okay.  
45 COMMISSIONER BERLINGHOF: But those are office  
46 uses there mainly?  
47 MR. GUTIERREZ: Again, the way our parking  
48 requirements are set up, they fit to the use, not the  
49 district.  
50 COMMISSIONER BERLINGHOF: Yes.  
51 MR. GUTIERREZ: Only other thing to make note  
52 of is one of the things that the Comprehensive Plan

1 suggested we do, and we'd have to do this this year at  
2 some point, is to reassess our office parking  
3 requirements. Maybe between now and then we'll have a  
4 little bit more history that we can get from these other  
5 facilities and, you know, to assess whether that is,  
6 this one per 400 is appropriate. So, we can roll that  
7 into that assessment if you will.

8 COMMISSIONER MENDREK: Okay, Steve, I'm sorry,  
9 what are you suggesting? That we leave parking --

10 COMMISSIONER BERLINGHOF: To four-in-one.

11 MR. GUTIERREZ: I think this is a standard  
12 that, as much as there is a standard that is, at this  
13 point I think, I want to say I was actually bowled by  
14 Northbrook, I was talking to their director, this is  
15 what they require. I think he said this was a fairly  
16 nationwide type of standard that allows those facilities  
17 to have. But I'm all for adjusting parking requirements  
18 to the reality of the real need. That's what I was  
19 saying, that we're going to be doing that exercise this  
20 year as suggested in our Comprehensive Plan work for all  
21 of our off-street parking requirements. So, we can  
22 include and will include all uses, including these types  
23 of dispensaries.

24 COMMISSIONER MENDREK: But I guess what we  
25 don't know about parking then for this type of use is,  
26 you know, what's the ratio of employees. Like are there  
27 more? You know, you go into the Children's Gift Outlet  
28 and there's two employees. When you go into Greenhouse,  
29 you know, there's certainly a lot more employees, too.  
30 I don't think we know, I just feel like it's a little  
31 bit different than retail perhaps.

32 MR. GUTIERREZ: I guess that's --

33 COMMISSIONER BOLLING: I agree.

34 MR. GUTIERREZ: It remains to be seen. That's  
35 not what the directors from these communities are seeing  
36 that it's that much different.

37 COMMISSIONER DELOYS: Isn't that what the  
38 special use process will help flesh out?

39 MS. MILLUZZI: Yes, and that will be, it's one  
40 of the standards, too, is that there's parking adequate  
41 for the location. Usually, parking is a consideration  
42 as part of the special use.

43 COMMISSIONER HIRSCH: Is the parking four-to-  
44 one or five-to-one? Because I thought it was --

45 MR. GUTIERREZ: It's four-to-one.

46 COMMISSIONER BERLINGHOF: It's four-to-one,  
47 which is why I'm okay with it.

48 COMMISSIONER HIRSCH: It is? Yes.

49 MR. GUTIERREZ: One space per 450 square feet.

50 COMMISSIONER BERLINGHOF: Yes, four-to-one.

51 COMMISSIONER HIRSCH: Right, so it's four-to-  
52 one.

1 MR. GUTIERREZ: Regarding the employees, most  
2 often we use retail type of parking requirements. We  
3 really cook that into that calculation. There's,  
4 typically you only see like restaurants, in our code  
5 only restaurants are flipped to the number of employees  
6 plus the amount of any space.  
7 COMMISSIONER HIRSCH: Higher.  
8 MR. GUTIERREZ: But typically, your retail  
9 uses are going to really just be kind of a one per the  
10 square footage and then you take into account what you  
11 might see as far as employees.  
12 COMMISSIONER HIRSCH: Yes, I think four-to-one  
13 is fine.  
14 MR. GUTIERREZ: When someone asks for a  
15 variation, I do do a deep dive and I'd say, okay, how  
16 many people are actually, for this particular business  
17 are actually going to be there. That's where I do use  
18 what their typical customer, you know, load is and  
19 things like that.  
20 COMMISSIONER ESTABROOKE: Okay, so what do we  
21 have left? That's it, right?  
22 CHAIRPERSON VASELOPULOS: I think that's it.  
23 MR. GUTIERREZ: You've decided to include the  
24 B-1 or not?  
25 COMMISSIONER BERLINGHOF: We did include it.  
26 COMMISSIONER DELOYS: Yes.  
27 COMMISSIONER ESTABROOKE: Yes.  
28 MR. GUTIERREZ: So, O-R and B-1, the 500-foot  
29 distance, include all uses that we proposed except for  
30 the hospitals. The hours as is, as proposed in the  
31 ordinance. Is there anything else that I missed?  
32 COMMISSIONER HIRSCH: Four-to-one parking.  
33 COMMISSIONER BERLINGHOF: That's as is.  
34 COMMISSIONER HIRSCH: As is.  
35 COMMISSIONER ESTABROOKE: I thought we're  
36 going to leave the hospitals in there? I thought we  
37 were leaving all those things in?  
38 COMMISSIONER BERLINGHOF: No, we agreed to  
39 take the hospitals out.  
40 COMMISSIONER ESTABROOKE: Oh, okay.  
41 COMMISSIONER BERLINGHOF: Do we need a motion  
42 on that or is this just a recommendation? How does this  
43 work?  
44 CHAIRPERSON VASELOPULOS: Steve, anyone in the  
45 audience?  
46 COMMISSIONER BERLINGHOF: Oh, yes, that's a  
47 good point.  
48 CHAIRPERSON VASELOPULOS: I don't think so,  
49 but got to ask.  
50 MR. GUTIERREZ: You know, for some reason I'm  
51 not seeing that yet. Can we see it?  
52 MS. MILLUZZI: Can you just stop turning your

1 screen maybe?  
2 MR. GUTIERREZ: That must be it. No, we  
3 don't, okay.  
4 MS. MILLUZZI: There's four attendees.  
5 MR. GUTIERREZ: Okay, so there's two trustees.  
6 MS. MILLUZZI: Yes.  
7 MR. GUTIERREZ: Our reporter, and Ms. Carlino,  
8 or Marty Carlino, I apologize if -- I'm going to unmute  
9 you. If you'd like to speak, please do so. I will have  
10 to swear you in.  
11 So, Marty has chosen not to unmute  
12 themselves, so I assume that they have no comment. That  
13 would be it.  
14 CHAIRPERSON VASELOPULOS: Okay, who would like  
15 to make a motion?  
16 MS. MILLUZZI: Steve, did you set it up for  
17 two different motions?  
18 CHAIRPERSON VASELOPULOS: Oh, that's right.  
19 MS. MILLUZZI: One on the actual zoning, and  
20 one on, because you guys usually just approve and give  
21 recommendations on Zoning Code amendments. But because  
22 the Board specifically asked for your direction on what  
23 will be code amendments, we're separating them out.  
24 CHAIRPERSON VASELOPULOS: That's right.  
25 MR. GUTIERREZ: The motion basically read,  
26 just to refer, you know, I'm sorry, let me go to it.  
27 So, the first motion, two different motions. The first  
28 one would be the motion to recommend to the Village  
29 Board approval of the proposed text amendments to  
30 Appendix A, Zoning Ordinance related to cannabis  
31 dispensaries. The second motion would refer  
32 specifically to Chapter 11 of the business section.  
33 CHAIRPERSON VASELOPULOS: It's on page four,  
34 the actual page four, the two different motions are  
35 outlined. So, we have a motion on number one, the  
36 Zoning Ordinance portion of it.  
37 COMMISSIONER BERLINGHOF: I recommend that  
38 Tracey make the motion.  
39 CHAIRPERSON VASELOPULOS: Okay, Tracey, are  
40 you okay with the motion?  
41 COMMISSIONER BERLINGHOF: No pressure, but  
42 I'll second, Tracey.  
43 CHAIRPERSON VASELOPULOS: She hasn't made a  
44 motion yet. Tracey, you want to give it a go or no?  
45 COMMISSIONER MENDREK: You have to give me a  
46 chance to speak.  
47 COMMISSIONER BOLLING: To be clear, we're  
48 voting on which, what concept?  
49 CHAIRPERSON VASELOPULOS: We're voting on the  
50 Zoning Ordinance portion of what we have discussed  
51 tonight, not the text amendment to the business portion  
52 of the ordinance.



1 COMMISSIONER BOLLING: Got it.  
2 COMMISSIONER BERLINGHOF: I guess, Steve, for  
3 Tracey's benefit, we're pretty much assuming, we're  
4 pretty much adopting, or the motion is pretty much what  
5 you're already provided to us. The only change we're  
6 making is the 500 feet, although those are in your code,  
7 the 500 feet is in the code, right?  
8 MR. GUTIERREZ: Right. The only --  
9 COMMISSIONER BERLINGHOF: Because the hospital  
10 is the only thing we're removing.  
11 CHAIRPERSON VASELOPULOS: Only thing he's  
12 taking is the hospitals, everything else is what has  
13 been proposed to us.  
14 COMMISSIONER BERLINGHOF: Right, okay.  
15 COMMISSIONER HIRSCH: As is.  
16 COMMISSIONER BERLINGHOF: Now, is that in  
17 motion one or motion two?  
18 MS. MILLUZZI: Motion two.  
19 COMMISSIONER HIRSCH: Motion two.  
20 COMMISSIONER BERLINGHOF: Okay, all right.  
21 COMMISSIONER MENDREK: Someone else do this.  
22 COMMISSIONER HIRSCH: I'd like to make a  
23 motion.  
24 CHAIRPERSON VASELOPULOS: Okay, you go, Steve.  
25 COMMISSIONER BERLINGHOF: Go ahead, Steve.  
26 COMMISSIONER HIRSCH: The first part of the  
27 motion, subset one is the **motion to recommend to the**  
28 **Village Board approval of the proposed text amendments**  
29 **to Appendix A, the Zoning Ordinance related to cannabis**  
30 **dispensaries. For the purposes of notes, that is the O-**  
31 **R District and the B-1 District**, and that the second  
32 motion, or the second part, subset two, would be a  
33 motion --  
34 CHAIRPERSON VASELOPULOS: No, we're not going  
35 to do that. We've got to vote one at a time.  
36 COMMISSIONER HIRSCH: Oh, we vote one at a  
37 time, all right.  
38 CHAIRPERSON VASELOPULOS: Now, you've made the  
39 motion, you've made the first motion, that's the only  
40 motion we're going to entertain right now.  
41 Is there a second to that?  
42 COMMISSIONER DELOYS: Second.  
43 COMMISSIONER ESTABROOKE: Second.  
44 CHAIRPERSON VASELOPULOS: All those in favor?  
45 Oh, no, Steve? Sorry.  
46 MR. GUTIERREZ: Yes. Commissioner Berlinghof.  
47 COMMISSIONER BERLINGHOF: Yes.  
48 MR. GUTIERREZ: Commissioner Estabrooke.  
49 COMMISSIONER ESTABROOKE: Yes.  
50 MR. GUTIERREZ: Commissioner deLoys.  
51 COMMISSIONER DELOYS: Yes.  
52 MR. GUTIERREZ: Commissioner Berman.

1 COMMISSIONER BERMAN: Yes.  
2 MR. GUTIERREZ: Commissioner Mendrek.  
3 COMMISSIONER MENDREK: Yes.  
4 MR. GUTIERREZ: Commissioner Bolling.  
5 COMMISSIONER BOLLING: No.  
6 MR. GUTIERREZ: Commissioner Kelly.  
7 COMMISSIONER KELLY: No.  
8 MR. GUTIERREZ: Commissioner Hirsch.  
9 COMMISSIONER HIRSCH: Yes.  
10 MR. GUTIERREZ: The motion carries.  
11 CHAIRPERSON VASELOPULOS: I'll vote yes also,  
12 Steve.  
13 MR. GUTIERREZ: Sorry, Chairman Vaselopulos.  
14 Motion carries.  
15 CHAIRPERSON VASELOPULOS: For the second  
16 motion, we do have an exception to it about the  
17 hospital. So, does someone want to make a motion on  
18 that?  
19 COMMISSIONER DELOYS: I'll try it. **As Plan**  
20 **and Zoning, we recommend to the Village Board approval**  
21 **of the proposed text amendments to Chapter 11,**  
22 **Businesses, Trades and Occupations related to cannabis**  
23 **dispensaries, with the removal of hospitals.**  
24 CHAIRPERSON VASELOPULOS: Is there a second?  
25 COMMISSIONER BERMAN: Second.  
26 COMMISSIONER MENDREK: I'll second.  
27 CHAIRPERSON VASELOPULOS: Kathy, did you, I'm  
28 sorry, Connie, did you second it first?  
29 COMMISSIONER BERMAN: Right.  
30 CHAIRPERSON VASELOPULOS: Okay, can't hear  
31 you.  
32 COMMISSIONER BERMAN: Sorry.  
33 CHAIRPERSON VASELOPULOS: All right, let's  
34 update.  
35 Go ahead, Steve. Roll call, please.  
36 MR. GUTIERREZ: Commissioner Berlinghof.  
37 COMMISSIONER BERLINGHOF: Yes.  
38 MR. GUTIERREZ: Commissioner Estabrooke.  
39 COMMISSIONER ESTABROOKE: Yes.  
40 MR. GUTIERREZ: Commissioner deLoys.  
41 COMMISSIONER DELOYS: Yes.  
42 MR. GUTIERREZ: Commissioner Berman.  
43 COMMISSIONER BERMAN: Yes.  
44 MR. GUTIERREZ: Commissioner Mendrek.  
45 COMMISSIONER MENDREK: Yes.  
46 MR. GUTIERREZ: Commissioner Bolling.  
47 COMMISSIONER BOLLING: No.  
48 MR. GUTIERREZ: Commissioner Kelly.  
49 COMMISSIONER KELLY: No.  
50 MR. GUTIERREZ: Commissioner Hirsch.  
51 COMMISSIONER HIRSCH: Yes.  
52 MR. GUTIERREZ: Chairman Vaselopulos.

1 CHAIRPERSON VASELOPULOS: Yes.  
2 MR. GUTIERREZ: The motion carries.  
3 CHAIRPERSON VASELOPULOS: Okay, all, thank you  
4 very much. Appreciate everyone.  
5 COMMISSIONER BERLINGHOF: I make a motion to  
6 adjourn.  
7 CHAIRPERSON VASELOPULOS: Go ahead, and a  
8 second?  
9 COMMISSIONER BOLLING: I'll second.  
10 CHAIRPERSON VASELOPULOS: All those in favor?  
11 Do we have to do this roll call?  
12 MS. MILLUZZI: Everything has to be roll call.  
13 CHAIRPERSON VASELOPULOS: Go ahead, Steve.  
14 MR. GUTIERREZ: Commissioner Berlinghof.  
15 COMMISSIONER BERLINGHOF: Yes.  
16 MR. GUTIERREZ: Commissioner Estabrooke.  
17 COMMISSIONER ESTABROOKE: Yes.  
18 MR. GUTIERREZ: Commissioner deLoys.  
19 COMMISSIONER DELOYS: No, I want to stay all  
20 night.  
21 MR. GUTIERREZ: Commissioner Berman.  
22 COMMISSIONER BERMAN: Yes.  
23 MR. GUTIERREZ: Commissioner Mendrek.  
24 COMMISSIONER MENDREK: Yes.  
25 MR. GUTIERREZ: Commissioner Bolling.  
26 COMMISSIONER BOLLING: Yes.  
27 MR. GUTIERREZ: Commissioner Kelly.  
28 COMMISSIONER KELLY: Yes.  
29 MR. GUTIERREZ: Commissioner Hirsch.  
30 COMMISSIONER HIRSCH: Yes.  
31 MR. GUTIERREZ: And Chairman Vaselopulos.  
32 CHAIRPERSON VASELOPULOS: Yes. Yes, yes, yes.  
33 Thank you, all. Good night, guys.  
34 (Whereupon, at 9:15 p.m., the above  
35 meeting was concluded.)  
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37

38 APPROVED 3/1/21  
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