

PLAN AND ZONING

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

COMMISSION

REPORT OF PROCEEDINGS had before the Village of
Northfield Plan and Zoning Commission taken at the Northfield
Village Hall, Board Room, Northfield, Illinois on the 2nd
day of March, 2020, at the hour of 6:30 p.m.

MEMBERS PRESENT:

BILL VASELOPULOS, Chairman
THOMAS BOLLING
TRACEY MENDREK
WILLIAM KELLY
STEVEN HIRSCH
CONNIE BERMAN

MEMBERS ABSENT:

TODD BERLINGHOF
KATHY ESTABROOKE
DAN DELOYS

ALSO PRESENT:

STEVE GUTIERREZ, Community Development Director
GREG LUNGMUS, Village Trustee & Commission Liaison

1 CHAIRMAN VASELOPULOS: Good evening, everybody.
2 I'd like to call to order the meeting of the Plan and
3 Zoning Commission. My name is Bill Vaselopulos; I'm the
4 Chairman of the Commission this evening. At this time,
5 I would like the Commissioners to introduce themselves
6 starting with Connie.
7 COMMISSIONER BERMAN: Connie Berman.
8 COMMISSIONER HIRSCH: Steven Hirsch.
9 COMMISSIONER KELLY: Bill Kelly.
10 COMMISSIONER MENDREK: Tracey Mendrek.
11 COMMISSIONER BOLLING: Tom Bolling.
12 CHAIRMAN VASELOPULOS: Thank you very much. The
13 purpose of tonight's meeting is to conduct a public
14 hearing and consider and discuss these requests for
15 approval of: a text amendment to the zoning plan; a
16 special use permit located at 190-B Northfield Road, the
17 Petitioner's name is Heritage Trail Mall, Inc.; and
18 consideration and discussion of the draft of the Village
19 of Northfield's Comprehensive Plan.
20 The public hearing format will provide an overview
21 of these proposals and a forum for public comment and
22 input.
23 This Commission is a recommending body only and we
24 will forward our recommendation to the Village President
25 and the Board of Trustees for final determination on
26 whether or not to grant these items before us today.
27 The Board will then consider these items being discussed
28 this evening at the next Board meeting, which is
29 scheduled for Tuesday, March 17th, 2020, 7:00 p.m.,
30 right here in this boardroom.
31 Commission meetings require that all persons
32 wishing to be heard and to enter testimony must be sworn
33 in. This includes all petitioners, individuals with the
34 petitioners, and any interested parties or other
35 property owners. Following the petitioner's
36 presentation, and after the Commission has had an
37 opportunity to ask questions and discuss amongst
38 ourselves, then all other interested parties will be
39 given an opportunity to speak.
40 Prior to speaking, we request that all parties step
41 forward to the microphone, be sworn in, and provide
42 their name, address, and interest in this matter for the
43 record. These proceedings are being recorded, and that
44 is why we request that you speak only at the podium
45 where the microphone is located.
46 Our first order of business is to pass the minutes
47 from our last meeting of February 3rd, 2020. Is there a
48 motion? COMMISSIONER HIRSCH: I'll make a motion that we
49 approve the minutes.
50 COMMISSIONER BOLLING: Second.
51 CHAIRMAN VASELOPULOS: All those in favor?
52 (Chorus of ayes.)

1 CHAIRMAN VASELOPULOS: All opposed?
2 (No response.)
3 CHAIRMAN VASELOPULOS: The motion carries.
4 Before the first item, before we discuss the first
5 item, Steve, do you have any introductory comments you'd
6 like to make?
7 MR. GUTIERREZ: Thank you, Chairman. Yes, the
8 first two agenda items, the text amendment to the Zoning
9 Code and a special use request are combined. The
10 Petitioner for both requests is Lisa Carlson
11 Chrisopoulos who is the owner of Heritage Trail Mall,
12 Inc. Heritage Mall, Inc. is technically the Petitioner
13 and prospective tenant for the building space at 190-B
14 Northfield Road.
15 The Petitioner, their operation as proposed would
16 include 42 vendors who sell antique and vintage art,
17 accessories, furniture, and home decor, and all of this
18 under one roof with a single point of sale, single
19 register where people check out and where they would be
20 loading. This type of use is not currently permitted as
21 a special use or as a permitted use in the B-2 Service
22 Commercial zoning district that covers Northfield Road.
23 Thus the need for a text amendment to allow for the
24 antique vendor use which the Petitioner is proposing
25 being added to the Zoning Code as a special use. They
26 also are proposing that the use be restricted to ground
27 floor use and be restricted to spaces with 10,000 square
28 feet or less which we'll discuss later on. Staff's
29 recommendation, we will be deviating from that slightly.
30 The proposed use does also involve a parking
31 variation from the off-street parking requirements. On
32 this particular property, the existing number of parking
33 spaces and proposed parking spaces are deficient from
34 the technical parking requirement. I'll get into a
35 little bit more of that in a moment.
36 The space that they want to move into is a 9,600
37 square foot warehouse space. The proposed floor plan
38 that is in your packets includes approximately 6,100
39 feet of retail space that the vendors would occupy, also
40 815 square feet of storage space, as well as 388 square
41 feet of office space. The balance of the building they
42 have designated for interior parking.
43 The hours of operation are outlined in the memo.
44 The Petitioner is, in addition to those hours, seeking
45 to have up to four two-day annual events. They would be
46 held on Saturday and Sunday. It's my understanding that
47 those annual events would be occurring within their
48 normal operating hours. If she were to open, she would
49 like to have a grand opening that would also occur on
50 the weekend but it would be in the evening on a Saturday
51 or Sunday.
52 The Petitioner has provided quite a bit of sales

1 data that is in your packets, so I won't go into too
2 much detail on that; only to say that the application
3 indicates that the sales will consist of 70 percent
4 retail and 30 percent wholesale in sales. She can
5 explain how that gets divvied up.

6 The discussion of both requests can be combined but
7 ultimately you'll need to vote on the text amendment
8 first, and then on the special use second.

9 Let me get into the parking a little bit for you.
10 The Zoning Code requires 27 off-street parking spaces
11 for this space. That's based on the amount of square
12 footage for the retail, office, storage component and
13 parking components. There are currently 11 surface
14 parking spaces; unfortunately, only 10 of those are
15 usable. We've noticed that a garbage enclosure was
16 built at one end of the building and unfortunately it
17 blocks in one of those spaces. So, effectively, there
18 are currently 10 exterior parking spaces.

19 The Petitioner is proposing to create four interior
20 parking spaces. This is a warehouse type of facility
21 with a large garage door for loading which will serve as
22 the entrance to the parking area, and then they would be
23 partitioning that area off providing all the ventilation
24 and all of the code requirements that are required for
25 interior parking.

26 They had a civil engineering firm, Kenig, Lindgren,
27 O'Hara, Aboona; we refer to them as KLOA, perform a
28 parking study for them. That's also in your packets.
29 KLOA concluded, after studying the Wilmette location and
30 the traffic generation that was occurring over there,
31 that the proposed parking plan at 190-B Northfield Road
32 would be sufficient.

33 We had the Village's traffic consultants, Gewalt
34 Hamilton Associates, review that study and provide us
35 with their recommendations. They concur with KLOA's
36 findings, and they suggested requiring that off-site
37 parking be secured for staff parking and for those
38 events that I mentioned. The Petitioner indicates to me
39 that she might expect 20 to 25 people at those events at
40 any given time, over the course of the day or weekend.
41 The 10 parking spaces outside will not be sufficient for
42 these events. KLOA also suggested that securing off-
43 site parking would be a good idea. I've included this
44 as a condition in the motion if the special use is
45 approved and so that it is memorialized.

46 The department reports you have in your packets
47 from Planning and Zoning, Fire Protection, Public Works
48 and Police Departments. Most of the comments as is
49 typical, were related to building and life safety code
50 issues. Those will all be addressed, if and when the
51 Applicant gets to the building permitting phase of the
52 Village's approvals.

1 So, Staff is supportive as the proposed special use
2 would not be in conflict with the Comprehensive Plan and
3 2016 Northfield Road Corridor Plan and I can answer any
4 questions related to that. Staff is also supportive of
5 the requested text amendment. We think that the
6 Corridor Plan contemplates this type of interesting use
7 of interesting spaces like we have on Northfield Road.
8 I've seen the floor plans of these little warehouse
9 spaces that pocket Northfield Road. And, we think this
10 is a creative use which will not have a significant
11 impact on traffic in the area. They're not proposing
12 anything in terms of outside improvements, so there will
13 be no impact in terms of what the building looks like.
14 There currently is quite a bit of screening on the west
15 edge of the property with an eight-foot fence as well as
16 a lot of vegetation along the river.

17 The Applicant is here prepared to present their
18 application.

19 CHAIRMAN VASELOPULOS: Any questions for Steve?
20 (No response.)

21 CHAIRMAN VASELOPULOS: All right, good evening. Do
22 you have other people with you that may speak? Because
23 we'd like to swear you in all at the same time.

24 MR. SHAPIRO: Yes.

25 CHAIRMAN VASELOPULOS: If you could all stand up,
26 come on to the microphone, and Steve will swear you in.

27 MR. GUTIERREZ: Please raise your hand.

28 (Witnesses sworn.)

29 MR. GUTIERREZ: Thank you.

30 CHAIRMAN VASELOPULOS: Thank you. If you could
31 state your name, and go right ahead.

32 MR. SHAPIRO: Thank you. Good evening. My name is
33 Dan Shapiro; I'm the attorney representing the
34 Applicant. We very much appreciate you allowing us to
35 come before you tonight.

36 Before I forget, since the filing of our
37 application, there have been a number of additional
38 letters of support. So, I'd like to enter those, Steve.
39 If I could also, if you would indulge, I think a number
40 of people here are here to support this petition. If I
41 could just ask them to raise their hands? Okay, I don't
42 know all of them.

43 CHAIRMAN VASELOPULOS: After we're done, folks in
44 the audience, if you care to make a comment you can. You
45 know, repetitive comments over and over and over again,
46 we kind of get the gist of it, so we don't have to all
47 say the same thing. I think most or all of you are
48 probably in favor of it, so we kind of get that drift
49 already. So, please continue.

50 MR. SHAPIRO: Thank you. One of the nice things of
51 having such a thorough Staff report is it makes my job
52 look easier because there's so much that Steve said that

1 I appreciate, that we appreciate, that I don't want to
2 necessarily repeat. We're very thankful to Staff who
3 has been very helpful to us during this process.

4 When we appeared before the Village Board for a
5 Community of the Whole meeting, and you have the minutes
6 so I don't want to mischaracterize anything, I can just
7 give you my impression, that the Village Board was very
8 receptive to this use. It had many comments and I think
9 it was a unanimous consent to move forward, at least
10 with the text amendment. We're very encouraged by that.

11 Again, you'll read the minutes, come to your
12 conclusions, but that was my impression.

13 Heritage Trail has been in Wilmette for 26 years,
14 and it is moving. It has a very loyal following, as you
15 can see. For the 26 years that they were there, it not
16 only became a place for people to do business but it
17 kind of became a place where people felt at home. The
18 vendors, the supporters, the patrons have that feeling,
19 and you'll talk to these in just a second, that there is
20 an immediate connection. She wants to bring that home
21 here to your home and establish what Steve has called to
22 be, and what we also believe is a very unique but also a
23 really cool use.

24 You don't have this type of use in your Zoning
25 Ordinance, and I would submit there's not a lot of
26 communities that have this. It is a unique use.
27 Antique vendors deal with very special things, very
28 specialized unique sorts of items that are not only
29 special to the people selling it but also people buying
30 it.

31 A couple of things I'd like to fill in that Steve
32 didn't mention. Hours of operation as noted on the
33 Staff report and on our application would be 11:00 to
34 6:00, Monday through Friday, 10:00 to 5:30 on Saturday,
35 and 12:00 to 5:00 on Sunday.

36 With regard to the vendors and parking, the first
37 question you might ask is 42 vendors, we only have 15,
38 13, 14 spaces, how does that work? There would be no
39 more than six vendors at a time. Many of the vendors
40 come, not many, it is often the case that vendors will
41 come together, and the indoor space will have either
42 three or four, depending on how we engineer it, but
43 there will be three or four spaces inside. There are 10
44 or 11 outside. We will deal with the trash enclosure.
45 There either will be 10 at the least or 11 at the most,
46 but we will deal with the trash enclosure when we submit
47 for a building permit. So, at its least we have 13, and
48 at most we have 15 spaces.

49 KLOA's report, which Gewalt supported, said that
50 peak traffic demand which would be on a Saturday
51 afternoon is 12 spaces. So, there is parking right now
52 that satisfies the peak volume. When we talk about the

1 peak volume, not only does the traffic reports show
2 that, but if you look closely at the financials and the
3 documents we gave you, the busiest that they have during
4 the week is 3:00 to 4:00 in the afternoon, usually on
5 Saturday.

6 So, it lines up with the traffic reports. All that
7 data, got to keep doing it, and all that data shows that
8 over the last three years there was close to a million
9 dollars in revenue that came in through Heritage Mall,
10 and the same thing would be expected here.

11 With regards to the Comprehensive Plan and the road
12 corridor, we have mentioned that uses like this,
13 although not identical to this, are contemplated in the
14 corridor study. In the Comprehensive Plan, again as
15 Steve said, it doesn't discourage this. I know you're
16 working on the Comprehensive Plan, that's the second
17 item tonight, but that is a work in progress.

18 We have provided to you a proposed text amendment
19 which creates the definition of an antique vendor and
20 having that as a special use in the B-2. One of the
21 things to keep in mind as you consider tonight is,
22 because it would be a special use and we're also asking
23 for the special use tonight, is that anyone in the
24 future who would come in the B-2 district as an antique
25 vendor would have to go through the vetting process that
26 this Commission undertakes.

27 Each special use rises or falls on its own merits
28 because you have to determine what if any impacts there
29 would be. So, this Commission and this Village has
30 quite a bit of control on looking at special uses that
31 could come in in the future by antique vendors. I don't
32 know that anyone is lining up for that, but should it
33 occur, it would be considered on a case-by-case basis.
34 It would give you certain controls to certain conditions
35 and impacts.

36 So, I'd now like to hand it over to Lisa and let
37 her talk to you a little bit about her business. Then
38 Luay Aboona is here who did the study; he's available
39 for any questions at the end. We all are available.
40 Thank you.

41 CHAIRMAN VASELOPULOS: Okay, thank you.

42 MS. CHRISOPOULOS: I am open to answering any
43 questions.

44 CHAIRMAN VASELOPULOS: If you could state your
45 name, Lisa, for the record?

46 MS. CHRISOPOULOS: My name is Lisa Chrisopoulos.

47 CHAIRMAN VASELOPULOS: And you are?

48 MS. CHRISOPOULOS: The owner of Heritage Trail
49 Mall.

50 CHAIRMAN VASELOPULOS: Thank you. So, you don't
51 have anything more to add? You're here to answer our
52 questions? That's fine.

1 MS. CHRISOPOULOS: Well, I guess the only thing I
2 would disagree with Dan is that I plan on doing over a
3 million dollars in that field. So, that would be the
4 only thing I disagree with.

5 CHAIRMAN VASELOPULOS: Okay, fair enough.
6 Commissioners, questions?

7 COMMISSIONER BOLLING: So, I can start. How do we
8 intend to handle the special events parking-wise? We've
9 got a lot of, if for some reason there might be 30
10 people who show up for a special event, do you have
11 arrangements for instance with the owner of 190 to park
12 on the other side or across the street? Or how are you
13 going to handle that?

14 MR. SHAPIRO: So, when we have a special event, I
15 would anticipate, first of all, call the neighbors and
16 Steve. Steve, we have a special event two weeks from
17 Saturday. He'll say, okay, that's nice, but do you have
18 parking available? Because that's going to be a
19 condition of you getting or allowing a special event,
20 and we would say we understand. And if we don't have
21 parking arrangements with our neighbor across the street
22 for the special event, we know we're not going to be
23 able to have it.

24 So, do we have right now arrangements for off-site
25 parking? No, but we understand that that would be
26 something that will be required to go forward with the
27 special event. We're asking for four-year and we would
28 certainly find it reasonable for you to say in order to
29 have a special event you'd have to have off-site
30 parking.

31 CHAIRMAN VASELOPULOS: Lisa, can you define what a
32 special event is?

33 MS. CHRISOPOULOS: A special event would be an
34 advertised sale where the vendors would have a
35 percentage off, just like any other retail sale. Many
36 times I serve food; it's very popular for the food. But
37 we've had our anniversary that is, where there's a
38 certain markdown on, most dealers participate in these
39 special events.

40 Then we have a holiday open house which is really
41 to promote, it's kind of our benchmark to get all the
42 vintage holiday stuff in the store by this date, have
43 this open house. It's very popular with the customers
44 because it's very nostalgic, old Christmas. So, this
45 event is very popular because it's really the start to
46 the season for the holidays, and people can find really
47 unique gifts for the holidays. It's not your typical
48 mall experience.

49 Some of the other events we've had, we have had a
50 trunk show for vintage clothing. We've done that once,
51 it was very popular. There's no plan one of those right
52 now but I can't say that in the future I wouldn't pursue

1 that again because it was very popular.
2 CHAIRMAN VASELOPULOS: And how do you advertise
3 these events?
4 MS. CHRISOPOULOS: Social media, and also we've
5 always done postcard mailings to all of our customers.
6 You know, it's changing a lot from when we started 26
7 years ago where everything was snail mail. You know, we
8 started with legal pads and carbon paper 26 years ago.
9 So, we're making up some ground.
10 Obviously, you can see by the numbers, we have a
11 really great POS system that tracks all kinds of data
12 that I didn't think was all that useful until I had to
13 do this. Then I found it, oh, this is wonderful, and so
14 I have all kinds of interesting reports I could print
15 out for you to look at.
16 COMMISSIONER MENDREK: How large was your other
17 facility, the square footage?
18 MS. CHRISOPOULOS: So, it was 7,800 square feet of
19 retail. It was also 68 vendors. It wasn't, it was on
20 three different levels. It was an old hardware store.
21 This was my parents' retirement business, and it was
22 just on the original hardware store which was 2,600
23 square feet. Then there was an adjacent stable that,
24 after two years of it being so successful, they went
25 into the stable, and it was a dirt floor.
26 So, it was a really unique space, and I think
27 that's one of the reasons why I'm very excited about
28 this space. It's because I think we need the unique
29 space to showcase our stuff, but also the three levels.
30 It's important for us to be handicap accessible, not
31 only for people with disabilities but also we attract a
32 lot of young mothers and we encourage them to bring a
33 stroller in when they're shopping because it's just
34 easier for them.
35 With these three levels, that 7,800 square feet
36 isn't as efficient as a first floor space. So, we had
37 ramps, we had large staircases, we had an elevator, we
38 had an elevator mechanic's room, all of that to go in
39 from that 7,800 square feet of space. So, when this
40 whole thing started where we needed to find a new home;
41 I really wanted an efficient space.
42 CHAIRMAN VASELOPULOS: Regarding your vendors, you
43 plan on having 42 in this space?
44 MS. CHRISOPOULOS: That is what I've drawn in.
45 CHAIRMAN VASELOPULOS: That's a decrease from the-
46 MS. CHRISOPOULOS: Correct.
47 CHAIRMAN VASELOPULOS: It says 62 here, you said
48 68?
49 MS. CHRISOPOULOS: We had, at the end we had 62.
50 CHAIRMAN VASELOPULOS: Okay.
51 MS. CHRISOPOULOS: At our peak, we had 68.
52 Honestly, this is what needs to happen. It's more

1 efficient for me as a business owner to go forward with
2 42 strong dealers, and that is how I foresee making us
3 move in the right direction.

4 CHAIRMAN VASELOPULOS: And how much of the space do
5 you plan on using? Would there be any empty space or
6 are you going to fill the whole thing up with the 42?

7 MS. CHRISOPOULOS: Well, right when you walk, in
8 the plan you see where --

9 CHAIRMAN VASELOPULOS: In addition to the storage
10 spaces, the parking lot and all that.

11 MS. CHRISOPOULOS: Yes.

12 CHAIRMAN VASELOPULOS: Oh, you mean the entrance to
13 the side there? Yes.

14 MS. CHRISOPOULOS: Right, when you walk in those
15 front doors, I drew in no space whatsoever.

16 CHAIRMAN VASELOPULOS: Right.

17 MS. CHRISOPOULOS: And the reason I did that is I
18 called it somewhat of a reception area. I guess for
19 lack of a better term, we had a small area in the front
20 for, we called it the husband holding pen because we
21 needed some chairs for people that needed to take a
22 break while the wife or spouse was shopping. So, I do
23 intend on having some seating there in the front and not
24 necessarily using it for merchandising or renting to
25 vendors, because I think it's important that we still
26 have the husband holding pen.

27 COMMISSIONER MENDREK: So, explain to me how this
28 works. You have 42 vendors. They're not all there at
29 the same time.

30 MS. CHRISOPOULOS: Yes.

31 COMMISSIONER MENDREK: So, on any given day, how
32 many employees/vendors would be on the premises?

33 MS. CHRISOPOULOS: So, two employees plus an owner,
34 myself, or a manager. Then during the course of the
35 day, we have sign-in and sign-out for 26 years with the
36 vendors. So, on any given day, the most really you have
37 at one time is six.

38 COMMISSIONER MENDREK: Is that your rule or that's
39 just --

40 MS. CHRISOPOULOS: No, it just seems to work out
41 that way.

42 COMMISSIONER MENDREK: Okay.

43 MS. CHRISOPOULOS: Many of the people that are
44 renting space from us do have 9:00 to 5:00 jobs. So,
45 there are quite a few of them that are just weekend only
46 and loading and unloading in the spaces. Then there are
47 several that are late afternoon, and there are some that
48 are early morning. Just based on the fact that they all
49 have different schedules, they're in and out all the
50 time.

51 COMMISSIONER MENDREK: So, aside from the day or
52 the week or whatever that you open, when all of these

1 said vendors have to get their things in --
2 MS. CHRISOPOULOS: Correct.
3 COMMISSIONER MENDREK: -- there would never be 42
4 vendors all trying to get into the building at the same
5 time?
6 MS. CHRISOPOULOS: No.
7 COMMISSIONER MENDREK: And how would you handle
8 that load in for the opening?
9 MS. CHRISOPOULOS: For the very opening? Oh, we're
10 going to have shifts, yes. A lot of the vendors are
11 here and they know that, we have a lot of rules. But
12 for good reason. It makes, I like to be fair, I like
13 things to run smoothly, and so, yes, they sign in and
14 out and there just hasn't been, except for when we've
15 had a meeting. We've had a meeting; we've all of them
16 there the same night, but even then you get all of them.
17 COMMISSIONER MENDREK: Okay, all right.
18 COMMISSIONER BERMAN: I've frequented when you were
19 in Wilmette --
20 MS. CHRISOPOULOS: Thank you.
21 COMMISSIONER BERMAN: -- and I was so happy when I
22 saw this.
23 MS. CHRISOPOULOS: Thank you.
24 (Applause.)
25 COMMISSIONER BERMAN: I never saw, like when you
26 talk about the vendors being there, you didn't have, I
27 always thought they were just the sales --
28 MS. CHRISOPOULOS: So, the vendors take turns
29 walking around with keys and opening cases.
30 COMMISSIONER BERMAN: But for the whole place--
31 MS. CHRISOPOULOS: For the whole place.
32 COMMISSIONER BERMAN: -- so you have it pretty much
33 set up like you did.
34 MS. CHRISOPOULOS: Same way.
35 COMMISSIONER BERMAN: Obviously, not on three
36 floors which is a good thing.
37 MS. CHRISOPOULOS: No, and that will also make this
38 more efficient in staffing. So, I don't anticipate the
39 staffing requirements that we did need in the Wilmette
40 location because of all those levels.
41 COMMISSIONER BERMAN: Right.
42 MS. CHRISOPOULOS: It was a labyrinth of the space.
43 COMMISSIONER BERMAN: But I'm curious, I'm just a
44 bit curious. How did you handle the parking there? I
45 know there's some street parking where you used to be,
46 and in the back you had maybe 10 slots or plus?
47 MS. CHRISOPOULOS: There was, we shared with two
48 other businesses in the back. You know, we always had
49 an abundance of parking. You somewhat take that for
50 granted when you're starting to look for a new space.
51 Yes, I mean the dealers will now have to find, we're
52 working on an arrangement with somebody to have staff

1 and dealers who are going to be walking around with the
2 keys that day parking off-site. So, that's still the
3 plan.

4 COMMISSIONER BERMAN: I'm very excited.

5 MS. CHRISOPOULOS: Me, too. We're planning to up
6 our game, so --

7 COMMISSIONER BERMAN: I like, you know, it's a
8 great place. It really was.

9 COMMISSIONER HIRSCH: Lisa, could you tell me a
10 little bit about the build-out construction that's going
11 to take place, things that are existing or the things
12 that are not.

13 MS. CHRISOPOULOS: The only thing that is in that
14 space right now that's existing is the one bathroom
15 which is ADA built. So, that's a good thing.

16 COMMISSIONER HIRSCH: Oh, it is?

17 MS. CHRISOPOULOS: Yes, it's seven by six. I
18 checked with my architect; they said it was ADA.

19 COMMISSIONER HIRSCH: Well, then it looks like the
20 one you're proposing is going to be ADA.

21 MS. CHRISOPOULOS: I asked for a little bit bigger
22 on the next one.

23 COMMISSIONER HIRSCH: Yes, okay. Okay, so those
24 two, and then you have a break room?

25 MS. CHRISOPOULOS: A break room.

26 COMMISSIONER HIRSCH: Walls go to the decking, to
27 the roof?

28 MS. CHRISOPOULOS: Correct, correct.

29 COMMISSIONER HIRSCH: Okay, is that 14 or 12? It
30 doesn't matter.

31 MS. CHRISOPOULOS: 18.5.

32 COMMISSIONER HIRSCH: It's going all the way up,
33 yes.

34 MS. CHRISOPOULOS: 18.5.

35 COMMISSIONER HIRSCH: Yes, and then it looks like
36 walls around the indoor parking, too, all the way to --

37 MS. CHRISOPOULOS: Correct.

38 COMMISSIONER HIRSCH: All the way up?

39 MS. CHRISOPOULOS: Correct. So, there will be one
40 large wall that will separate retail from the storage,
41 break room, and parking area. Then the office and break
42 room will have regular nine-foot walls. That is the
43 plan.

44 COMMISSIONER HIRSCH: Okay, and then the 815 feet
45 for storage, is that separate from the retail area?

46 MS. CHRISOPOULOS: Completely separate.

47 CHAIRMAN VASELOPULOS: Steve, I want to make a
48 comment about that specific storage. Isn't that also
49 your access point to the store to bring things in and
50 out?

51 MS. CHRISOPOULOS: No. So, there would be, from
52 where the vendors would pull in to load and unload,

1 there's two access doors to the selling floor that I've
2 drawn in, one on the north side, one on the south side.
3 If you're looking at the break room wall which faces
4 east, that would be basically an aisle that would always
5 be between the office storage break room parking. So,
6 that would run across that length.
7 CHAIRMAN VASELOPULOS: And how do you, which doors
8 are you bringing things into the double man-doors? The
9 double doors are your main point which kind of cuts
10 through, my point is it cuts through the storage area.
11 MS. CHRISOPOULOS: Correct.
12 CHAIRMAN VASELOPULOS: So, you're going to have to
13 leave the space there for a passageway.
14 MS. CHRISOPOULOS: Yes, the storage would --
15 CHAIRMAN VASELOPULOS: So, you're not using, you
16 can't use the full 815 for storage.
17 MS. CHRISOPOULOS: No.
18 CHAIRMAN VASELOPULOS: That's maybe, eyeballing
19 this, at most three-quarters of the space could be used
20 for storage, and the rest you'll leave --
21 MS. CHRISOPOULOS: I would require a four-foot
22 minimum aisle, probably five. Everything else on the
23 selling floor, I have put in five-foot aisles because I
24 think it's a better aesthetic for a shopper, and it just
25 makes me more comfortable when I'm shopping and I have
26 wider aisles.
27 CHAIRMAN VASELOPULOS: It will be wider than what
28 you currently or you did have?
29 MS. CHRISOPOULOS: Absolutely.
30 CHAIRMAN VASELOPULOS: A lot wider.
31 MS. CHRISOPOULOS: I think it also, in my vision,
32 having these 18.5-foot ceilings and having a more loft
33 look requires a little bit wider aisle through the
34 selling floor while you're shopping, I think, to take
35 everything in. I think that that's part of the
36 aesthetic. It does cut back from more square footage
37 than I could rent, but I don't think the overall look is
38 going to be what I want. I don't know if that makes
39 sense. But we always had glowing fire, the Wilmette
40 Fire Department loved us. We always had glowing reports
41 because we were, we always had everything, all the
42 aisles.
43 MR. GUTIERREZ: All of the emergency egress paths
44 and exits and whatnot will be reviewed, again, once it
45 gets into the building permitting stage.
46 MS. CHRISOPOULOS: We did also draw in an emergency
47 exit on the west side of the building which does not
48 exist, but I do think it needs an emergency exit.
49 CHAIRMAN VASELOPULOS: And I was about to ask that
50 question. So, once you have that access point, that
51 exit, what are you going to do? All you're showing is a
52 concrete stoop there, and then the rest is all grass

1 foliage, that type of thing.
2 MS. CHRISOPOULOS: Actually, it's gravel.
3 Biedermann which is attached on the south side of the
4 building, they currently have an emergency exit door
5 eight feet from that door. So, that was one of the
6 reasons that gave me the idea to have the emergency exit
7 there was because I saw that Biedermann's had one.
8 MR. GUTIERREZ: The location of the emergency exit
9 is really going to be driven by distances within the
10 building to that exit. So, those will be driven by the
11 plan review by the Fire Prevention Bureau.
12 CHAIRMAN VASELOPULOS: Yes.
13 MR. GUTIERREZ: As well as what happens once you
14 get outside the door. Again, those are really not
15 zoning issues, more of the building and fire safety
16 issues.
17 COMMISSIONER BOLLING: The, I guess I'd call them
18 boots, you're showing like partitions or wall?
19 MS. CHRISOPOULOS: Eight-foot partitions.
20 COMMISSIONER BOLLING: You can't see across the
21 partitions. You're going to be blocked by the, so it's
22 kind of like a labyrinth of --
23 MS. CHRISOPOULOS: Similar to what we have in
24 Wilmette where it is kind of a, you know, like any other
25 retail store where you're kind of walking in through
26 departments, it's similar to that except for the five-
27 foot wide aisles, and we have a lot of aisles.
28 COMMISSIONER BOLLING: I see.
29 COMMISSIONER MENDREK: So, taking us back to what
30 we're here to talk about and decide on tonight, from a
31 parking perspective, how do you handle loading
32 purchases? Is there going to be double parking? Or
33 someone goes out to the car with the customer if they
34 have a large load?
35 MS. CHRISOPOULOS: That's the way we've handled it
36 in the past. Also, if somebody was loading or unloading
37 something quite large, it would probably happen indoors.
38 It's safer to do it inside. We had four garages at
39 Heritage Trail and we used the main center garage for
40 customers for loading and picking up, and the dealers
41 used it for dropping off.
42 COMMISSIONER MENDREK: So, is that garage vented,
43 Steve, because of the use before?
44 MR. GUTIERREZ: The garage is vented, but the new
45 parking area will need to be contained and the HVAC
46 ventilation system will need to be designed for that
47 specific space. So, there will be some modifications
48 that will happen in that space --
49 COMMISSIONER MENDREK: Okay.
50 MR. GUTIERREZ: -- but again, that's part of the
51 building permit review.
52 COMMISSIONER MENDREK: Yes, okay.

1 CHAIRMAN VASELOPULOS: My question is for you and
2 for you, Steve. The exterior driveway is a unique and
3 awkward shape because it funnels you right to the door
4 but then takes you to the, what is that, that would be
5 to the north around the building to get to the parking
6 lot. Has anyone contemplated widening that driveway so
7 that the access to the parking is not contingent on
8 going in front of your door that you're going to be
9 using somewhat extensively? You would then be able to
10 enhance in and out, you know, cars going side by side.

11 Right now, it's a little tough to go side by side.
12 There would be only one car in reality that can pass
13 through there at a time.

14 MS. CHRISOPOULOS: Yes, I agree a 100 percent with
15 what you're saying because you could never have a car
16 parked in front of that door. It would interfere.

17 CHAIRMAN VASELOPULOS: Right.

18 MS. CHRISOPOULOS: I mean, it's obvious just
19 looking at it that that could not work with a car
20 parking there, and we would have to indicate that there
21 would be no parking there. Nor would we want parking
22 there because people would need to use it to come in and
23 out, but I'm open to any --

24 CHAIRMAN VASELOPULOS: I'm just wondering if it was
25 contemplated to remove the curb, push it to the north a
26 little bit to allow for the widening of the driveway.
27 It wasn't contemplated with the traffic studies to widen
28 the driveway.

29 MR. GUTIERREZ: No, it wasn't identified as an
30 issue. KLOA can certainly speak to that. But depending
31 upon how much square footage of impervious area that
32 would be added, it may kick in some detention
33 requirements which might be --

34 CHAIRMAN VASELOPULOS: That's true.

35 MR. SHAPIRO: I think the answer is we'll look at
36 it. It's not our building. We can certainly look at it
37 with the landlord.

38 CHAIRMAN VASELOPULOS: Right.

39 MR. SHAPIRO: That's a great idea, but we'll look
40 at it.

41 MR. GUTIERREZ: There's some landscaping, it needs
42 to be trimmed up, but there is landscaping --

43 CHAIRMAN VASELOPULOS: That's something that when
44 you go in front of Steve's people, you can --

45 MR. GUTIERREZ: Yes, we can thresh that out.

46 CHAIRMAN VASELOPULOS: Okay. Commissioners, any
47 more questions or comments?

48 COMMISSIONER HIRSCH: Yes, I guess I'm going to ask
49 Staff. You know, Northfield Road is no longer
50 manufacturing. Do we know, do we have an idea through
51 traffic studies how much truck traffic there is? Let's
52 say in relation to that big cement barrier that was done

1 because of semis backing in and destroying the other
2 side, the curbing and the grass, do we know --

3 MR. GUTIERREZ: By Mariano's?

4 COMMISSIONER HIRSCH: By Mariano's, I'm sorry. Do
5 we know for a fact like, you know, trucks are still
6 using the road? Because I think that there's going to
7 be plenty of people who are going to stop, say I'm just
8 going to be 10 minutes running in and ultimately be
9 parking on the street. As we move to consider special
10 use applications, especially retail-like ones, there
11 will be street parking.

12 MR. GUTIERREZ: So, that was Staff's goal, in our
13 review of the parking, that there not be any spillover
14 onto the street because of various other conflicts with
15 the existing traffic. There's not a lot of truck
16 traffic on Northfield Road, and much of it comes off of
17 Willow Road to go to Mariano's.

18 COMMISSIONER HIRSCH: Yes.

19 MR. GUTIERREZ: Our other goal was to prevent
20 spillover parking onto other properties that they don't
21 have permission for. We have talked at length about
22 this with the petitioner and they are very dedicated to
23 getting written permission from neighboring property
24 owners to accommodate this kind of spillover. And as we
25 have done with other uses on Northfield Road, the Police
26 Department will issue tickets to anybody who is parking,
27 even temporarily, on the street.

28 COMMISSIONER BERMAN: I did notice, I don't know,
29 it's some kind of camp or class, hockey, something on--

30 MR. GUTIERREZ: Baseball Academy.

31 COMMISSIONER HIRSCH: Baseball Academy.

32 COMMISSIONER BERMAN: There's spillover, there's
33 parking, people are parking on Northfield Road on the
34 weekends.

35 MR. GUTIERREZ: Yes. The Police Department has
36 monitoring this and haven't recently they are seeing any
37 problems. I don't know if that means there's never
38 anybody out there, but they --

39 COMMISSIONER HIRSCH: Usually they're sitting and
40 waiting; it's pickup/drop-off and they're just lining
41 up, but--

42 MR. GUTIERREZ: Pickup and drop-off?

43 COMMISSIONER HIRSCH: Yes, I mean, ultimately
44 they'll, you know, I think people will be parking as
45 they see that happening and feel that it's okay to, you
46 know--

47 CHAIRMAN VASELOPULOS: The only advantage though is
48 that the entrance will be not--

49 COMMISSIONER HIRSCH: To the other side, right?

50 CHAIRMAN VASELOPULOS: Yes, it's around the corner.
51 The baseball facility is right there facing the street
52 and it's much more convenient for mom and dad to drop

1 their kid off --
2 COMMISSIONER HIRSCH: Right, it's necessary. They
3 don't have --
4 MR. GUTIERREZ: The existing outdoor space will be
5 customer parking. Their previous location was a little
6 bigger and had more vendors. Their data shows us that
7 at the most they had 11 people, at their busiest hour.
8 I highly doubt that all 11 people were even there at one
9 point in time within an hour. So based on that data,
10 and the observations that KLOA made, we're pretty
11 comfortable that those 10 customer parking spaces are
12 going to be adequate for the typical operation. Now,
13 events, are a whole different ballgame, so --
14 COMMISSIONER HIRSCH: And within those 10, staff is
15 not part of it.
16 MS. CHRISOPOULOS: No, no.
17 COMMISSIONER HIRSCH: So, where will staff park?
18 MS. CHRISOPOULOS: We have a couple of the
19 neighboring businesses that we had a discussion with and
20 are amenable. We have a sample agreement that would add
21 them as an additional insured on my liability.
22 COMMISSIONER HIRSCH: Yes.
23 MS. CHRISOPOULOS: So, once I know how many spaces
24 you would like, I might shoot for an extra one or two
25 just in case because things could grow --
26 COMMISSIONER HIRSCH: Yes.
27 MS. CHRISOPOULOS: -- but once we know what number
28 you would like, we will talk to the people that have
29 told us that they are amenable.
30 MR. SHAPIRO: So, the answer to your question is
31 some place else.
32 COMMISSIONER HIRSCH: Yes.
33 MS. CHRISOPOULOS: Okay, thank you.
34 COMMISSIONER HIRSCH: Are we hinging the use
35 agreement on them coming up with a --
36 MR. GUTIERREZ: So, the way we've worded the
37 motion, and if you're amenable to the text amendment and
38 also the special use, there are some conditions that we
39 drafted for the special use. One of them is that the
40 staff or vendors shall not park in the north parking lot
41 adjacent to the building.
42 So, that doesn't specifically say the staff or
43 vendors have to park off-site, as they could possibly
44 use the interior parking.
45 COMMISSIONER HIRSCH: Right.
46 MR. GUTIERREZ: And then for these special events,
47 there's a condition that requires that 30 days prior to
48 any special event, they submit a plan to staff. We'll
49 take a look at it to insure any parking arrangement is
50 in writing as opposed to a handshake agreement or that
51 type of thing. We've been talking about this so this
52 isn't anything --

1 COMMISSIONER HIRSCH: Okay.
2 MS. CHRISOPOULOS: And I have a sample of one as
3 well.
4 MR. GUTIERREZ: We will look at each event and what
5 arrangements they've made for capacity. So, they can't
6 double-book spaces. For instance the can't book space
7 at the Senior Center if the Senior Center is going to
8 have a huge event the same day. We'll look at proximity
9 - parking a few blocks away or even a block-and-a-half
10 away may not make sense unless they're also providing
11 valet service. We know that customers aren't going to
12 park that far away and walk all the way down to the
13 store.
14 MS. CHRISOPOULOS: I would see the valet as an
15 absolute for a grand opening.
16 MR. GUTIERREZ: Yes, for those, we'll have a little
17 bit of discourse about what it is that the event looks
18 like, what's it going to entail, and then what
19 arrangements have been made. The last thing Staff will
20 be looking at is traffic impact.
21 COMMISSIONER HIRSCH: Okay, but the special use
22 granting will require that something be in writing, some
23 sort of arrangement.
24 MR. GUTIERREZ: Those conditions are built into the
25 suggested motion. Those will be, the property and this
26 use, will be subject to those conditions going forward.
27 MR. SHAPIRO: Just to be clear, we reviewed the
28 conditions and we're comfortable with all of them.
29 CHAIRMAN VASELOPULOS: Okay, thank you.
30 COMMISSIONER MENDREK: So, that was what I was
31 going to ask because we're putting a cap for 42 vendors
32 on this if we pass it, and you're good with that.
33 MS. CHRISOPOULOS: Vendor spaces. There is a
34 couple, there's a mother-daughter here today who have
35 been there the whole 26 years. But they come in one car
36 together. So, I just want to say vendor spaces
37 because --
38 COMMISSIONER HIRSCH: Okay, and so we're doing a
39 variance then on the 13 spaces short or we're just --
40 MR. GUTIERREZ: That is, this is, that there's
41 relief from our parking, our off-street parking --
42 CHAIRMAN VASELOPULOS: That's the primary issue
43 before us.
44 COMMISSIONER HIRSCH: Yes.
45 CHAIRMAN VASELOPULOS: Is the parking.
46 MR. GUTIERREZ: It is part of the motion. Again,
47 if you're amenable to this, we'd recommend to the
48 Village Board approval the special use and if so stated
49 relief from the off-street parking requirements.
50 COMMISSIONER BOLLING: So, first, we have to vote
51 for the text amendment.
52 CHAIRMAN VASELOPULOS: Any other questions from the

1 Commissioners?
2 Members from the audience, this is your opportunity
3 to ask questions or make any comments if you wish to.
4 Please step forward to the microphone.
5 MR. STRAHS: I'll say something.
6 CHAIRMAN VASELOPULOS: Sure. If anyone, well,
7 everyone has to be sworn in who's going to speak, so
8 anyone who might think they want to say something in
9 addition to this gentleman, please stand up and be sworn
10 in.
11 MR. STRAHS: Hi, I'm Richard Strahs.
12 MR. GUTIERREZ: I'm sorry; we'll swear you in
13 first.
14 MR. STRAHS: Oh, great.
15 (Witness sworn.)
16 MR. STRAHS: I'm Richard Strahs. I've been in
17 business for many, many years. I deal with very fine
18 antiques. When I met Lisa and her family, they take
19 great pride and passion with everything they do. Some
20 people when you think of antique malls, you go into some
21 of them, they look like junk houses. She takes pride
22 with everything. She really screens all the people
23 before they come in. She takes the items that she sees
24 and she'll address it to you, it's not the look that we
25 need in our stores.
26 I believe in her vision right now to where she's
27 going. This is going to be something very unique,
28 especially not just to the area but for our customers
29 that are very loyal to us. Myself, I've been there six
30 years with them. I've built a huge clientele and I will
31 say my items are probably a little bit more costly, but
32 they do come all the time. They're religious, I mean
33 they will come to every event, and if I call up a guest
34 and say just to let you know we have our open house
35 started, they will be there.
36 You know, they take pride in our customers because
37 it's more like a family than really just a retail
38 business. I mean what's so beautiful, all these people
39 that are here today, I work with all of them. When we
40 are in the mall, we are a salesperson. We don't just
41 sell our own items; we sell all the items in the store.
42 She has like an open book policy also. If a guest
43 is looking for something on a list, we try to really
44 hunt what we have at home to try to find it to bring it
45 forth.
46 But I will let you know, I'm a district manager for
47 a very major company, and I do not do this all day long.
48 But when I do it, I put my pride into it because that's
49 what she's looking for. I would not be in this business
50 at all if it wasn't for this family, because this family
51 believes in the environment of the area. They bring a
52 lot to where they are. I mean you'd be surprised how

1 many people would come in after they did a physical
2 workout and come into the store, we get to know them all
3 just by name, you just came from the gym, oh, yes, I
4 can't miss a weekend. I mean it brings pride and brings
5 attention to it.

6 She put a lot of personal money through all the
7 years at special events with food and different things.
8 I'm just not talking like a piece of candy. It really
9 is something important for you to understand what she
10 can bring to the area. I know it's kind of a strange
11 little area, but I really do think with the right
12 advertisement and the right environment and still make
13 it tasteful, it could really bring something to this
14 area.

15 I think most of everybody here would agree,
16 wouldn't you?

17 (Applause.)

18 MR. STRAHS: That's all I want to say. I mean, I
19 believe in what she has going.

20 CHAIRMAN VASELOPULOS: Thank you.

21 MR. STRAHS: Okay.

22 CHAIRMAN VASELOPULOS: Yes, please. Please step to
23 the microphone and be sworn in.

24 (Witness sworn.)

25 MS. TOWNSEND: I am here actually as a resident of
26 Northfield.

27 CHAIRMAN VASELOPULOS: Your name?

28 MS. TOWNSEND: Oh, I'm sorry, Megan Townsend. I'm
29 not a vendor at the mall, but I do live in Northfield
30 and I have been a customer for probably about 23 years.
31 In that time, I've gotten to know the Carlson family.
32 I've gotten to know the vendors there. I've gotten to
33 know so many customers.

34 I would be thrilled if a business like this was in
35 Northfield. It's unique, it's special, and it's the
36 kind of business that, as somebody who lives here, I
37 think should be promoted. It's not a chain business,
38 it's something unique and special, and I really think it
39 would be a great addition to Northfield. That's all.

40 CHAIRMAN VASELOPULOS: Thank you.

41 MS. TOWNSEND: Thanks.

42 (Applause.)

43 MR. GUTIERREZ: Will anybody else be speaking?
44 Maybe we can save a little time.

45 (Witness sworn.)

46 MS. ERNST: Hi, my name is Elizabeth Ernst and I'm
47 not a vendor. I've been a customer I think since you
48 opened. As everybody has said, it's a wonderful place.

49 You know, I lived in Winnetka some years ago, and
50 now when I drive through Winnetka, it's very sad to see
51 all of the stores that have closed. In Evanston, it's
52 sad that all these retail stores are closed. You have

1 somebody that wants to open retail space and it looks
2 good for the community and it's a thing of hope. I
3 think it's wonderful that somebody in this day and age,
4 with Amazon and eBay, wants to open a brick and mortar
5 store.
6 (Applause.)
7 CHAIRMAN VASELOPULOS: Thank you. No one else from
8 the audience?
9 (No response.)
10 CHAIRMAN VASELOPULOS: Commissioners, any final
11 comments or questions?
12 (No response.)
13 CHAIRMAN VASELOPULOS: What we need to do is make a
14 motion first on the text amendment which is located on
15 page four of our packet. Then after that, if that's
16 successful, well, either way we have to make a ruling on
17 the special use itself. But does someone want to make a
18 motion on the text amendment?
19 COMMISSIONER BOLLING: I could make the motion.
20 COMMISSIONER KELLY: I'll second.
21 CHAIRMAN VASELOPULOS: Go ahead.
22 COMMISSIONER BOLLING: **Motion to recommend to the
23 Village Board approval of Staff's recommended zoning
24 code text amendments replacing the term "antique store"
25 with "antique vendor," designating antique vendor as a
26 special use in the B-2 district and creating a
27 definition of an antique vendor.**
28 CHAIRMAN VASELOPULOS: Bill, you want to second it?
29 COMMISSIONER KELLY: I'll second.
30 CHAIRMAN VASELOPULOS: All those in favor?
31 (Chorus of ayes.)
32 CHAIRMAN VASELOPULOS: All opposed?
33 (No response.)
34 CHAIRMAN VASELOPULOS: Motion carries. Now, for
35 the special use itself, would someone like to make a
36 motion?
37 COMMISSIONER HIRSCH: **I'll make a motion that we
38 approve the special use and associated relief from the
39 Village code off-street parking requirements to allow an
40 antique vendor business at 190-B Northfield Road in
41 accordance with the Petitioner's application and
42 supporting materials date stamped February 7, 2020
43 subject to the following conditions one through 13.**
44 CHAIRMAN VASELOPULOS: Is there a second?
45 COMMISSIONER MENDREK: Second.
46 CHAIRMAN VASELOPULOS: All those in favor?
47 (Chorus of ayes.)
48 CHAIRMAN VASELOPULOS: All opposed?
49 (No response.)
50 CHAIRMAN VASELOPULOS: Motion carries.
51 Congratulations, good luck!
52 (Applause.)

1 CHAIRMAN VASELOPULOS: For our second item before
2 us, or I guess, excuse me, the third item before us,
3 we're considering and discussing a draft of the Village
4 of Northfield Comprehensive Plan. I think we're going
5 to take a break for five minutes so that the Staff and
6 vendors, not vendors but our consultants can set up.
7 So, we will be back at 7:40.

8 (Short recess.)

9 CHAIRMAN VASELOPULOS: Okay, the next item before
10 us is a consideration and discussion of the draft of the
11 Village of Northfield Comprehensive Plan. Steve, would
12 you like to give us a little introduction and background
13 as to what this is and also what we are expected to do
14 today?

15 MR. GUTIERREZ: Absolutely. Thank you, Mr.
16 Chairman.

17 Our current Comprehensive Plan was adopted
18 back in 1999. Over the years, it has served us very
19 well. But I'd say that the majority of the
20 recommendations that were made in that plan have
21 actually been implemented, and certainly the plan has
22 been applied to the many developments that have occurred
23 in Northfield since 1999.

24 Most recently, and over the years, the plan has
25 been updated with addendums adding components to the
26 plan. Most recently, the 2016 Northfield Road Corridor
27 Plan, which I referred to in the memo on the special use
28 you just heard, was added as an addendum to the current
29 plan. Again, many of those recommendations in that '99
30 plan as well as even the corridor plan just adopted four
31 years ago have been successfully implemented.

32 Then, in 2018, the Village Board decided that it
33 was really time to complete an update, an all-
34 encompassing update of the Comprehensive Plan. The
35 existing plan has served us well but there are some
36 things that are dated. The Board felt that we really do
37 need to update the plan to guide us for the next 20
38 years.

39 The Village conducted a very thorough selection
40 process for the land use planning firm that could assist
41 us in developing the updated plan. In the culmination
42 of that process, the Board selected Houseal Lavigne
43 Associates, who I'm going to refer to as HLA, as the
44 planning firm to assist us with that. The Board felt it
45 was also very important, really of primary important as
46 we went through the drafting of the main plan, to have a
47 very thorough public engagement process.

48 We did that, starting with the appointment of a 22-
49 member steering committee that would oversee the
50 drafting of the plan and would provide us and HLA with a
51 flavor of the community even before we had started
52 drafting the plan. The 22-member steering committee was

1 chaired by the Village President Joan Frazier with
2 representation from the Village Board, the Plan and
3 Zoning Commission, the Architectural Commission, the
4 School and Park Districts, as well as a number of
5 members at large who are resident members of the
6 community.

7 A list of those who served on the steering
8 committee is on the first page of the acknowledgments of
9 the draft you got. I won't go over the specific names,
10 only to say that I cannot tell you how many hours of
11 time the steering committee members, a working group of
12 that committee, Staff and HLA obviously spent on the
13 development of the ideas, the vetting of those ideas,
14 and the distillation of those ideas into what you see
15 right now as this February 14th hearing draft.

16 So, with that, I want to detail some of the things
17 we did with that engagement process. We had the 22-
18 member steering committee, a broad base Representation
19 of the community. We also had 40 stakeholder interviews
20 to start off the engagement process. Over the course of
21 the last couple of years we've had four community
22 workshops attended by a total of 158 people which is
23 really I would say a very successful response from the
24 community in providing their input. We had the HLA set
25 up an interactive project website as well as doing a
26 business survey and resident survey, all of which had
27 good response rates.

28 So, I just wanted to point to some of those
29 precursors to the work product that HLA will be giving
30 you an overview of. The presentation will start with
31 John Houseal who is a firm partner who oversaw the
32 project for HLA. Brandon Nolin who will also be
33 presenting, as the project manager for the HLA team.
34 So, with that, I'm going to turn it over to John.

35 MR. HOUSEAL: Thanks, Steve. Mr. Chairman, members
36 of the Plan and Zoning Commission --

37 CHAIRMAN VASELOPULOS: Wait a second, John.

38 MR. HOUSEAL: Yes?

39 CHAIRMAN VASELOPULOS: Does it mean he'll have to
40 be sworn in technically?

41 MR. HOUSEAL: Sure.

42 MR. GUTIERREZ: Yes.

43 CHAIRMAN VASELOPULOS: Both of them.

44 (Witnesses sworn.)

45 MR. HOUSEAL: All right. So, Mr. Chairman and
46 members of the Plan and Zoning Commission, it is a great
47 day to be here at this point in the process for the
48 beginning part of the public hearing for the
49 consideration and hopeful adoption of the Vision Plan
50 2040 for Northfield. Not to reiterate the introduction
51 that Steve gave on the process, we have been working on
52 this for not quite two years, it will be two years in

1 May, so about 20 months, 18-20 months so far in the
2 process, and as Steve has indicated, through several
3 different checks and measures and stakeholders involved
4 at different levels. I don't know that I've worked on a
5 plan that has had every concept, idea, map, paragraph
6 and sentence as vetted as this one has been to get to
7 this point, and I say that with all sincerity. There
8 isn't a sentence that wasn't examined to see if it could
9 be worded differently.

10 What you have before you is the result of that
11 endeavor by a lot of people. Our firm is just one of
12 them, but as Steve said, Staff, the elected officials,
13 the advisory committee, a more focused working group of
14 the advisory committee to really zero in on some of the
15 plans. But it's really been a Herculean lift by a lot
16 of people who volunteered a lot of time to get this
17 document to where you are this evening.

18 So, I think the best way to go through, I know that
19 you've had it for a few weeks in this final form, a
20 version of this has been online for months now, either
21 this version or one that is 95 percent of this version.

22 So, the community has seen this and has communicated
23 their thoughts on this along the way which I think is
24 why everybody sort of knows at this point in the
25 community what is in this which is why also you don't
26 have people here sort of contesting it because it
27 reflects what we've heard all along the way and it's the
28 culmination of that community input.

29 That outreach engagement that Steve alluded to
30 really has served as the foundation of this. So, don't
31 think of this as even the steering committee's plan or
32 Staff's plan or the Houseal Lavigne plan. This is a
33 plan that really gives voice to everybody in the
34 community and is a reflection of that.

35 So, I think the best way to go through this,
36 because you've seen it, we're not going to read off so
37 many pages of text and explain every map. You've had it
38 for a long time. So, what I want to do, I think the
39 best way to go through with this is we will give an
40 overview, sort of an orientation to the whole thing in
41 one shot. We'll try to get it done in about 20 minutes,
42 then we can go back and dissect and address any single
43 thing, but we want to just get it out there. When we
44 worked with the steering committee, we would go through
45 one chapter and then open it up to Q&A for that chapter,
46 depending on what chapter it was. We didn't get to the
47 other chapters that evening which is why we had lots of
48 meetings.

49 So, I think for the public hearing support, we get
50 it out there. So, with that, I'm just going to give a
51 few introductory setting of the table of this, and then
52 Brandon Nolin who is the project manager for this is

1 going to shepherd us through a very quick overview of
2 the entire document. Again, it's meant to get it on the
3 record, to provide an orientation to the Plan and Zoning
4 Commission, and then we'll be able to go back and
5 address at length anything we need to address at that
6 point.

7 So, with that, just an overview of the planning
8 process. Again, the planning process really simply put
9 has to do with three things: you have to establish
10 where you are right now as a community; you have to
11 establish where you want to go as a community; and you
12 have to establish what you want to do to get there. All
13 right, so those are the three basic components of a
14 planning process.

15 So, we had a kickoff of the project back in May
16 31st of 2018. We began to set up meetings with key
17 stakeholders here in the community, especially the
18 advisory committee. For the next several months, we
19 started our engagement, our public engagement. It's
20 where we did our 40 some odd one-on-one or small group
21 interviews. We did community workshops, business
22 workshops.

23 We set up, like Steve said, the interactive project
24 website. We had a lot of feedback through that through
25 an online mapping software; we developed a platform
26 through business questionnaires, resident
27 questionnaires. We spent several months just getting to
28 know what the individual stakeholders, businesses, and
29 residents thought, what are the issues, concerns, and
30 the aspirations for Northfield. Not what we thought,
31 but sort of a listening period to where we heard about
32 residents thought were most important. While that was a
33 lot of engagement up front, it set the bar for
34 engagement continuing throughout the course of the next
35 year-and-a-half, but a lot of it was done at that step.

36
37 The snapshot phase and that existing conditions
38 phase was to have a firm understanding of Northfield
39 now, the good, the bad, the ugly. What was working
40 really well, maybe some new issues that have emerged
41 over the last 10 years since the last plan was done,
42 what had the document achieved in 10 years since the
43 Village put an effort in the last plan, and what the new
44 plan had to be able to look at in terms of issues or
45 aspirations of the community, coupled with current
46 zoning, changes that have taken place, new traffic
47 information, community facilities information, new land
48 use changes or development that have taken place in the
49 last decade. But that snapshot at a point in time of
50 Northfield, referencing that snapshot point.

51 Once we had a firm understanding of the community
52 engagement and what people liked and didn't like, once

1 we had an understanding of the conditions on the ground,
2 both regulatory-wise, land use, transportation and
3 infrastructure, we then moved into the vision session.
4 This was we know where we are now, we know what people
5 say the issues are or their concerns, where do we want
6 to be in 10 years? What would we like to achieve in the
7 town center along the major corridors? How would we
8 like to stabilize and even further reinforce and protect
9 the residential neighborhoods? So, we had that
10 visioning component of the process in the middle.

11 After the visioning session and process to sort of
12 establish where we'd like to go collectively as a
13 community, the next thing were sub-areas. There are
14 particular areas of almost every community that deserve
15 the heightened level of attention, the building by
16 building, parcel by parcel analysis that you typically
17 can't do on an entire community. That's not what the
18 Comprehensive Plan's purpose is. But there are areas
19 that are more susceptible and volatile to change because
20 it's where the business comes over or industrial use
21 might come out. Let's say an intended reuse for a
22 resale shop might go in its place.

23 So, you get different things happening in areas.
24 Your residential neighborhoods, you're not likely going
25 to see nor do you want to see a whole lot of change.
26 They're stable, attractive, beautiful character, defines
27 the community in a lot of ways. You're not going to see
28 a lot of change in your stable, single-family
29 neighborhoods.

30 You are likely going to see change or pressures for
31 change along your corridors, your industrial areas that
32 might be aging, your office areas up north and your town
33 center. So, we identified these areas working with the
34 advisory committee and working with Staff to say these
35 are the areas that we have to do a little bit more drill
36 down. What's the potential for change here and how can
37 we put a plan in place to begin to guide that change
38 when development begins to get proposed, all right? So,
39 a little bit different.

40 So, that's what those sub-area plans were. So, we
41 took time out and we stepped back. We developed
42 detailed sub-area plans, and then we worked with the
43 committee, and then we moved on from those into the plan
44 development. In a plan development, it typically, land
45 use is at the heart of a comprehensive plan, sort of the
46 heart and soul of what a comprehensive plan stems
47 around. But you also look at the parks and recreation,
48 transportation. We were partnered with Gewalt Hamilton
49 to handle the transportation. We looked at community
50 facilities. We looked at land use and development. So,
51 we looked at all these other facets not at a sub-area
52 level, but village-wide and planning area-wide. So,

1 these are these larger plan components that address all
2 areas of the Village.

3 It was funny, as we were working before we got to
4 the adoption phases, what we're doing this evening,
5 starting it, when we were in the plan phase and we were
6 going over the draft plan, working draft with the
7 advisory committee, they were sort of like, yes, this is
8 what we want, this is what we want, this is what we
9 want, this is where we want to be. When we got to the
10 sub-area plans, even though we'd already done that,
11 there was a clamoring and desire that they needed to be
12 more than they were initially developed.

13 So, a sub-committee or a sub-task group was formed
14 from the advisory committee to work with Staff and to
15 work with us to do more drill-down detail and do some 3D
16 visualization for key sites within the downtown town
17 center area, and a few of the key sites to show what
18 could go there. Not that it would all come on line at
19 once, you may get one of them over the next 10 years or
20 a couple of them, but begin to visualize what some of
21 that could be. Not what the recommendations said a site
22 had to be, we're recommending the use should be
23 specifically for site plan, but to begin to illustrate
24 the potential of what could be. So, it's an
25 illustrative exercise.

26 So, we went back to the drawing board, worked a
27 little bit along the sub-area plans, particularly the
28 town center. We then came back to the advisory
29 committee, and they signed off and liked what we had
30 done, tweaked it a little bit more. Then we were able
31 to bring it back to get a unanimous recommendation of
32 approval from that 20-plus advisory committee that Steve
33 was referencing, again, comprised of elected officials,
34 appointed officials, other governing bodies, taxing
35 bodies, and residents at large and business
36 representation. So, a pretty robust sounding board for
37 the community if you will, and that's what brought us
38 here this evening.

39 Some of the key themes during the outreach that we
40 heard, and again, we heard from a lot of people and a
41 lot online. So, collectively, you know, hundreds of
42 people, thousands of comments sort of solidified down
43 into some of these key things. People really wanted to
44 see an enhancement and an expansion of the Village
45 Center. Not everyone knew exactly what that meant, and
46 they said sort of the communal heart of our Village and
47 we want it to be maybe more than what it is now but not
48 lose its character or sense of place. To beautify and
49 bolster the office and industrial areas, you've got some
50 office areas primarily up north, there could be more and
51 built upon.

52 You also have some aging industrial areas and no

1 segment of the land use where development and market
2 across the United States is maybe reinventing itself
3 more rapidly than the industrial areas. As industrial
4 needs change, ceiling heights differ, loading berth
5 requirements are different now than they used to be.
6 They want to be closer to different sorts of large scale
7 sites for amenities. The owner of industrial buildings
8 are seeking venue through either redevelopment or
9 adaptive reuse. So, we really had to take a look as the
10 previous, I have to tell you I've been doing this a long
11 time, I have not seen that robust of an applause for a
12 special use public hearing in my life. So, that's a
13 good job.

14 So, we had to take a look at your office areas and
15 your aging industrial areas. People wanted us to take a
16 look at, to beautify and bolster these areas even if
17 they became, started to transition to something else.

18 A primary goal was to preserve and protect the
19 residential neighborhoods. It is one of the hallmarks
20 of the unique and desirable characteristics of
21 Northfield is the sort of rural character, wooded,
22 larger lots. Your residential neighborhoods are really
23 distinguishing from other communities, not only the
24 North Shore but in the Chicago regional area. It was
25 very clear that, when we looked at other residential
26 potential in certain areas, that these neighborhoods and
27 the character of that had to be preserved and protected.

28 We wanted to increase and integrate diverse housing
29 options. So, this doesn't fly counter to protecting
30 residential neighborhoods. It just stated in what other
31 areas of the Village might we be able to provide some
32 housing options that currently don't exist to meet the
33 needs of residents for now and future populations.

34 To connect the bicycle and pedestrian networks a
35 little bit more, people are harkening back more and more
36 emphatically to the desire to need to walk and bike when
37 they want to, as opposed to not being able to connect
38 and walk safely around the community. While a lot of
39 this spurred around regional trail systems and the need
40 to improve the town center, there was a pretty
41 consistent drumbeat about improving pedestrian and
42 bicycle mobility village-wide, sort of stemming from the
43 nucleus of the town center area and going out.

44 Then, to identify and impart community character
45 and identity. New development isn't worth it if it
46 comes at the risk of losing who you are. I guess that's
47 the best way to put it. You have a unique and wonderful
48 and defining characteristic, and while some of that
49 might be changed on a site by site basis if something
50 new is proposed because it's new, it shouldn't be done
51 at the risk of ruining or changing community character
52 or that identity of who Northfield is.

1 So, these are the key things that people said
2 throughout all of our points of contact, whether they be
3 interviews, large group, business, stakeholders, other
4 taxing bodies, these themes really help you, these six
5 themes.

6 The organization of the plan, and I'm going to turn
7 it over to Brandon who'll sort of walk through the
8 chapters. Introduction, it lays out what the purpose
9 is, intent is of the plan, the Comprehensive Plan, why
10 you have one. The vision of the community, again, as
11 created by input from residents and stakeholders as to
12 what the vision was going forward. Detailed goals and
13 objectives, the land use plan, the sub-areas framework,
14 I believe there's five under these that were done in
15 total, correct?

16 Transportation and mobility plan, again, that was
17 led by Gewalt Hamilton team. The sustainability and
18 resiliency plan, community facilities, parks and open
19 space. Then community identity, and then implementation
20 on how to begin to see this realized over the course of
21 the next decade, understanding this is a long-term play.
22 There are some things that can be done long-term, there
23 are also things that could be done short or mid-term as
24 well.

25 So, that's the 10-chapter layout. We really
26 strived working with Staff very closely to get this to
27 be as concise a plan as we could, to rely on graphics
28 and visual cues as much as possible so it wasn't just
29 lengthy, running on narrative. Extraneous texts where
30 planner speak for the sake of planner speak was omitted
31 or eliminated where it existed. So, we really tried to
32 get this to be visually compelling, easy to use, and as
33 concise as we could to best serve the Village.

34 So, with that, what I'm going to do is turn it over
35 to Brandon Nolin. Again, Brandon was the project
36 manager for this. Brandon has worked with us now for
37 about 10 years or so and has worked on managing and
38 directing comprehensive plans for our firms all over the
39 United States. So, you guys are in good hands with him.

40 So, with that, I'll have Brandon very quickly go
41 through this plan to sort of orient you.

42 MR. NOLIN: Thanks, John. As John mentioned, the
43 first few chapters of this plan are introduction,
44 community profile and outreach, and then goals and
45 objectives. Basically, we've kind of gone over all of
46 that as we've been going through these intros. So,
47 we're going to start with Chapter 4, Land Use. The
48 goals and objectives and the vision elements are
49 repeated in each chapter, so it's basically a summary up
50 front, and then kind of it's repeated, the goals are
51 repeated along with the objectives, for each plan
52 objective, so that will be ground we'll cover as we go

1 through them.

2 This will be the only sentence I'll read because I
3 think it really does encapsulate what we're trying to
4 accomplish in the plan overall. This is kind of in the
5 year 2040, looking at what the Village would achieve
6 hopefully when this plan is implemented.

7 "In 2040, the Village of Northfield is a vibrant
8 community in the heart of the North Shore. The Village
9 has worked tirelessly to preserve the semi-rural
10 character of its residential neighborhoods while
11 increasing the vibrancy of the Village Center and other
12 commercial areas, growing the number of local jobs and
13 expanding the tax base."

14 That in a nutshell is what we're trying to
15 accomplish with the land use plan and the supporting
16 residential areas and commercial areas framework plan
17 we're about to go through. It really does kind of
18 repeat and echo I think what we're hearing from the
19 community about what's important here in Northfield,
20 preserving that rural character, preserving your
21 neighborhoods, but also looking at those areas of
22 change, those sub-areas that we'll walk through in a
23 minute.

24 So, the future land use plan lays kind of the
25 ground work, and then we'll get into the details here in
26 a minute. But this is basically the heart and soul and
27 the core element of the Comprehensive Plan. All the
28 other policies kind of relate back to this framework.

29 So, we've got the residential areas, again
30 highlighting your very stable and desirable single-
31 family neighborhoods where there are the kind of smaller
32 lot homes, or the one-acre and larger kind of estate
33 homes areas. We've got a mix of townhomes and row homes
34 surrounding the Village Center and along some of your
35 key corridors. Multi-family areas south of the Village
36 Center, mixed use development, basically the Village
37 Center area itself, and some smaller surrounding areas
38 like the East Willow area. These are all, basically
39 everything that's mixed use or multi-family is basically
40 going to be part of a sub-area that we can review in
41 more detail in a few minutes here.

42 Office, that core land use is kind of your larger
43 employers, your corporate users as well as some of the
44 smaller office users along the Frontage Road Corridor.
45 Then we've got parks and open spaces and public, semi-
46 public, being in the order of kind of institutional
47 uses, your community facilities, the municipal
48 facilities that kind of dot the lands here.

49 One kind of unique area that we'll get into in the
50 sub-areas is the Willow Road Residential Transition
51 Area. This is an area that's undergone some interest in
52 development in recent years with sort of the PUD that's,

1 as you know, proposed for part of that area. So, it's an
2 area that's potentially in flux and we wanted to make
3 sure we took that head on in the plan. That's something
4 we worked very closely with the Staff and the steering
5 committee to kind of draft and make sure the language
6 was correct for that area. So, we'll get to that as
7 part of the sub-areas as well.

8 Residential objectives, and if you want to kind of
9 look at a summary of all of the kind of objectives and
10 policies in a pretty tight configuration, you can look
11 at pages 50 to 53. That's the action matrix at the end,
12 but that basically lists every goal and then related and
13 supporting strategies that kind of feed in to those
14 goals throughout each chapter. So, that's kind of a
15 quick and easy summary if you don't want to look at the
16 whole document sitting here today. I know you've had a
17 couple of weeks to kind of let this marinate.

18 Residential objectives, we're looking at really
19 protecting existing lots that we discussed, making sure
20 that future development is compatible with the scale and
21 character of the surrounding neighborhoods, eliminating
22 negative impacts of new development, and then also
23 looking at how you can promote a wide variety of options
24 to serve populations throughout every stage of life.
25 So, some of the strategies that are discussed in the
26 plan are, for example, guidelines for townhomes and
27 multifamily developments. So, if you want something
28 other than single-family homes proposed, there's
29 guidance in terms of how that should look from a
30 formative function standpoint.

31 Developing a patterned look, to give guidance to
32 people looking at reinvesting in their own homes and how
33 they can do it in a manner that's kind of context
34 sensitive and reflects the scale and character of the
35 surrounding area. Taking a look at your zoning code and
36 looking at lot sizes and use regulations to make sure
37 that they're in step with the vision that's being
38 communicated in the plan, and even looking at things
39 like accessory dwelling units or granny flats as a
40 strategy to kind of introduce some, again, very context
41 sensitive alternative housing options in select areas,
42 in select zoning districts for example, to make sure
43 you're providing for that range of kind of aging in
44 place in the community.

45 The framework plan, the residential area framework
46 plan, basically is where some of the policies that I
47 just rattled off would go on the ground in the
48 community. So, again, a lot of the change we're talking
49 about is in that mixed density residential area towards
50 the Village Center, so a mix of townhomes, multi-family,
51 and kind of mixed-use development in the Village Center
52 area.

1 Neighborhood residential, again looking at how we
2 encourage context sensitive redevelopment and
3 reinvestment in your established single-family areas.
4 Then your countryside residential, again those large lot
5 areas. Then Willow Road Transition Area, again this
6 paragraph gives a bit more description about what that
7 means. The steering committee felt that it's important
8 to make sure that that theme was carried out throughout
9 the plan.

10 Commercial area objectives. Looking at requiring
11 high quality design and architecture, encouraging kind
12 of a high level of site amenity in developments,
13 supporting small business, making sure that new
14 commercial and office development doesn't negatively
15 impact existing residential areas, and then promoting
16 rehabilitation or replacement of deteriorating or
17 obsolete buildings. So, expanding the use of the
18 Village Center guidelines to other commercial areas, for
19 example, that could be a tool you could use, something
20 you already have in place that you could just expand,
21 kind of where that's applicable and how it applies to
22 areas outside of the Village Center.

23 Looking at beefing up your landscaping and
24 screening centered so that your commercial areas are
25 putting their best foot forward as they stand today and
26 then as redevelopment occurs, kind of giving it an extra
27 boost. Looking at use specific provisions so that when
28 you can accommodate different commercial uses in your
29 different commercial areas, it's done in a manner that
30 can let those businesses function but also doesn't
31 negatively impact surrounding areas. Also looking for
32 potentially considering incentives like allowing for
33 added height or floor area in exchange for additional
34 site amenities in these certain areas. So, looking at
35 that as an option for encouraging different types of
36 development down the road.

37 The commercial areas framework plan that kind of
38 goes with those policies, again really heavy
39 concentration and change in and around the Village
40 Center. Recognizing the kind of corporate users you
41 have throughout the community like Medline. Looking at
42 enhancing the Frontage Road Corridor, potentially
43 expanding some of the kind of the auto sales businesses
44 you have there as those are great uses. It would be
45 great to have kind of more of them if you can.
46 Expanding and kind of enhancing some of your business
47 park users that are in north of the Village Center.
48 Looking at how you can facilitate kind of comprehensive
49 redevelopment or reinvestment in some of those areas
50 where you've got kind of piecemeal development today.

51 Then, corridor commercial, kind of reinforcing some
52 of the established kind of just straight up commercial

1 uses you have in some of our outline corridors that
2 aren't next to the Village Center.

3 So, summary frameworks, this is probably the
4 meatiest kind of chapter of the plan in terms of looking
5 at how all the policies dovetail and impact specific
6 areas of the Village Center and other sub-areas. We've
7 got six actually sub-areas that we'll work through. The
8 first is the Village Center, and we also looked at
9 Northfield Road again, Frontage Road, Winnetka Road area
10 south of the Village Center, and then the East and West
11 Willow Road Corridors. So, the west will be that
12 residential area I mentioned.

13 These are some of the graphics that we've gone
14 through with the steering committee and the sub-
15 committee, again kind of going back to the drawing board
16 for some of these sub-area graphics and really trying to
17 make sure the community's vision is very clear about
18 what they think could be here and really the potential
19 that the Village Center possesses. So, in this page in
20 front of you, we've highlighted six key kind of catalyst
21 sites, for example, opportunities that we want to
22 illustrate, what we've heard from the community, what we
23 think would be desirable if redevelopment were to occur.
24

25 So, we got the best hardware corner site here on
26 the left. We're showing mixed use development with some
27 plaza space, amenities on the corner, some outdoor
28 dining activities leveraging the riverfront, giving a
29 little bit of height there so you can get some either
30 office or residential above some ground floor retail and
31 restaurants.

32 Site two is the area just north of us here, the
33 northeast corner of Willow and Central, basically
34 looking at how you can consolidate a few smaller
35 parcels. Right now, parking and access is really a mess
36 in that area, and long-term lot consolidation and
37 redevelopment could really open up potential in that
38 area given its proximity to the Expressway and the
39 Edens. So, here we're showing what could be, you know,
40 kind of a hotel and entertainment use for example,
41 multi-stories, the height kind of being concentrated
42 towards the Edens, and then more of the retail and
43 entertainment component of that development being
44 towards Central and Willow.

45 I guess I should just underscore for all of these,
46 it's not what will be, it's what could be, just trying
47 to show potential. In all cases, we're talking about
48 willing property owners working with the Village and the
49 development community to make this happen. So, it's
50 really just trying to show what the community is kind of
51 open and willing to accept if future development occurs.

52 This would all happen, as John said, not all at once

1 but we're kind of showing the potential for each site
2 individually.

3 The third site on this page is the site of the
4 Mariano's. So, the road that's actually cutting through
5 in the middle of that graphic is actually an extension
6 of Orchard Lane. We can get to that in a minute here,
7 but looking at kind of connecting the grid through this
8 area. If the Mariano's goes, obviously you want to keep
9 that as an anchor here if you can, a grocery store is
10 definitely something people want to see in the Village
11 Center.

12 We just understand that, you know, the Mariano's,
13 it's kind of one of those mid-size grocery stores, those
14 are struggling as a format these days. So, if they go
15 and you can't find another tenant to occupy that
16 building, potentially you could see redevelopment of
17 that site, take more advantage of the Willow Road
18 frontage, and then also get a grocery to anchor part of
19 that site as the redevelopment happens. So, we're not
20 ruling out that Mariano's or another grocery wouldn't be
21 part of this redevelopment; we're just trying to show a
22 different kind of option or different future for that
23 site.

24 On the left here, site four, this is where we're at
25 right now. So, if long-term the Village Center and
26 adjacent parking area and retail and some of the
27 businesses down the road wanted to coordinate and
28 consolidate, I'm showing a larger scale of mixed use
29 development here. Again, really an emphasis in the
30 Village Center on public space, and then access for the
31 pedestrian. So, there is some kind of rear access
32 parking, but the frontage is really dominated by the
33 buildings and the public way.

34 Then shifting to the middle just south of here,
35 Happ Inn was discussed extensively during outreach. I
36 think people love the businesses there, but they don't
37 love the way the building kind of creates, or the
38 environment is created by the building in the Village
39 Center. So, seeing the kind of large parking area with
40 nothing in front of it, it creates kind of a strip mall
41 vibe and what you view as really your court of the
42 community in the Village Center. That's a phrasing that
43 was thrown out at the meeting, that's not my phrasing.

44 So, here we're showing long-term it's a large site
45 if we were to combine this with parcels that are to the
46 east along the Edens. Again, looking at where you could
47 encourage the height along the Edens, really kind of
48 showcase Northfield along the Edens and then facilitate
49 development on that parcel. Again, emphasis on
50 pedestrian ways, small public plaza spaces, interior
51 parking.

52 Then, we're also throughout these, you'll notice

1 kind of there are solar panels or green roofs on some of
2 these buildings. Sustainability was emphasized
3 throughout the process as well. We wanted to show kind
4 of how that could happen on an individual development
5 basis.

6 Then last but not least for the Village Center in
7 terms of the sites we visualized, looking at the library
8 and then to the south of Orchard Lane, kind of showing
9 the other corner of your future proposed roundabout,
10 looking at how those parcels could be enhanced with a
11 bit more density, pulling things towards the corner with
12 access to parking in the rear and really creating a
13 great kind of street scape and front door for Orchard
14 and Happ.

15 So, I mentioned kind of the height throughout some
16 of those discussions. So, this graphic of the building
17 height and massing, really basically the story is four
18 stories along the Edens. In talking with the steering
19 committee and in looking at the front of the community,
20 we do feel there's a decent amount of comfort with
21 encouraging height along the Edens, again trying to draw
22 people in, maximize development that isn't going to
23 impact any of the residential areas because you're along
24 the Edens. Then kind of stepping down to two to three
25 stories towards the Village Center kind of core on Happ
26 and Orchard.

27 Then open space, and then this graphic really I
28 think shows kind of everything in summary. Again,
29 Orchard Lane extending through and kind of continuing
30 through the Mariano's site is a key change here. It
31 really helps establish a good grid and then gives you a
32 good east-west access in the sub-area.

33 As I mentioned, public places and kind of plazas,
34 we're really trying to emphasize 'third place' in this
35 planning process. So, it's not to say it's last but to
36 say it's the third option between home and work, third
37 places are the places you go to gather to kind of
38 socialize with one another to have experiences. So, as
39 you all know, with retail shifting the way it has, kind
40 of that experience, that environment is really how
41 village centers and town centers thrive. It's a unique
42 asset that can't be offered in a strip mall
43 configuration. So, long-term we'd be encouraging some
44 of those kind of third places to happen. Looking at
45 incentives so they can happen within private and Walnut,
46 but also planning on future developments to happen from
47 the public perspective as well.

48 The key element that's running north-south through
49 here that can be tied into all this is the Skokie Valley
50 Trail. As we get to the transportation section, people
51 love that concept. Obviously, the devil is in the
52 details about where it ends up being constructed on the

1 ground. But overall, people love that concept and they
2 want to see it built. Here we're showing that
3 continuing through these areas and serving as kind of a
4 north-south pedestrian spine through the sub-area in the
5 Village Center.

6 Then I should note that Orchard Lane, as it would
7 connect through, it would basically T right at where you
8 have your current pedestrian bridge over the river. So,
9 really a great network of pedestrians and connecting all
10 the residential areas surrounding the Village Center to
11 this activity node.

12 This is a plan view showing, as all the sites have
13 one, and touching on some of those site amenities and
14 sustainability aspects I mentioned. One thing I didn't
15 touch on that we're showing, if you notice, basically
16 all the space that's paved in that kind of light orange
17 or tan color, those are meant to be those pedestrian-
18 friendly areas. One place we're showing here as a
19 parking lot and also a pedestrian area is basically
20 immediately to the west of the library, showing that
21 right-of-way being re-purposed parking but also a shared
22 kind of public space.

23 So, the idea being you could block off certain
24 access lanes and parking lanes with some preplanned kind
25 of bollards and temporary landscaping that would
26 basically shut it off to cars and you get a public plaza
27 space for special events or on the weekends. You know,
28 basically, you need kind of an anchor for the community
29 in the middle of the Village Center that really provides
30 an opportunity for activity in engaging one another.
31 Then that ties into the corner plaza with a kind of
32 corner scape that would be on the southwest corner of
33 Happ and Willow.

34 Again, I know we're throwing a lot at you, so I
35 think, you know, if there's a question that you want to
36 get out there, it's okay. We're just trying to make
37 sure we can get through this and reserve some time at
38 the end.

39 Frontage Road, we've kind of touched on this
40 already. Really the key to this is looking at how you
41 reposition some of those kind of piecemeal, kind of
42 smaller lot developments you've got that really could
43 take better advantage of and add some more intense
44 development on some of those areas. But also looking at
45 how with some minor improvements, you can look at kind
46 of facilitating cross access or improving shared parking
47 opportunities, looking at long-term how you expand your
48 auto sales if there's an opportunity for that, and then
49 also encouraging reinvestment on some of those office
50 uses in the meantime. Again, tying in to the Skokie
51 Valley Trail where we can.

52 Northfield Road Corridor, another sub-area that we

1 spent, basically the Village Center graphic you're
2 looking at, the way we developed it, it's one big
3 universal model. So, we actually developed a 3D model
4 for the Village Center, Northfield Road Corridor, and
5 the East Willow sub-area we'll get to. So, those are
6 all attached and linked in the same kind of universe.
7 So, this page is kind of the overview plan for
8 Northfield Road, looking at kind of long-term. Again,
9 you had a great special use permit tonight where you're
10 looking at how a business can reuse and re-purpose what
11 most would consider kind of an outmoded building. So,
12 looking at dealing with some of the industrial or
13 manufacturing space you have on this corridor long-term,
14 the plan saying, you know, those buildings only have so
15 much useful life left in them. The ceiling height
16 issues are a problem, so if you can get those reused for
17 those other tenants, that's great. But long-term,
18 redevelopment is something you might want to consider.
19 So, this concept kind of shows how some of that might
20 play out.

21 On the west side of Northfield Road, we're showing
22 how you can fit basically some townhome row developments
23 into this site without competing too much, creating a
24 good buffer of distance between them and the neighbors
25 to the west, looking at getting some units here. We
26 actually, in the initial draft of this plan before we
27 modeled this, we had done kind of a Photoshop version
28 where we took some townhomes, row homes from Glenview
29 there in the developments present over there just south
30 of the Von Maur. Basically, you take those same units
31 which are really a great row home product, they're high
32 quality stuff, the same thing can fit on Northfield Road
33 without much difficulty.

34 So, here we're showing an access road that kind of
35 parallels Northfield Road to provide access so you don't
36 have that travel traffic happening on the west side of
37 the building facing those other residents. But that's
38 kind of showing how some of that land inside, or sorry,
39 outside of the floodway and the flood plain could be re-
40 purposed, and then those other spaces being dedicated on
41 another trail on the riverfront and adding green space.
42

43 Then Northfield Road, looking at kind of long-term
44 what could happen here, showing re-purposing and
45 redeveloping some of these parcels for, we're showing
46 multi-family on the south end that would be adjacent to
47 the Senior Center. That could be great products for
48 the, sorry, so this building here next to the Senior
49 Center could be senior housing or multi-family option,
50 again that aging in place concept we were talking about.

51 This is the Orchard coming through, and then this
52 is kind of a part of the Mariano's site, and then the

1 storage site to the south. Then here we're showing kind
2 of a mix of mixed use or multi-family development with
3 what we're calling a "woonerf," I mispronounced it,
4 woonerf, I was corrected at the last meeting. It's a
5 Dutch word, it basically means shared street, and it's a
6 great example of again something you could see happening
7 in here that would require that third place that would
8 really be a marketing tool and a unique opportunity here
9 in the North Shore.

10 The image on this page is actually from Riverfront
11 in Batavia. They've done a shared street that's been a
12 great success and an economic development tool for them
13 in attracting unique users and also restaurants. In
14 this photo, it's actually, that's a water delivery
15 truck. The idea is that trucks, cars share the same
16 space that people do. You use kind of movable
17 landscaping. There are no curbs. It's all slow zone in
18 terms of auto use, so it's really meant to be people-
19 dominated space but still accessible. Then these
20 buildings could be accessed with parking underground for
21 the kind of long-term parking needs if we needed that.

22 Then I guess another example, if you don't want to
23 visit Batavia and want to go to Chicago, Argyle Street
24 in Chicago next to the Argyle Redline stop is also a
25 shared street. This one has pretty good acclaim there
26 for an economic development tool. Again, different
27 context but still a very cool and interesting
28 experience. Again, that's what we're trying to craft
29 with these sub-areas is what are those opportunities
30 that kind of create some of those experiences long-term
31 and really make the Village Center people want moving
32 forward.

33 We're down to our last couple here. East Willow
34 Road, I'm going to skip the framework and go straight to
35 the graphic because I think it touches on all the same
36 elements. This is an opportunity again for height next
37 to the Edens but also doing it in a concept sensitive
38 way that doesn't impede too much on the neighborhoods to
39 the south.

40 So, here we're saying, basically at Linden and
41 Willow, is kind of the center point here. You've got
42 your office building that's remaining but we're showing
43 a reconfiguration to get it some angled parking and
44 promote basically a controlled intersection of Linden.
45 With that controlled intersection, then you could get a
46 pedestrian crossing and a new trail connection to the
47 north to tie in to the Forest Preserve.

48 Really, we see this because it's located, this
49 area's location next to the Forest Preserve kind of
50 nestled in this corner of the Village, we saw that as
51 kind of a unique branding opportunity and kind of a
52 place-making opportunity for these areas, to promote

1 this East Willow rural areas, kind of the Forest
2 Preserve, kind of a destination where people could hop
3 off the trail or, you know, stop by before they go rent
4 their kayak, just to really see it as an economic
5 development tool for any kind of retail use that might
6 occupy these spaces.

7 Right now, the site is really constrained because
8 of the weird access that was created when Willow was
9 widened and you basically have this little frontage road
10 that skirts the front of those existing buildings. It
11 doesn't make great use of the site. So, here we're
12 showing a bit more intense development, maintaining that
13 access to the alley behind it, and really making sure
14 that things are done well but still serve as an amenity
15 to both the residents as well as an economic development
16 opportunity. Again, treating this as king of your east
17 gateway, not just for the neighborhood but also for the
18 Village.

19 West Willow Road, again, very different than the
20 other sub-areas we were looking at, recognizing kind of
21 the interest that's been in this area, recognizing some
22 of the issues that all these parcels share being that
23 constrained access to Willow, once the widening and the
24 medians were put in. That right-in/right-outs create a
25 unique kind of issue for some of these parcels where
26 long-term consolidation looks like it might be something
27 that would be likely to happen, and we want to make sure
28 we're in front of that and recognize that potential.
29 So, this sub-area really outlines what the steering
30 committee has communicated and the Staff communicated
31 and then the community communicated they'd be
32 comfortable with in terms of looking at what
33 redevelopment happens here.

34 So, here again, it's lot consolidation and
35 redevelopment for single-family attached development but
36 no greater than two dwelling units per acre. Then it's
37 really about, the name of the game is kind of getting
38 rid of those curb cuts, consolidating the access. So,
39 you're only looking at, for these two areas, basically
40 one in and one out with an access road, kind of internal
41 access road, to make sure you can serve all the
42 development you're talking about but without creating
43 additional conflicts along the road.

44 Then this is our last sub-area, Winnetka Road to
45 the south of the Village Center here. Maintaining the
46 kind of single-family character of the existing single-
47 family developments but recognizing that you've got a
48 handle of kind of redevelopment opportunities in the mix
49 there. You've got light industrial kind of uses along
50 the old ComEd right-of-way that had potential to be re-
51 purposed for kind of multi-family or higher density
52 single-family development in the future.

1 Also a couple of other opportunities like South
2 Lawn and Willow where you've got light industrial use as
3 well as some really deep lot single-family homes that
4 could be consolidated. So, looking at kind of what
5 potential these areas have to accommodate some
6 additional density that wouldn't impact the other
7 residential areas of the community, and the proximity to
8 all those great amenities we're talking about for the
9 Village Center.

10 With that, we're going to move on to
11 transportation. Again, our sub-consultant on this was
12 Gewalt Hamilton. They were great to work with as
13 always. We've worked with them on dozens of projects at
14 this point. So, they led the charge on this, we're just
15 going to do a quick recap.

16 The name of the game really was about looking for,
17 recognizing that so many roads are out of the direct
18 control of the Village, kind of what are the different
19 levers we can pull to really fine tune things and work
20 and promote coordination with the county and with IDOT
21 where possible, making sure that we're protecting and
22 continuing to protect residential areas from through-
23 traffic, continuing kind of the best practices in terms
24 of reviewing roadway conditions and prioritizing
25 projects, reducing the visual impact of surface parking.

26
27 So, we talked about that from the commercial area
28 standpoint. But from a transportation standpoint and in
29 talking things through with Gewalt Hamilton, for
30 example, perimeter landscape requirements for parking, I
31 think you guys require around 50 percent of your
32 frontage to be screened. A lot of communities around
33 you require 90 to 100 percent. So, you could tick that
34 up, really get better quality development, and then flip
35 that switch and then use that as an incentive to do
36 other things. So, talking about we'll knock that from
37 the perimeter screening requirement down if you do X, Y
38 and Z in terms of landscaping elsewhere, so that's an
39 opportunity.

40 Looking at revising your parking minimums to
41 reflect industry standards, you guys are about four per
42 thousand in general for retail. That's high these days
43 according to other communities and just looking at
44 national standards. So, there might be opportunities to
45 reduce that requirement.

46 This last one here about looking at shifting your
47 transportation preferences, the reason that parking
48 number is high is because a lot of people are starting
49 to look down the road the way the retail environment has
50 changed but also looking at autonomous vehicles and
51 those coming online. It's not tomorrow but it is on the
52 horizon. I think the factoid that we like to throw out

1 there is by the year 2050, parking demand can be reduced
2 by 40 percent. That's a big shift, and not too long
3 from now. So, that's by 2050, but obviously, you know,
4 the technology is changing and demands are shifting.

5 So, long-term, what does that mean? That means
6 parking spots that could be re-purposed and redeveloped,
7 parking spots that could be used for landscaping and
8 green infrastructure. Lane width they won't need
9 because the cars are smarter than people are, so you can
10 re-purpose that lane width for bike infrastructure or
11 green stormwater infrastructure. So, we worked with,
12 Gewalt has kind of highlighted some of those kind of
13 trends in the plan as well.

14 Then also, let's not forget getting beyond the
15 hour, looking at transit opportunities for complete
16 streets. So, the transportation map highlights, again
17 recognizing we can't put a bike lane on every street and
18 we can't put a sidewalk on two sides of streets
19 everywhere or nor do we want to, the transportation map
20 highlights kind of some priority corridors for some of
21 those complete street improvements. We're going to talk
22 about accommodating not just the auto but bike and ped
23 as well. As well as it's transient, so the bus routes
24 you've got in town and making sure that there's
25 facilities for those.

26 So, this is the transportation map on some of those
27 key corridors. We'll say another kind of key element,
28 and this came out of actually engagement with students.

29 We had several different student workshops, and by far
30 the thing they care about most is bike and ped safety
31 around their schools. Frontage Road was mentioned I
32 can't remember how many times. So, looking at what you
33 can do for Frontage Road to make that a connection
34 point. You know, you've got the multi-use path that's
35 proposed for Happ, that's great. But a lot of kids are
36 using Frontage Road, and what can you do to make that
37 safer environment for them and also make it a direct
38 connection to the Village Center and some of the
39 neighborhoods there.

40 Then also looking at smaller improvements, you
41 know, I think dream big, you know, ultimately it would
42 be great if you could have a separated pedestrian
43 connection along Willow over to the Edens. But in the
44 meantime, looking at what you can do to make the current
45 configuration safer, for example, you've got those great
46 little guard rails along the river bridge. Put those
47 over the Edens as well. That's a smaller ask in the
48 meantime. Long-term, fight for that bridge widening
49 but, you know, looking at small improvements like that
50 to make the pedestrian environment better.

51 Also, you know, we talked about the East Willow
52 Road sub-area and Linden Road being signalized. You

1 know, there's a potential for maybe a hot signal, you
2 know, a hand-activated kind of pedestrian crossing in
3 those areas. Small improvements to make those, that
4 would make an off-ramp safer. So, that's all again
5 summed up in this discussion as well.

6 Sustainability and resiliency. This wasn't a
7 chapter in our first draft, I mean, to be honest. It's
8 something we saw as being threaded throughout, but in
9 talking to the steering committee and looking through
10 what the community had to say, it really did bubble to
11 the surface. So, we took another run at this and made a
12 dedicated section just to make sure it was elevated and
13 highlighted in the plan.

14 A lot of this does revolve around looking at your
15 stormwater. So, again, Gewalt Hamilton is also the
16 civil that was brought in for this project. So, we're
17 looking at kind of sustainable best practices for
18 stormwater management, talking about how you can
19 incorporate little impact design strategies as part of
20 new development down the road.

21 The graphic here is just really highlighting how
22 much floodway and flood plain you have in the area,
23 recognizing your history and kind of where it's
24 situated, and it being a real issue you want to consider
25 especially around the Village Center area.

26 Community facilities and parks and open space. The
27 name of the game for this chapter is kind of
28 coordination and cooperation with other service
29 providers. We recognize obviously the Village plays an
30 important role in providing services and infrastructure,
31 but only part of that is really what people consider
32 kind of quality of life when you look at moving here.
33 So, it's also the schools. It's also looking at the
34 parks and open space you have.

35 So, this chapter kind of tackles those topics and
36 identifies how communities kind of partner and
37 coordinate. Again, especially, I'll say it again,
38 constructing the Skokie Valley Trail via numerous
39 engagement opportunities.

40 So, here we're highlighting in this parks map kind
41 of existing parks as well as some potential trail and
42 improvement areas. Again, recognizing that the Forest
43 Preserve is a tremendous asset for you guys from a
44 regional perspective you have right in your front door,
45 and try to leverage that where you can from a recreation
46 and tourism essentially standpoint.

47 Then you would then be kind of building on what
48 you're working on with your competitive identity plan,
49 looking at gateway opportunities, public art. You know,
50 we mentioned all those gathering places we want to
51 encourage as part of new development, how do you program
52 those? How do you activate those? That's kind of the

1 next step in what goes along with this. So, exploring,
2 you know, opportunities for, for example, in your own
3 project in the Village Center, we identified a few blank
4 walls that you currently have that could be improved in
5 the meantime before anything else happens and make them
6 an amenity, not just a blank spot and that someone
7 walking there goes somewhere else.

8 Then last chapter, implementation. Again, I
9 mentioned the action matrix from the start of this
10 discussion. That's basically your checklist. That's
11 kind of the piece that different boards and commissions
12 will be able to use and kind of check progress and reach
13 out to partner organizations, put Staff to task, and
14 make sure you're checking with kind of what the
15 development community kind of, we've highlighted several
16 zoning amendment potential or recommendations there as
17 well.

18 So, those are all highlighted in kind of an orange
19 or yellow, so a series recommendations basically summed
20 up in the action matrix that are peppered throughout
21 this plan, but that's my probably over 20 minutes? A
22 little over. So, with that, we'll I guess turn it over
23 to you guys.

24 CHAIRMAN VASELOPULOS: Impressive. Go ahead. Do
25 you guys have any question?

26 COMMISSIONER MENDREK: I have an observation on
27 page 17 of the building height and massing document.
28 Here you show the yellow of one to two-stories on the
29 west side of Northfield Road and just south of Bosworth
30 Lane there. So, bounded by the river, the pedestrian
31 bridge, and Northfield Road. I don't think that
32 properly represents, I don't think you can build
33 anything between the river and the road in the area that
34 you have highlighted as yellow.

35 MR. NOLIN: Yes, that was I think just meant to be
36 in general in that area. So, if you look at an actual
37 like land use plan, it is parks and open space. I think
38 it's supposed to be an open space in the plan.

39 COMMISSIONER MENDREK: Okay.

40 CHAIRMAN VASELOPULOS: Then maybe we should amend
41 that a little bit.

42 MR. NOLIN: We can remove it to just not be in
43 there at all.

44 COMMISSIONER MENDREK: Does that mean it's just,
45 it's way more generous than what's actually there?

46 MR. NOLIN: That's fair, yes.

47 COMMISSIONER HIRSCH: Another small little detail
48 on page 19. Pedestrian bridge is not actually over the
49 water.

50 CHAIRMAN VASELOPULOS: Yes, I noticed that, too.

51 COMMISSIONER HIRSCH: No big deal. Tiny, minor.

52 COMMISSIONER MENDREK: And I just had a question

1 about the process that everyone went through and
2 presumably agreed unanimously on, for Orchard Lane
3 basically dumping into the Bosworth Lane bridge. Like
4 everyone agreed that was a good idea?

5 MR. NOLIN: The steering committee supported this
6 configuration, and actually that extension was something
7 that we discussed that people basically said
8 they like the concept. I mean, how, I guess the
9 treatment at the intersection wasn't discussed in
10 detail, but in general it was a supported
11 recommendation.

12 CHAIRMAN VASELOPULOS: I think the primary goal
13 there was to straighten Orchard Lane out as it crosses
14 the railroad tracks or what was the railroad tracks.

15 MR. NOLIN: Right. Right.

16 COMMISSIONER HIRSCH: What's ironic is that's how
17 it used to be. But you can still see the rubber, you
18 know, crossover from where --

19 MR. GUTIERREZ: I think it's also consistent,
20 although it wasn't articulated in this type of graphic,
21 I think it was consistent with the corridor plan as
22 well.

23 MR. HOUSEAL: I think in this configuration,
24 Orchard Lane is not carrying a lot of through-traffic
25 per se. So, there is a grid that's re-established but
26 it's not a high volume grid that's re-established. So,
27 it's --

28 COMMISSIONER KELLY: I have a question. What is
29 meant by enhanced street scape?

30 MR. NOLIN: Well, I think in general it might do
31 more than what you have right now which is not as many
32 street trees I think as people want. You don't have as
33 many kind of corner landscaping and treatments. You've
34 got kind of the traditional and kind of appropriate
35 treatments, but nothing beyond that. So, we're just
36 looking at recommendations to kind of spruce it up, and
37 that's detailed in other sections.

38 COMMISSIONER KELLY: Because I know on page 21, all
39 along that commercial corridor along 94, you have
40 enhanced street scaping. But you go down into the East
41 Willow, well, you have enhanced street scaping on the
42 West Willow Corridor, and I would argue that some of the
43 places that need enhanced street scaping would be along
44 Frontage Road on both sides of the expressway, south of
45 the commercial businesses and the residential.

46 I think it would really greatly enhance the
47 residential characteristics of those neighborhoods at
48 kind of the low end cost. It might be just landscaping
49 but the more we can cut off in the impact of this
50 expressway on those residential neighborhoods,
51 especially as you go down a path of possibly creating
52 more intense development along Winnetka Avenue. I mean,

1 I note on that rectangular piece of land along Winnetka
2 and Happ and Frontage, it's thought of as possibly
3 getting more intensely developed than just a few
4 residential single-family homes. So, it's just
5 something to look at.

6 The other thing I would just include, too, is hats
7 off the sidewalk on West Frontage Road. I would also
8 just take that same portion and put it on the East
9 Frontage Road. More people live east of the expressway
10 bordering Frontage Road and they have the same name for
11 a sidewalk.

12 MR. NOLIN: Yes, I think that was one of our
13 targets for complete streets on page 33, east and west
14 sides.

15 But to your point on Winnetka, absolutely. In
16 terms of that orange area that we're talking about where
17 there's potential for long-term redevelopment, we talked
18 with Staff. That was one of the issues we really just
19 wanted to, kind of the third bullet point down talks
20 about the need for buffering and street enhancing to
21 make sure it minimizes the impacts of new development.
22 With that said, I think we can absolutely add an
23 enhanced street scape symbol here and to talk about
24 current residents, too, in doing what we can to help
25 that situation.

26 COMMISSIONER KELLY: Yes. I don't think we're ever
27 going to get a corridor of the wall like you get on the
28 --

29 MR. NOLIN: Sure. Right, right, sure.

30 COMMISSIONER KELLY: -- and I don't know if we'd
31 ever want that.

32 MR. NOLIN: But more than what we have, right.

33 COMMISSIONER KELLY: Yes. Put in some thought.

34 MR. NOLIN: Right.

35 MR. HOUSEAL: Well, we can augment this with a
36 symbol for street scape enhancement as well, to augment
37 it, just the fact that we --

38 MR. NOLIN: And we can add a sentence that explains
39 that a bit.

40 COMMISSIONER KELLY: Other than that, great work.

41 MR. HOUSEAL: Thanks.

42 COMMISSIONER HIRSCH: So, there seems to be a lot
43 of high density, mixed use type of developments in kind
44 of the Village Center. I guess the question I would
45 have, what thought is given to any of the governmental
46 buildings currently there like the one we're sitting in?
47 Where do the governmental buildings get relocated?

48 MR. NOLIN: I mean, obviously, that's part of the
49 discussion for if this were to happen.

50 COMMISSIONER HIRSCH: Yes. I know it's
51 hypothetical.

52 MR. NOLIN: Yes. So, I mean, it could be elsewhere

1 in the Village Center as we build what's happening. It
2 could be moving, I think we stressed that the area at
3 the south end of Northfield Road has become kind of a
4 destination for people from a kind of community services
5 standpoint. So, maybe long-term there's a potential
6 there. But that obviously would have to be figured out
7 when you're talking about some of this building and
8 doing it in a fiscally responsible manner.

9 COMMISSIONER HIRSCH: Yes, right.

10 COMMISSIONER KELLY: I just have one question. When
11 you guys were doing the plan and all this stuff and
12 proposing things, is there a population number that the
13 Village grows to over this period of time?

14 CHAIRMAN VASELOPULOS: Or shrinks.

15 MR. HOUSEAL: Well, yes. You can look at
16 projections. Somebody at one point in the steering
17 committee said, I don't recall if it was a resident or
18 in the steering committee, I think that would have been
19 in an open house, they said what you guys need to do is,
20 talking to me and whoever else was standing next to me,
21 said you need to figure out what the ideal Northfield
22 population number is and then put development in place
23 to get us to that number. That number doesn't exist; I
24 don't know how you can get to that particular number, so
25 that's tough.

26 So, what we tried to do is show in a 3D model what
27 each site to individual look at development. The thing
28 is, to be honest, if one of these sites, and we've done
29 this in other communities, if one of these sites comes
30 out and has a really highly desirable product, let's say
31 it's a condominium or a townhouse, and we showed several
32 different sites that could accommodate that, that's
33 going to take some of the market oxygen out of the room,
34 and then next it might have to be something else or it
35 might not have it for another 12 years. So, it's not
36 like, so while we show this all in one 3D mix, you may
37 get one of these over the course of the next date or two
38 on opposite ends in the town center. To think that all
39 of this is going to come online, that never happens,
40 never.

41 So, we don't know what that ideal, what the
42 population would be to do this because that's a
43 hypothetical you can't just back into. So, it's just
44 too hard.

45 MR. NOLIN: We're recommending the rules for
46 change, we're not saying when and how fast it's going to
47 happen.

48 COMMISSIONER MENDREK: On page 23, designation
49 number four, which I think you're calling parking, but
50 what are those? Is that like two-story townhomes? What
51 are those? They kind of look like barracks. I know
52 that's not what they're supposed to be but what are

1 they?
2 COMMISSIONER BOLLING: The roof treatment looks
3 kind of --
4 MR. NOLIN: Yes, that was meant to be kind of a
5 more residential type roof treatment.
6 MR. HOUSEAL: Pitched roof with dormers is what
7 that's supposed to be as opposed to the other roofs
8 built with parapets. These are meant to be more
9 residential scale on two-and-a-half and two-story with a
10 pitched roof.
11 COMMISSIONER MENDREK: And so they're townhomes?
12 They're condos? What are you proposing, I guess you're
13 not making clear to me what the proposal is there.
14 MR. NOLIN: So, page 22 talks about kind of the
15 overall land use program --
16 COMMISSIONER MENDREK: Yes.
17 MR. NOLIN: -- but in general promoting mixed se
18 development. You can easily see how this maybe, again,
19 citing kind of this may be a unique area not as retail
20 focused. Maybe these are, you know, medical offices or,
21 you know, something that's serving the senior community,
22 some kind of ground floor office or light retail that's
23 then complemented by other story multi-family.
24 COMMISSIONER BOLLING: Did you reference the Glen
25 for that?
26 MR. NOLIN: So, yes, the Glen is kind of the reuse
27 for the area on the west side.
28 MR. HOUSEAL: If you look at this all the way up
29 here, right here, these.
30 MR. NOLIN: You mean on top, yes.
31 MR. HOUSEAL: In a previous version before we
32 brought it into this 3D procedural model, we actually
33 Photoshopped an aerial of that exact development and to
34 scale dropped it right in here. It fit beautifully when
35 we walked this in to a 3D model. We 3D modeled that as
36 opposed to dropping the Photoshop.
37 COMMISSIONER MENDREK: You're talking about the
38 west side of --
39 MR. HOUSEAL: This right here, along the north
40 here.
41 MR. NOLIN: Yes. So, those townhomes are the same
42 scale as the row homes there on Crescent, just south of
43 --
44 COMMISSIONER MENDREK: So, the area surrounding
45 number four is primarily first floor office, second --
46 MR. HOUSEAL: Could be. It could be some office,
47 it could be service, it could be maybe a restaurant,
48 entertainment use. It could be a medical office, it
49 could be residential above. It could be office on both
50 floors. It's meant to show a lunar centralized mixed
51 use space that could be any one from a number of
52 different things. In some spaces like this, what drives

1 this is the built form is as or more important than the
2 use inside the built form.

3 MR. NOLIN: You can have one of these spots to be
4 completely office, you know, somebody taking over that
5 space.

6 COMMISSIONER MENDREK: Yes. I guess I'm just, so
7 then, Steve, the question to you is this becomes then,
8 is there a height restriction on it? Because that's
9 always for as long as I've been around here an issue
10 with what you would do there on either side of that road
11 because of the height and looking down into the
12 neighborhoods and the lights and all the other things.
13 So, I guess I'm asking --

14 MR. GUTIERREZ: There's a lot of discussion
15 regarding just that, that concern you guys have.

16 MR. HOUSEAL: Yes.

17 MR. GUTIERREZ: Speak to the heights, the part you
18 conceptualize there.

19 MR. NOLIN: These are, as they're shown, they're
20 three to three-and-a-half, depending on that roof type
21 you're going with. But they're very much in scale with
22 the stuff to the east here. I think this building is
23 actually four stories.

24 COMMISSIONER MENDREK: I don't care about what's
25 over there because that's not my neighborhood. I'm
26 talking about this.

27 MR. HOUSEAL: Yes, you're talking about this over
28 here?

29 COMMISSIONER MENDREK: I'm talking about area
30 number three.

31 MR. HOUSEAL: Right, right.

32 COMMISSIONER MENDREK: All those people who now
33 have three-and-a-half stories looking down onto their
34 porches and backyard. So, if the committee
35 rubberstamped this or agreed to this, then the vision of
36 the community has changed over time. I'm just asking
37 the question.

38 MR. NOLIN: The committee said two to three stories
39 of what they were okay with in this area. That
40 discussion of the need for horizontal separation from
41 that neighborhood was discussed. So, I mean, again
42 we've got a pretty extensive green space as kind of a
43 horizontal block. This area could be landscaped to help
44 deal with that as well with some, you know, evergreen
45 landscaping mixed in, too, to make sure it's year round.
46 There's lots of ways you could do site treatments to
47 mitigate some of those issues.

48 MR. HOUSEAL: Given the distance from what we're
49 proposing here on the east and west sides of Northfield,
50 and the product we show and the height that we show in
51 the plan, the impact on that neighborhood to the west
52 was specifically mentioned at several meetings and

1 discussed, yes.
2 COMMISSIONER HIRSCH: So, is the idea to keep the
3 pedestrian bridge or is that now an access? Is that a
4 roadway?
5 MR. NOLIN: It's meant to be pedestrian.
6 MR. HOUSEAL: That's pedestrian and that is not a
7 road.
8 MR. NOLIN: We're keeping that configuration as it
9 is.
10 COMMISSIONER HIRSCH: Right.
11 MR. NOLIN: And just having a road tee up across
12 the street from it basically.
13 MR. HOUSEAL: Now, we may, I suppose we could look
14 at narrowing that path across the water so it doesn't
15 look so much --
16 MR. NOLIN: Right, smaller street.
17 MR. HOUSEAL: -- pedestrian scale, not roadway
18 scale or something like that.
19 COMMISSIONER BOLLING: It looks like the same width
20 as throughout, yes.
21 MR. GUTIERREZ: In retrospect, there's a couple of
22 exhibits that kind of show, that you show different
23 colors, but I admit this looks like --
24 MR. HOUSEAL: Right, right. We'll take a look at
25 it. But it's pedestrian only, walk across it, bike
26 across it, no one is driving across it.
27 MR. NOLIN: Yes, the bridge you had basically.
28 MR. HOUSEAL: Yes.
29 COMMISSIONER MENDREK: And I guess I would argue in
30 terms of scale, what you have between Northfield Road
31 and west to section three, it's not to scale. Is that
32 supposed to be some sort of a sidewalk behind these
33 residential --
34 MR. HOUSEAL: Just to set a path along the walk.
35 MR. NOLIN: Yes, it's a riverfront trail basically.
36 MR. HOUSEAL: So, it doesn't have to be necessarily
37 asphalt or concrete. It could be crushed limestone.
38 So, it could be any kind of a trail that could be down
39 there, yes.
40 MR. NOLIN: And again, for the road that we're
41 showing on that west side, in working with Staff and
42 talking to the kind of sub-committee, they really pushed
43 to have the access be in front of those buildings and
44 not do driveway in the back, so that way you're
45 preserving and keeping that distance as much as possible
46 to any activity.
47 MR. HOUSEAL: Initially, we had a sort of the
48 service drive behind them, and they were rear-loading
49 garages that got moved in front. Again, there was a lot
50 of discussion about the interplay between this area and
51 the neighborhood. One person went so far as to say no
52 building necessarily should have any windows on the west

1 elevations.
2 COMMISSIONER MENDREK: And that would be more
3 consistent.
4 MR. HOUSEAL: That recommendation gained no
5 traction, but it was voiced.
6 COMMISSIONER MENDREK: And then one more question
7 where you talked about the, and I read it in here,
8 neighbors would be encouraged to provide access to that
9 bike path or that trail that goes north.
10 CHAIRMAN VASELOPULOS: Along Edens.
11 COMMISSIONER MENDREK: Yes, right, the Edens
12 Corridor.
13 CHAIRMAN VASELOPULOS: The Edens Street.
14 COMMISSIONER KELLY: Skokie Trail?
15 CHAIRMAN VASELOPULOS: Yes, but there's another
16 trail just to the west of it.
17 COMMISSIONER MENDREK: Do you know where I mean?
18 MR. HOUSEAL: No.
19 MR. NOLIN: No.
20 COMMISSIONER MENDREK: Yes, okay, I figured. Do
21 you want to come over here and I'll point here? Maybe
22 that will help. So, let's see. Okay, so when you,
23 there's a trail that comes through here. Is that where
24 --
25 MR. NOLIN: So, that's like north of the proposed
26 Skokie Valley Trail, right?
27 COMMISSIONER MENDREK: Yes.
28 MR. NOLIN: Yes, so we're reinforcing, I mean I
29 think the recommendations have been made and the Village
30 engineering were supporting that project in this. So,
31 every single illustration where it's discussed, it's
32 showing as far as we know what's the proposed plan.
33 MR. HOUSEAL: What's planned, yes.
34 MR. NOLIN: I mean to a certain degree. Obviously
35 it's, you know, within --
36 COMMISSIONER MENDREK: So, do we, Mr. Chairman, at
37 some point make the motion? How do we address these few
38 little things that we pointed out that weren't quite
39 characteristic of the area or changes we want would
40 suggest being made?
41 MR. GUTIERREZ: I've been writing notes. If you
42 are amenable to this generally with this draft, you can
43 make a motion recommending the approval of this draft to
44 the Village Board, subject to the revisions discussed at
45 this meeting. What I will do for you guys is I'll
46 follow-up with that list, and then even send you the
47 revised draft just for your information, not to bring it
48 back necessarily for a future meeting but, you know,
49 just to keep you in the loop on that.
50 COMMISSIONER MENDREK: And then when would this go
51 before the Board if we approve tonight?
52 MR. GUTIERREZ: We were going to wait until we

1 understood what the Commission's direction was going to
2 be. So, it's not going to be any sooner than probably
3 April.

4 COMMISSIONER KELLY: You've already got the agenda
5 for the March meeting, the Board meeting?

6 MR. GUTIERREZ: It's in the works. It's not
7 typically nailed down per se, so yes, so no certain
8 date.

9 MR. HOUSEAL: And the comments, you know, they're
10 very specific and very easy to address. So, very minor.

11 MR. GUTIERREZ: When do you think we could re-draft
12 them and then get it out --

13 MR. NOLIN: If you get us the list, I mean, based
14 on what I heard today, in less than a week.

15 MR. GUTIERREZ: So, we can get a list of revisions
16 out to you. If we missed something, you can just get
17 back to us before the Village Board meeting.

18 CHAIRMAN VASELOPULOS: And I would recommend maybe
19 the Commissioners that have a specific bunch of stuff,
20 I'd check with Steve if he chronicled it accurately. He
21 can then forward it out.

22 MR. GUTIERREZ: I'll put that list together and
23 send it out to you.

24 CHAIRMAN VASELOPULOS: Okay.

25 MR. GUTIERREZ: HLA can start working on what
26 they've, but we'll double check with the Commission in
27 the meantime.

28 MR. NOLIN: Yes.

29 COMMISSIONER MENDREK: So, then for the mechanics
30 of this, the Board approves in April or whenever it is,
31 then this becomes the new Comprehensive Plan for the
32 Village?

33 MR. GUTIERREZ: Correct. It will replace the old
34 Comprehensive Plan. I will have to talk to Buzz Hill,
35 the Village Attorney about this, but it makes reference,
36 this plan does make reference to the corridor plan, the
37 Northfield Road Corridor Plan, because there are
38 elements of that Plan that haven't been transposed into
39 this plan. So, that plan will still probably be in
40 place but I'll have to go check with the Village
41 Attorney for that.

42 COMMISSIONER BOLLING: And then for clarity, we're
43 calling this the Vision Plan, but it's going to become
44 the Comprehensive Plan?

45 MR. GUTIERREZ: The terms are synonymous --

46 MR. HOUSEAL: Yes, a lot of comprehensive plans
47 have a title to the document. Vision Plan 2040 is your
48 Comprehensive Plan. Your previous Comprehensive Plan is
49 Vision 2020.

50 MR. GUTIERREZ: Right.

51 MR. HOUSEAL: So, it just has the name of the
52 document, it is your Comprehensive Plan.

1 MR. GUTIERREZ: Over the years is I referred to it
2 as the Comprehensive Plan because it avoids a confusion.

3 MR. HOUSEAL: I think what we'll do on the cover,
4 if you look at the cover where it says Vision Plan,
5 above this says Village of Northfield. What we'll
6 probably do is put Comprehensive Plan for the Village of
7 Northfield right above it.

8 COMMISSIONER BOLLING: There you go.

9 MR. HOUSEAL: And if you could read off a few
10 comments? I know one was to change the width of the
11 pedestrian bridge. One is to change enhanced street
12 scaping along Frontage Road, both sides extending. Then
13 there was one other.

14 MR. NOLIN: The one and two-story reference for the
15 area surrounding the pedestrian bridge.

16 MR. HOUSEAL: Correct, right.

17 MR. GUTIERREZ: Yes, page 17.

18 CHAIRMAN VASELOPULOS: And on page 19 was it?

19 MR. GUTIERREZ: Page 19.

20 CHAIRMAN VASELOPULOS: The location of the bridge
21 is slightly off center.

22 MR. HOUSEAL: Correct, correct. So, with those
23 four being the ones that I heard, those are very simple.

24 MR. GUTIERREZ: Then generally, the Bosworth
25 pedestrian bridge, too often it looks like an extension
26 of Orchard.

27 MR. HOUSEAL: That's what I'm saying, to make sure
28 we can narrow it down on all the graphics to make sure -
29 -

30 CHAIRMAN VASELOPULOS: And will it, it appears on
31 the plan and I don't know for sure, will it line up like
32 it is with the extension of Orchard? Or is it a little
33 off center from where Orchard --

34 MR. NOLIN: No, I think, I mean, I think the
35 alignment is correct, it's just, maybe too wide.

36 MR. HOUSEAL: Yes, those are all very simple
37 things. So, if it's subject to those, that's very
38 simple.

39 MR. GUTIERREZ: Did we miss anything? I mean, I'll
40 still send you the list.

41 CHAIRMAN VASELOPULOS: No, I think that was it.
42 Any other questions from the Commissioners?

43 COMMISSIONER HIRSCH: We have one letter, is that
44 right, from a resident?

45 MR. GUTIERREZ: That's all the comment we received.

46 CHAIRMAN VASELOPULOS: Really?

47 COMMISSIONER KELLY: Yes, are we surprised that
48 there's anybody, I guess it's because --

49 MR. GUTIERREZ: I've got to tell you, I think we
50 had really good turnouts at these workshops.

51 MR. NOLIN: Yes, at the open house which is a draft
52 of this. The sub-areas, like these graphics, it's

1 really the only thing that's changed since the open
2 house. We got a great turnout there.

3 MR. HOUSEAL: Yes.

4 MR. GUTIERREZ: We also had really good
5 representations on the steering committee.

6 COMMISSIONER MENDREK: Yes, I was going to ask how
7 was the Village notified of these meetings?

8 MR. GUTIERREZ: Mostly through our website for a
9 lot of them and social media.

10 MR. HOUSEAL: But at the open house where we had
11 posters to walk everybody through at stations, this
12 draft, we had 70 plus people there. So, I think it's
13 because of the turnout, and that the community saw a
14 representation of what they'd been telling us for a
15 year-and-a-half. If they saw what they didn't want to
16 see, there'd be those 70 people here tonight.

17 CHAIRMAN VASELOPULOS: Yes, right.

18 MR. GUTIERREZ: I would say that the last few
19 drafts have been wordsmithing and these graphics.

20 MR. HOUSEAL: Yes.

21 MR. GUTIERREZ: After the open house some of the
22 feedback we received was can we flesh the ideas out a
23 little bit more--

24 MR. HOUSEAL: Yes.

25 MR. GUTIERREZ: -- and that's what these graphics
26 represent. It's been a long process.

27 MR. HOUSEAL: And we had residents sitting at some
28 of the steering committee meetings to observe. So, it
29 was pretty heavily attended.

30 COMMISSIONER KELLY: Yes, I went to a couple of the
31 meetings, and there was a heavy audience participation
32 component.

33 MR. HOUSEAL: Yes, right.

34 COMMISSIONER KELLY: You know, where people
35 actually were asked to look at various options, get
36 together in small groups and then come up with what
37 they'd really like to see.

38 MR. GUTIERREZ: Right. They were pretty active
39 workshops.

40 MR. HOUSEAL: Yes, we tried to be very responsive.
41 From day one we said it was going to be built on a
42 foundation of what we heard, and it is. I think people
43 have seen enough from us and know that it is, and so
44 they're not here. That's probably it.

45 COMMISSIONER BOLLING: It's just that we've been
46 criticized in the past for not communicating with other
47 projects. So, it looks like we've done everything
48 possible to make sure that everybody was aware. I don't
49 know if any special effort is necessary when this goes
50 to the Village, that a special announcement should be
51 made announcing that this is going to be the final vote.

52 MR. GUTIERREZ: Well, definitely we'll be

1 redoubling our efforts on that.
2 CHAIRMAN VASELOPULOS: Okay, anyone from the
3 audience have any questions or comments?
4 (No response.)
5 CHAIRMAN VASELOPULOS: I always have to ask that
6 question. With that, does someone want to make a
7 motion?
8 COMMISSIONER BOLLING: I'll make the motion.
9 **Motion to recommend to the Village Board the adoption of**
10 **the Draft Comprehensive Plan made on February 14th,**
11 **2020.** Do I want to make note of with the changes?
12 MR. GUTIERREZ: Subject to discussion.
13 COMMISSIONER BOLLING: **Subject to the revisions**
14 **that have been discussed.**
15 CHAIRMAN VASELOPULOS: Is there a second?
16 COMMISSIONER HIRSCH: I'll second.
17 COMMISSIONER KELLY: Second.
18 CHAIRMAN VASELOPULOS: All those in favor?
19 (Chorus of ayes.)
20 CHAIRMAN VASELOPULOS: All opposed?
21 (No response.)
22 CHAIRMAN VASELOPULOS: The motion carries. An
23 excellent job, guys! Thank you for your hard work.
24 Appreciate it.
25 Is there a motion to adjourn?
26 COMMISSIONER HIRSCH: I make the motion that we
27 adjourn.
28 COMMISSIONER KELLY: Second.
29 CHAIRMAN VASELOPULOS: Steve makes the motion to
30 adjourn. Bill, you seconded. All those in favor?
31 (Chorus of ayes.)
32 CHAIRMAN VASELOPULOS: All opposed?
33 (No response.)
34 CHAIRMAN VASELOPULOS: The motion passes. Good
35 night, everyone.
36 (Whereupon, at 9:07 p.m., the above
37 meeting was concluded.)
38
39
40 APPROVED 6/1/20
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