

ARCHITECTURAL

REPORT OF THE PROCEEDINGS OF A MEETING
BEFORE THE VILLAGE OF NORTHFIELD
ARCHITECTURAL COMMISSION

COMMISSION

REPORT OF PROCEEDINGS had before the Village of
Northfield Architectural Commission taken at the Village of
Northfield, 361 Happ Road, First Floor Board Room,
Northfield, Illinois on the 11th day of April, 2022, at the
hour of 7:00 p.m.

MEMBERS PRESENT:

TEV BOND, Chairperson
PATRICIA MORRELL
JOE McINERNEY
ANDY BOWYER
KATHRYN TALTY
JEFFREY EIGEL
NANCY NAZARIAN

ALSO PRESENT:

STEVE GUTIERREZ, Community Development Director

1 CHAIRPERSON BOND: All right, so let's call to
2 order the April 11th, 2022 meeting of the Architectural
3 Commission. My name is Tev Bond.
4 Do the Commissioners need to introduce
5 themselves, Steve?
6 MR. GUTIERREZ: I don't think so. Again,
7 there's nobody in the audience.
8 CHAIRPERSON BOND: Right, okay. May I have a
9 motion to approve the minutes from the February 7th
10 meeting?
11 COMMISSIONER MORRELL: So moved.
12 CHAIRPERSON BOND: All in favor?
13 (Chorus of ayes.)
14 CHAIRPERSON BOND: Motion passes.
15 We have one item on our agenda this
16 evening: Consideration and discussion of proposed
17 changes to Chapter 10, entitled "Landscaping, Screening
18 and Tree Preservation" of the Village of Northfield
19 Village Code.
20 All right, the meeting is open. We don't
21 need to swear anyone in, all right.
22 COMMISSIONER MORRELL: Can we use our cell
23 phones to look at, to read the actual document? I mean,
24 to refer to it?
25 MR. GUTIERREZ: Absolutely.
26 COMMISSIONER MORRELL: Because Buzz said not to
27 be using it.
28 MR. GUTIERREZ: What's that?
29 COMMISSIONER MORRELL: Buzz said not to be
30 using our phones.
31 MR. GUTIERREZ: Well, that's to communicate to
32 each other.
33 COMMISSIONER MORRELL: Oh, okay, okay.
34 CHAIRPERSON BOND: Right, or if somebody is in
35 the audience that they don't think --
36 MR. GUTIERREZ: No texting in the middle of
37 the meeting.
38 COMMISSIONER MORRELL: Yes, okay. So, I'm
39 just, just to be clear, I'm just referring to my docket.
40 MR. GUTIERREZ: Absolutely, absolutely.
41 CHAIRPERSON BOND: If I could connect, I'd
42 give you my computer because I have a print-out, but
43 it's not connecting; so just go ahead.
44 Okay, so Steve, how would we like to go
45 through this?
46 MR. GUTIERREZ: I can present this to you.
47 CHAIRPERSON BOND: Okay.
48 MR. GUTIERREZ: Let me start with would anyone
49 like me to take a few minutes and make them a copy of
50 the redline version over here?
51 COMMISSIONER MORRELL: I'm really good with
52 just reading.
53 MR. GUTIERREZ: Okay, just thought I'd ask.
54 So, yes, again, this is essentially a proposal to amend

1 certain aspects of our tree preservation regulations
2 which are all contained in the Chapter 10 of our Village
3 Code, which also contains landscaping and screening
4 requirements. But these amendments or most of the
5 amendments are specifically related to the tree
6 preservation components of that chapter.

7 Just a little quick history, and again
8 all of this is in the memo but just to summarize it
9 really quickly, back in February of 2021, the Village
10 Board started discussing whether our existing ordinance
11 was stringent enough. I think there were some, a number
12 of people were reacting to certain projects that were
13 happening at the time, and over time we had gotten
14 questions about, you know, why is my neighbor taking all
15 of his trees down, are they able to do that? When we
16 say yes, they're able to do that and are permitted and
17 they may have to replace those trees and/or pay a fee in
18 lieu of, they are absolutely able to take the tree down
19 in certain, what we call protected trees. We'll get
20 into that a little later.

21 So, a number of questions like that
22 initiated a discussion with the Village Board back in
23 February of 2021. Subsequent to that a working group,
24 made up of Village President Greg Lungmus, Trustee
25 Charles Orth, our Board liaison who is here, and the
26 Village Manager Stacy Sigman, developed a series of
27 recommended amendments for the Board to consider. In
28 December of last year, the Village Board discussed the
29 recommendations from the working group, tweaked it and
30 then reached a consensus to send the draft ordinance
31 before you tonight to you for your review.

32 So, we have this redline version. As I
33 noted in my transmittal memo, it provides the existing
34 language and then it provides the proposed amendments in
35 a redlined format, just so you have an understanding of
36 what's there now and what the actual proposed changes
37 are.

38 A lot of the changes, honestly, are just
39 clean-up of unclear or redundant language in the
40 existing Code. The more substantive changes relate the
41 idea of the heritage tree category and regulations
42 related to that.

43 One of the things that came up in the
44 Board discussions is that a lot of other villages in our
45 area apply specific protection to larger hardwood trees.

46 While most of our surrounding neighbors regulate the
47 removal of any tree, a number of them specifically
48 regulate what they consider heritage trees. These are a
49 specific type of tree that they put an extraordinary
50 level of protection on.

51 That is the most significant change
52 that's being suggested by the Board. The proposed
53 language define those hardwood trees as hardwood
54 species, 16 inches or greater in caliper. They require

1 the replacement of these heritage trees on a two-to-one
2 caliper inch ratio.

3 So, if you take down a 10-inch heritage
4 tree, you have to replace it with 20 caliper inches of
5 replacement trees. If you don't have room to replace
6 those trees and you work with Staff to make that
7 determination, then you are subject to a fee in lieu of
8 the replacement of those trees. The current fee is \$175
9 per caliper inch.

10 Under the existing regulations, any
11 protected tree that is removed must be replace on an
12 inch-for-inch basis. Then if you can't replace them,
13 then you have to pay \$175 per caliper inch for a fee in
14 lieu of replacement. The proposed language requires the
15 replacement of a heritage tree on a two-to-one caliper
16 inch ratio and the fee in lieu of replacement would be
17 \$400 per caliper inch if you get a permit. If you don't
18 get a permit and you remove a heritage tree, the cost is
19 doubled at \$800 per caliper inch. Doubling the fee is
20 consistent with what we do right now normally with all
21 of our protected trees.

22 The Board also wanted to encourage the
23 planting of heritage tree species. They are suggesting
24 that if you were to take down a non-heritage tree and
25 replaced it with a heritage tree species, that you would
26 be given a 25 percent discount on the number of inches
27 that you have to replace.

28 Just a reminder that protected trees
29 those in the required front yards and the required side
30 yards of a property. So, any tree in the rear yard is
31 not regulated by the Code and we're not proposing to
32 regulate any trees in the rear yard in these proposed
33 amendments.

34 When I refer to protected trees, those
35 are trees in the required front and side yards. For
36 example the required front yard setback in an R-1 zoning
37 district is 40 feet while the required side yard setback
38 is 15 feet.

39 What is also being proposed is increasing
40 the diameter of protected trees as well. So, right now
41 we define a protected tree as having being three caliper
42 inches or greater in a *planted* area and six caliper
43 inches or greater in a *naturalized* area. The proposed
44 language would simplify all of that and do away with the
45 distinction between planted areas and naturalized areas,
46 and to increase the caliper inch threshold to eight
47 inches as opposed to the three and the six. That would
48 loosen up the regulation to some degree while making it
49 more onerous to remove a heritage tree.

50 One of the more important clarifications
51 of the existing language is that only Public Works is
52 able to remove a public tree in a public right-of-way.
53 The current language indicates that somebody can do that
54 and pay this a fee, but in reality the Public Works

1 Department does not want people to remove a public tree.
2 CHAIRPERSON BOND: Steve, is it also that
3 Public Works or the Village has to approve adding a tree
4 to the parkway as well?

5 MR. GUTIERREZ: Yes, any planting as well.
6 It's important for us to maintain some distances and to
7 make sure that the species are desirable, and that
8 they're planted correctly so that they would remain
9 viable. We also have a 50/50 tree replacement program
10 where somebody who wants to, who thinks that we should
11 plant a tree outside of the normal schedule of the
12 planting that the Public Works has, that the resident
13 could pay 50 percent and choose from a specific list of
14 trees that are approved by our forester and then
15 coordinate the planting with Public Works.

16 Those are just the highlights. I can try to answer
17 any questions you have. While the Board has worked
18 through the proposed language, they value the
19 Commission's expertise and want hear what ideas you
20 might have.

21 COMMISSIONER MCINERNEY: Steve, I have a
22 question. I'd like that you guys are giving a bonus for
23 if you do plant a heritage tree. Is there anything
24 keeping someone from just doing a row of 50 arborvitae
25 and counting those as their replacement? I think, you
26 know, you see that quite often.

27 MR. GUTIERREZ: There's nothing that prohibits
28 that. One of the things I think I didn't mention is
29 that we clarify how you count the caliper inches of a
30 multi-stem tree such as an arborvitae. We would add up
31 the diameters of all of the stems at breast height.

32 COMMISSIONER BOWYER: I have a question. You
33 said that we're not changing anything in the rear lot,
34 the backyard?

35 MR. GUTIERREZ: Correct.

36 COMMISSIONER BOWYER: Won't the heritage tree
37 affect that if there's heritage trees in the backyard?

38 MR. GUTIERREZ: No, just the heritage trees in
39 the required front and side yards --

40 COMMISSIONER BOWYER: So, they can take it
41 down in the backyard?

42 MR. GUTIERREZ: You can still take it down in
43 the backyard, yes. So, they limited the regulation of
44 those to the existing areas that we regulate. There was
45 discussion about whether or not to apply the heritage
46 tree protections throughout the entire property, but
47 they ultimately chose to regulate these consistent
48 heritage trees in the same front and side yards would be
49 the regulated trees right now.

50 COMMISSIONER NAZARIAN: That actually leads me
51 to a question actually. There are areas in Northfield
52 that clearly are susceptible to flooding. I don't know
53 how cottonwoods react to, do they suck up a lot of
54 water? Kathryn, maybe you know answer to that?

1 COMMISSIONER TALTY: They thrive on a lot of
2 water. So, are they, you know, do they help with
3 flooding? You know, not necessarily, but it's kind of a
4 chicken and an egg, you know, sort of thing. They
5 thrive in that condition.

6 COMMISSIONER NAZARIAN: Because anecdotally, I
7 have noticed there was a huge cottonwood in a neighbor's
8 yard that was deceased and was removed. Ever since it
9 was removed, there was a lot of, there's substantially
10 more water now that accumulates in the site in this
11 property. We have another neighbor in another direction
12 who has I think the largest diameter tree in Northfield.
13 It's a cottonwood, and we get a lot of flooding, well,
14 they don't in their yard. I apologize for that.

15 I guess my question is was there any
16 consideration given to how some of these species that
17 aren't necessarily considered heritage but nevertheless
18 they're so big and so prominent in particular areas and
19 that they do sort of control the amount of water that
20 accumulates in a particular area, was there any
21 consideration given to that? I recognize that the front
22 and side yards are all that we're protecting, but these
23 trees that I'm talking about are in the backyards. Was
24 there any consideration given to how the removal of
25 these non-heritage species would affect the accumulation
26 of water or flooding into particular areas?

27 MR. GUTIERREZ: No, there was not any
28 discussion in regard to that, but if that's something
29 the Commission thinks is important, please feel free to
30 make a recommendation in that regard. But the answer to
31 your question is no, we didn't delve into that.

32 COMMISSIONER NAZARIAN: The other villages
33 that you looked at, that you've charted out, and you've
34 put the chart in very simple terms like, you know, it
35 applies to the entire lot for Glencoe, Glenview,
36 Highland Park, et cetera, and there seems to be an
37 inconsistency or no scale condition I think is the way
38 you put it, between how they frame this, if it's a
39 landmark tree, a heritage tree, a key tree, whatever
40 language they use. Did anybody actually review all the
41 different ordinances for each of these villages to see
42 how they set up those?

43 MR. GUTIERREZ: Yes, within these categories.
44 We identified the issues that were being discussed by
45 the Village Board at that time and surveyed how
46 surrounding communities were regulating these aspects of
47 the tree regulations. That's what we focused on.

48 COMMISSIONER MCINERNEY: Steve, why did our
49 Board decide to just do it in the setbacks, the side and
50 the front, as opposed to everyone else around us who
51 does it in entire lots?

52 TRUSTEE ORTH: If you want, I can answer that.

53 COMMISSIONER MCINERNEY: Yes, sure.

54 MR. GUTIERREZ: Charlie, do you mind going up

1 to the mic?

2 TRUSTEE ORTH: Sure.

3 MR. GUTIERREZ: Thank you. Yes, Trustee Orth
4 was part of the working group.

5 TRUSTEE ORTH: Some background on this. In
6 2000 was the last time the ordinance had any revisions
7 or changes. So, back when Joan Frazier was the
8 President, she had talked about, you know, some changes,
9 some things she wanted to look at. So, I volunteered to
10 be the chair of the committee.

11 After Joan wasn't elected and, you know,
12 Greg Lungmus was elected president, Joan, myself and
13 Greg and Stacy sat down and reviewed through a lot of
14 this and decided that we didn't really need a formal
15 giant committee which was the plan of getting different
16 people, like Kathryn who's an expert in this field, with
17 some residents. So, we kind of streamlined it.

18 To answer your question about the rear,
19 we went back and forth on overstepping legally people's
20 ability to do what they want in the rear of their
21 property. So, this was a huge bone of contention with
22 the Board and so we wanted to sit down and go through
23 what we felt was fair and equitable. So, if you wanted
24 to put, you know, a gazebo in your backyard and they
25 said, well, you can't because there's a tree there, you
26 know, we would try to work with, you know, maybe
27 relocating it, or if you want to put a patio in or a
28 deck.

29 So, we went back and forth with what we
30 thought was fair and equitable for people's own property
31 rights to be able to do what they want to do in their
32 own backyard. So, that's kind of where, originally we
33 were going to do some stuff, and then if you look at
34 like houses maybe around the east side of town that are
35 smaller property sizes, and affecting those people's
36 ability to do stuff in their yard, or maybe on the west
37 side of town, those bigger lots and they have more
38 ability to work around trees that are already there.
39 Then also you have easements with Commonwealth Edison
40 and utilities, so that was another factor that played
41 into this as far as amount of space.

42 If you go down some of the easements and
43 you see what ComEd has their asphalt company that does
44 the tree, you know, trimming, there's no rhyme or reason
45 when you look at how they have to trim the trees in
46 order to protect the power lines. So, when you look at
47 that in terms of, like Tev and I were speaking about
48 this before the meeting, how some of the trimming gets
49 done. Those things are like, if you look it's a --
50 panels, areas and some of it so bad they almost have to
51 take down the tree. So, that was another issue that
52 came up, what about Commonwealth Edison coming to you on
53 an easement and trimming out these areas, you know, and
54 then you tell somebody they can't trim or cut a tree

1 down, it's just --

2 COMMISSIONER MCINERNEY: You can portion out
3 an easement, right? You could put that in a --

4 TRUSTEE ORTH: Right. But again, we looked at
5 property sizes and the ability to regulate, and then
6 also it came up as far as what was called basically
7 overstepping, you know, the Village or the Board or what
8 we'd be doing as far as people's rights on their own
9 property to do what they want to do in their backyard.
10 That's why we felt the side yard and the front yard, you
11 know, was something that we can more regulate and it's
12 more visible as far as, you know, trying to get trees in
13 and the work that some people do.

14 So, that's kind of some of the background
15 on what happened with this, and Steve can probably
16 attest to that, add on to that. Again, I was in quite a
17 few meetings and we went through a lot of this, whether
18 it was with the Committee of the Whole, with the Board,
19 and the group that we formed. So, that's some of the
20 issues that we, you know, went through with.

21 It was tough, you know, because there was
22 this fine line of, you know, like you're talking about
23 this heritage tree in someone's backyard, there's a
24 cottonwood or there's a little old tree that sucks a lot
25 of water and north of -- there's water problems, so
26 that's a fine line. So, you know, we would encourage
27 people not to cut trees down they don't need to, but to
28 try to say that you can't cut a tree down in your
29 backyard, especially in some of these cases where the
30 people have planted these trees themselves and they've
31 grown up or their children, like in my case, I've taken
32 seeds and put them in the ground and 25 years later we
33 got these huge trees and all of a sudden, you know, it's
34 gotten kind of out of control, you may have to trim it,
35 you may have to cut it down. So, that's kind of where
36 we went back and forth with this.

37 COMMISSIONER EIGEL: I wonder if it might be
38 worthwhile to consider something, since oftentimes a
39 removal in a non-protected area would be in conjunction
40 with building activity, I wonder whether there might be
41 some encouragement rather than a penalty to plant a
42 tree. So, if you pulled a building permit that required
43 removal in a non-protected area, maybe there could be
44 some sort of bonus or reduction of a fee if you're
45 planting trees to compensate for that removal even if
46 you're not required to since it's in a non-protected
47 area.

48 MR. GUTIERREZ: Non-protected trees.

49 COMMISSIONER EIGEL: Or non-protected trees.
50 So, to incentivize rather than penalize. Since there
51 oftentimes would be the mechanism of a building permit
52 fee associated with that removal activity, maybe there
53 could be some, you know, bonus to that homeowner if they
54 chose to replace that tree, you know, that could be

1 assessed against the building permit fee.
2 TRUSTEE ORTH: I agree, that's a great idea.
3 That's part of the reason why we as a group wanted to
4 come and bring this before your Commission, because
5 again there's thinking outside the box. There's, you
6 know, more heads involved and movement in thought
7 processes and kind of, you know, growth in responses.
8 So, that's kind of what we'll be able to use and we want
9 to make sure that we put this in front of --
10 COMMISSIONER MCINERNEY: Yes, I like that idea
11 a lot. If I could qualify it, that it has to be a
12 heritage tree or something?
13 TRUSTEE ORTH: Sure.
14 COMMISSIONER MCINERNEY: Because I think you
15 could get into a situation where you're taking down just
16 crap trees that you would have already replanted other
17 trees anyways but you're getting a bonus for doing
18 something you already would have done.
19 COMMISSIONER EIGEL: Right, so you encourage
20 people to do something well.
21 COMMISSIONER MCINERNEY: Do something -- well,
22 right. You take down a heritage tree, you plant another
23 heritage tree, you know, you take it out from the
24 backyard because you're putting an addition in and then
25 you plant one somewhere else, we'll give you a reduction
26 on your fees. I think that's a great idea, but I would
27 just qualify the type of tree that you would take down.
28 COMMISSIONER EIGEL: If you plant a tree of
29 such, if it is from this list, then you could qualify
30 for some sort of reduction in fee.
31 COMMISSIONER MCINERNEY: Yes, that's a great
32 idea.
33 CHAIRPERSON BOND: I do agree with not
34 regulating the rear. I mean, because I'm just thinking
35 of my own property and when we bought the property, the
36 trees that had not been taken care of some of which we
37 had to take down because they were in bad shape and then
38 we planted some trees. But sometimes things don't, you
39 know, you take advice and as they grow you're like,
40 okay, those are too close together, the expert wasn't
41 quite great, and then you have a problem with, okay, now
42 those trees aren't working.
43 So, in my own backyard, we've had to
44 shift things in 12 years that we thought would work but
45 didn't work or things had died. So, that could get very
46 expensive, and I think if there was a fee involved with
47 having to thin out trees, people would be like, forget
48 it, I'm going to leave it, you know. They just would be
49 like I'm not going to pay \$5,000 and have to pay to have
50 the tree removed, or two grand, that tree is going to
51 cost me eight grand, I'm not doing it, and then you just
52 have kind of a mess, right?
53 So, I think that it's fair enough to, and
54 I'm assuming you would maybe take things into

1 consideration if somebody comes to you and says this is
2 going on on my property, I just bought it, this is what
3 I'd like to do. Hopefully, the Village, if you go and
4 you see that it's a challenging situation, that maybe
5 the fees could be looked at in a way that it's like
6 okay, it's not going to cost you \$20,000 to clean up
7 your property, right? Do you know what I'm saying?

8 TRUSTEE ORTH: Absolutely, and that's why we
9 went back and forth with this about the backyards. I
10 think that with the greatness of different perspectives,
11 because people forget, people that own a large piece of
12 property, they may not even realize that there's other
13 people who have smaller lots and a piece of property
14 that, you know, they can't really do anything in their
15 backyard because it's not that big and if you make them,
16 if we don't allow them to move or take out a tree or put
17 some replacement trees for what they want to try to do,
18 then it becomes a burden. I don't think that we want to
19 become that overbearing and burdensome on people's
20 private property and their backyard, you know.

21 CHAIRPERSON BOND: And then you get those
22 trees that start to impede foundations that people
23 didn't realize. Oh, this is invasive, and then you're
24 like, and if it's going to cost a lot of money for them
25 to take it down, I think, you know, that's, I understand
26 that and I agree with fee-base, because otherwise you
27 could have beautiful trees wiped out. But I think
28 hopefully there's also some consideration to where the
29 tree is and how it's affecting the property.

30 COMMISSIONER MCINERNEY: And I would say
31 looking at that two-for-one rule, it could get really
32 expensive, you know, if you don't pay the fee in lieu of
33 which could get really expensive. But that two-for-one,
34 you may not have enough room for a two-for-one in trees.
35 If you take down one of these huge 36-inch trees, now
36 I've got to put 72 caliper inch trees? I mean, that
37 becomes, where do I put those trees?

38 MR. GUTIERREZ: Right. So, two things I want
39 to respond to Tev's idea there. The thing that I want
40 to make sure that we're doing though is something that's
41 manageable, right?

42 CHAIRPERSON BOND: Right.

43 MR. GUTIERREZ: So, we just don't have the
44 capacity, or the expertise actually on Staff, to assess
45 something on a question like that. That's my kind of,
46 so I'm a little concerned about assessing, let's say
47 whether it makes sense where they don't, they may have
48 trees let's say planted too close to each other, and so
49 one of them or two of them or some of them are
50 compromised because of that. That's a tough analysis to
51 make, really an impossible analysis for us to make with
52 our staffing, I think.

53 CHAIRPERSON BOND: Maybe they could submit
54 from two or three arborists.

1 MR. GUTIERREZ: Right, right.
2 CHAIRPERSON BOND: You know, like here's
3 documentation, maybe that's okay?
4 MR. GUTIERREZ: Yes. So, if we flip it around
5 to something like that, it might be more manageable.
6 We'd still probably have to ship to an arborist to
7 consider that as well, and which then that cost has to
8 go back to borderline the applicant. So, we can also
9 have people submit for a tree removal permit and put an
10 escrow up. So, if we do have to hire our own tree
11 expert to do some analysis, that gets taken out of their
12 escrow. So, again it starts to erode that value or
13 savings that they may see if we charge them so much for
14 that circumstance.
15 Then, Joe, I think that it's really
16 designed to give this incentive. I mean, as to the
17 amount, it is, it's a hefty amount. This could be a
18 huge bill. So, it's just a matter of how much do you
19 think we should disincentivize this so to speak in order
20 to --
21 COMMISSIONER MCINERNEY: Right, right, and I
22 understand that sometimes you can't, you know, if you're
23 building a home and you can't --
24 MR. GUTIERREZ: Oh, yes, we run into that all
25 the time.
26 COMMISSIONER MCINERNEY: You know, the tree
27 just happens to be, you know, you have to take it out.
28 MR. GUTIERREZ: It's not like we're out in the
29 cornfields somewhere right now, and there's so many
30 wooded lots and there's so many other circumstance where
31 it just doesn't make sense, they don't have the room,
32 you know.
33 COMMISSIONER MCINERNEY: Yes, so it could get,
34 I understand you said disincentive, but for the person
35 who wants to add on a garage or whatever to their house,
36 it could get really expensive.
37 MR. GUTIERREZ: Yes.
38 COMMISSIONER MCINERNEY: And then by and
39 large, you just might not have enough land to plant that
40 many trees. So, that would be my concern with the two-
41 for-one. I don't know if anyone else is doing that two-
42 for-one.
43 TRUSTEE ORTH: Well, that's the reason why the
44 backyard, we kept trying to keep it separate where you
45 wouldn't get penalized and it wouldn't apply as much as
46 the side and the front. Like you said, if somebody
47 wants to put up a garage or a shed or a swing set,
48 there's so many things that people put up in their
49 backyards that you don't even realize, an older couple
50 moves out, a younger couple moves in and they want to
51 make some change and do some stuff. That's why we felt
52 that we didn't want to create that undue burden on
53 people in their backyards. You know, it's kind of your
54 private area.

1 COMMISSIONER EIGEL: One of the toughest
2 situations for people, if they do run into really tough
3 problems with this version of the ordinance, would be
4 changing or moving traffic patterns, driveways, you
5 know, walkways, you know, things of that nature, because
6 a lot of times those are pretty tough to move somewhere
7 else on the property. So, if you're changing your house
8 such that the driveway has got to go so you can get to
9 the garage and there's a tree there, you don't really
10 have much recourse but to remove a tree.

11 COMMISSIONER MCINERNEY: Yes, I mean, I can --

12 MR. GUTIERREZ: Oh, absolutely, it happens all
13 the time, yes. Sewer lines for new homes.

14 COMMISSIONER MCINERNEY: Yes.

15 TRUSTEE ORTH: But your bonus idea is a great
16 thought as well, you know, as far as incentivizing
17 perhaps, especially backyards, you know, that was one
18 big push as to why we wanted to try to get people to
19 plant trees is do the heritage trees because they're a
20 cleaner tree, they're hardwood, you know, it's going to
21 last longer, it's less susceptible to disease. So,
22 that's kind of why we went in that direction as far as
23 heritage and hardwood trees.

24 COMMISSIONER MCINERNEY: But you could easily
25 get into a point where you're, you know, your trees in
26 that 15-foot setback, and you're building an addition up
27 to that 15-foot setback and it's right on the line, that
28 tree is going to die anyway. So, you're going to, you
29 know, by digging the foundation you're going to kill all
30 the roots, so you have to take it down. So, now there
31 is that point that you have a, you know, \$20,000-\$30,000
32 bill on a tree that you add on to a construction cost.
33 That just seems at some point maybe a little too high.

34 COMMISSIONER EIGEL: I do think that that's
35 not inconsistent with villages in our area. I mean, you
36 do get situations where homeowners are confronted with
37 those decisions. But I think cost-wise, you're kind of
38 in the same ball park as you are under a --

39 CHAIRPERSON BOND: I would -- oh, I'm sorry,
40 go ahead, Kathryn.

41 COMMISSIONER TALTY: No, that's okay, sorry.

42 CHAIRPERSON BOND: No, go ahead, because I'm
43 going to switch back to parkway. Go ahead.

44 COMMISSIONER TALTY: I have a bunch of
45 comments, so I don't know if you want to wait.

46 CHAIRPERSON BOND: Go, no, I will wait, thank
47 you.

48 MR. GUTIERREZ: I'm sorry, maybe if we could
49 get any kind of consensus of these as issues arise?

50 CHAIRPERSON BOND: Like the fees?

51 MR. GUTIERREZ: For instance, is this too
52 much? Is the heritage tree disincentive too much?

53 CHAIRPERSON BOND: The fee seems high to me,
54 but then when I looked at the chart, and maybe we should

1 let, because you have more experience. Go, sorry.

2 COMMISSIONER TALTY: Yes, well, I have a
3 comment on the heritage tree. I think it's a great way
4 to sort of guide people into, you know, what truly you
5 want as a village, kind of strategically what you want
6 to save tree-wise. I would maybe suggest honing down
7 the list a little bit instead of saying all of these
8 hardwood trees, and maybe limit them to a handful of
9 really desirable species that you would classify as
10 heritage trees. Then maybe, you know, the very
11 expensive makes more sense because it would be
12 encountered less. Then the other ones can fall under
13 the protected trees which are still, you still have to
14 mitigate them when you take them out.

15 MR. GUTIERREZ: Right.

16 COMMISSIONER TALTY: So, maybe you just hone
17 in on a number of species. I really, really think the
18 entire lot, and I hear what you're saying but it's, I
19 don't know one village that doesn't count the rear yard
20 when we do tree preservation. I don't know if I've ever
21 encountered that. That's unique.

22 COMMISSIONER MCINERNEY: I mean, the chart in
23 there, it's almost --

24 MR. GUTIERREZ: All of them are --

25 COMMISSIONER TALTY: And maybe it's just
26 heritage trees, but I mean, I would just think about
27 that more. I know you've had debates on it, I'm not
28 trying to question that, but I think that would be
29 unique to the Village.

30 I'm not a fan of the two-for-one
31 replacement. I just don't think it's good forestry
32 practice. I think what you end up with is somebody
33 jamming in a bunch of three-inch caliper trees to avoid
34 a fee. I'd rather, I don't know, and I don't know how
35 to maybe phrase that. I guess it's what your end goal
36 is. Do you want the fee or do you want the trees, you
37 know?

38 So, I just think two-for-one, because you
39 do have, you know, you have a variety of lots in
40 Northfield and I would just hate to see, I'd do it in
41 the city of Chicago and yet I can't sleep on it because
42 doing it is wrong, but that's what the city of Chicago
43 mandates is a huge replacement value because they want
44 this canopy. You put them in and you know half of the
45 trees are going to die, you know.

46 So, I'm just not a fan of two-for-one
47 replacement values but, you know, I'm a fan of
48 disincentivizing taking something that's really valuable
49 down. So, maybe just hone the list down a little bit
50 to, you know, I would say oaks, hickories, you know, I
51 haven't seen the Osage orange in Chicago in a long time
52 though.

53 CHAIRPERSON BOND: So, it's safe to leave it
54 in.

1 COMMISSIONER TALTY: Really, what is this,
2 what is this? You know, beech trees, I would say maybe,
3 you know, oaks, hickories, beech, you know, a large --
4 MR. GUTIERREZ: Oh, the 16 inches?
5 COMMISSIONER TALTY: Hard to find. Anyway,
6 these are all big trees.
7 MR. GUTIERREZ: 16 inches is --
8 COMMISSIONER TALTY: 16-inchers, yes.
9 COMMISSIONER BOWYER: I was surprised to see
10 catalpa on the list of heritage. It doesn't seem to be
11 a heritage tree.
12 COMMISSIONER TALTY: So, catalpa, we like that
13 tree to plant because it's native, but usually I don't
14 see it normally on too many heritage tree lists just
15 because you all love it or hate it. Same thing with
16 coffee tree, you know.
17 MR. GUTIERREZ: So, oaks, hickories, beeches.
18 COMMISSIONER TALTY: Oaks, hickories, walnuts,
19 beeches, ginkgos. Now, bald cypress is a tree that I
20 think while we're hey, like you're talking about your
21 cottonwood, you know, I would take down every cottonwood
22 in the Village and put bald cypress, you know. So, just
23 because it's a better, more desirable tree than
24 cottonwood.
25 MR. GUTIERREZ: But not necessarily --
26 COMMISSIONER TALTY: And it does kind of the
27 same thing.
28 MR. GUTIERREZ: But not necessarily a heritage
29 tree in a kind of a general circumstance; it's not wet.
30 COMMISSIONER TALTY: I don't think it's a
31 heritage.
32 MR. GUTIERREZ: It's in the front yard, it's
33 not wet, you know.
34 COMMISSIONER TALTY: Yes, I mean, I don't
35 think they would be, I wouldn't consider them a heritage
36 tree. It's a, you know, it's a tree you want to
37 encourage people to plant but, you know, when I think of
38 heritage trees, I think of the big burr oak in the
39 middle of, you know.
40 MR. GUTIERREZ: So, oaks, hickories, beeches,
41 walnuts, ginkgos.
42 TRUSTEE ORTH: Kathryn, let me ask you this.
43 Are you talking about the replacement trees or trees
44 that are already existing?
45 COMMISSIONER TALTY: No, no, the protected,
46 like the trees you're trying to protect.
47 MR. GUTIERREZ: Well, we define it as a
48 heritage tree, right, which are existing.
49 COMMISSIONER TALTY: Yes.
50 MR. GUTIERREZ: 16 inches or more of those
51 species.
52 COMMISSIONER TALTY: I think all these trees
53 are valuable, don't get me wrong. I think they're all
54 great trees, but I'm thinking I would rather, you know,

1 kind of say we really want to keep these trees and we're
2 going to really hammer you if you take the tree down.
3 MR. GUTIERREZ: Make it more exclusive, the
4 list.
5 COMMISSIONER TALTY: It's not a very elegant
6 way to say that.
7 COMMISSIONER BOWYER: I can't think of a
8 reason why like evergreen is on the heritage list.
9 COMMISSIONER MORRELL: Oh, yes.
10 COMMISSIONER TALTY: So, evergreens, the
11 problem with evergreens is that every year there's a new
12 evergreen that has a problem, you know. There's a new
13 bug or a new disease, and I think that's why we don't
14 see evergreens on these lists very often because, you
15 know, it changes, the pathology of these trees change so
16 frequently. So, trees are used all the time, you know,
17 like, you know, you can't use them anymore.
18 COMMISSIONER BOWYER: No, I certainly noticed
19 that, but I just think one of the things that people get
20 excited about using trees for is privacy.
21 COMMISSIONER TALTY: Privacy.
22 COMMISSIONER BOWYER: And so, then if you're
23 using deciduous trees, you know, they're not, you don't
24 have that for, like Chicago, for anyone - but, you know,
25 if there were some pines that were hardier or more
26 resistant --
27 COMMISSIONER TALTY: And the trees are still,
28 they would still be protected.
29 MR. GUTIERREZ: Sure.
30 COMMISSIONER TALTY: If you had a pine tree
31 that's over, you know, six inches or eight inches --
32 MR. GUTIERREZ: Eight inches, right.
33 COMMISSIONER TALTY: You know, they're still
34 protected. So, the other thing I was going to say, I
35 just am thrilled. I think this is a lot of good work.
36 One thing I would think might be
37 interesting to think about because I see it a lot in
38 Northfield, and maybe it's the conditions of the, you
39 know, with the flooding or whatever or just the age in
40 which a lot of these houses were built and the trees
41 were popular, but you know, nuisance trees, like
42 incentivizing people to take down certain trees like,
43 you know --
44 COMMISSIONER NAZARIAN: Like the invasive
45 buckthorn, Chicago wood, yes.
46 COMMISSIONER TALTY: Some buckthorn, you know,
47 silver maples, you know, box elder maples, things like
48 that. So, I'm just thinking if you're levying these
49 fees and somebody, you know, I don't know how much of a
50 pot you'd gain, but maybe the Village could do, you
51 know, the incentivize program where we're not going to,
52 you know, I don't imagine you have provisions in this
53 for taking down certain types of trees or diseased
54 trees. But if you take down a mulberry, you know, and

1 it's this big, you know, we'll give you --
2 MR. GUTIERREZ: Credit maybe.
3 COMMISSIONER TALTY: We'll give you a tree,
4 you know, out of this pot, we'll give you a three-inch,
5 you know, swamp white oak or a three-inch bald cypress,
6 you know.
7 COMMISSIONER EIGEL: Or crediting, as you were
8 saying, Steve, crediting against the fees.
9 CHAIRPERSON BOND: Or credit, right.
10 COMMISSIONER TALTY: Yes, credit, yes, that
11 was a good thought, you know, but I would like to see
12 some people take some things down.
13 COMMISSIONER MCINERNEY: Or you could just add
14 in here and maybe somewhere else, if there's a dead tree
15 in the property and you're going to apply, people just
16 don't take them down.
17 COMMISSIONER TALTY: Yes, dead trees.
18 COMMISSIONER MCINERNEY: They don't want to
19 spend the money.
20 CHAIRPERSON BOND: Well, that's again --
21 MR. GUTIERREZ: We don't require replacement
22 of a dead or declining diseased tree.
23 COMMISSIONER BOWYER: But do you require
24 people to take dead trees then?
25 MR. GUTIERREZ: We do require them to take
26 them down, yes.
27 COMMISSIONER BOWYER: So, come down my street,
28 see a willow that's fallen down five years ago that half
29 of it is still in the front yard.
30 COMMISSIONER TALTY: Maybe that's, you know,
31 maybe you do --
32 MR. GUTIERREZ: Yes, honestly, let us know --
33 COMMISSIONER MCINERNEY: I hope it matters.
34 COMMISSIONER BOWYER: Can those be anonymous
35 tips?
36 MR. GUTIERREZ: Absolutely.
37 COMMISSIONER TALTY: Hot line.
38 MR. GUTIERREZ: Any code enforcement we do, we
39 don't provide who tipped us off on the issues. So, I
40 will look on --
41 COMMISSIONER TALTY: Or maybe do events, like
42 maybe it's like an Arbor Day event where in the spring
43 you get the word out to the Village, because you don't
44 have the manpower to organize it, or a forester or
45 something that would maybe manage it throughout the
46 year. But maybe once a year you say, hey, Joe, you've
47 got that dead tree in the back, take it down and if you
48 do you, you get, you know, the Village will drop off a
49 three-inch or whatever, I'm sure you have access to --
50 CHAIRPERSON BOND: When we moved in to our house in
51 Timber, six months after we moved in we got a
52 notification we had to take down the only huge tree in
53 our backyard. I'm like what, and they deemed it dead. I
54 don't know who or why but some, you know, like they go

1 through and we got it, we had to take it down. Then the
2 previous owner called and yelled at us for taking it
3 down. Look, the city told us we had to.

4 But that was our experience as like
5 first-time homeowners is that, so certain villages, and
6 I think this is where hopefully we're headed, you know,
7 once we get on our feet from COVID, that we'll have
8 somebody in the Village go through, because I agree,
9 there has been a dead tree behind me for at least six
10 years, at least. The Village actually just told, well,
11 half of it fell on our property and we just took it
12 away, right. But the Village just recently told the
13 homeowner like you've got to get, that's got to go. But
14 then I guess you have to follow up and see whether or
15 not they actually --

16 MR. GUTIERREZ: Sure.

17 CHAIRPERSON BOND: I'll let you know. I'll
18 rat them out.

19 COMMISSIONER TALTY: It is kind of, I think it
20 would be hard to manage, you know, that kind of stuff.

21 MR. GUTIERREZ: I think that incentivizing or
22 giving credit within the system, the existing system,
23 that would be the easiest to manage honestly.

24 COMMISSIONER NAZARIAN: Yes, yes.

25 MR. GUTIERREZ: As opposed to a program, and I
26 certainly can't use the Public Works Department to, but
27 you know, as opposed to a program where they actually
28 literally purge their own trees to, you know, exchanging
29 those removal of trees with another tree.

30 COMMISSIONER TALTY: Yes, I know some villages
31 do tree planting programs, maybe like your 50/50.

32 MR. GUTIERREZ: Yes, maybe it's a tweak of
33 that, you know.

34 COMMISSIONER BOWYER: When we moved here 17
35 years ago, the Village had a program where you could
36 buy, they had a list of trees, and for like 300 bucks
37 you could get like a six-foot, a bunch of different
38 trees planted.

39 COMMISSIONER TALTY: Yes, Winnetka does that,
40 too.

41 COMMISSIONER BOWYER: And we bought trees
42 every year.

43 CHAIRPERSON BOND: On your property, not the
44 parkway?

45 COMMISSIONER BOWYER: You could get trees for
46 the parkway, if you had a parkway, free, and you could
47 get trees on your property for \$300, and they were like
48 six feet tall, but 17 years later they're not.

49 CHAIRPERSON BOND: Right.

50 COMMISSIONER BOWYER: And they would plant
51 them for 300 bucks. I mean, this was 2004, but they had
52 amendments, I mean, the whole thing. I heard a rumor
53 that it started to bankrupt the Village.

54 MR. GUTIERREZ: I was just saying that it's

1 not --
2 COMMISSIONER BOWYER: Well, I mean, you don't
3 have to do, charge \$500, charge \$600.
4 COMMISSIONER TALTY: Yes, charge kind of cost,
5 you know, charge what the cost of the tree and then, you
6 know --
7 CHAIRPERSON BOND: Or maybe the cost of the
8 tree and we get it planted by our people even.
9 COMMISSIONER BOWYER: Yes, but I think to then
10 have that in conjunction with a program, Clarkson or
11 something, to really explain to people why buckthorn is
12 so bad, or why, like you mentioned that some oak, I
13 didn't know oaks, that there are bad oaks.
14 COMMISSIONER TALTY: Oh, box elder maple.
15 COMMISSIONER BOWYER: Maple.
16 COMMISSIONER TALTY: Box elder maple, yes.
17 COMMISSIONER BOWYER: So, we have a May Day
18 thing where you promote to the Village to come out and
19 learn about why certain trees are really bad or certain
20 things are bad.
21 MR. GUTIERREZ: Educational.
22 COMMISSIONER TALTY: You know, left over
23 willows.
24 COMMISSIONER BOWYER: Buy the trees or where
25 you could buy them.
26 COMMISSIONER TALTY: So, I think it's just
27 something to consider while you're doing this.
28 Can I ask you why you took out diameter
29 at breast height? Why was the language taken out? I
30 couldn't find it, is it --
31 MR. GUTIERREZ: Only because it's elsewhere.
32 COMMISSIONER TALTY: Is it elsewhere?
33 COMMISSIONER BOWYER: I think it's in the
34 definitions.
35 COMMISSIONER TALTY: Okay.
36 MR. GUTIERREZ: Absolutely.
37 COMMISSIONER BOWYER: It's like two pages in
38 the definition.
39 COMMISSIONER MCINERNEY: They just moved it to
40 the definition section.
41 MR. GUTIERREZ: Right.
42 COMMISSIONER TALTY: I was wondering why.
43 MR. GUTIERREZ: I should have clarified.
44 COMMISSIONER TALTY: Then I was looking it up,
45 I was like, wait, do we not use that term? You know,
46 sometimes terms go out of fashion. I'm getting old, so
47 I don't --
48 MR. GUTIERREZ: It's in the definitions.
49 COMMISSIONER MCINERNEY: It's on page four of
50 the definitions.
51 CHAIRPERSON BOND: You don't want to use that
52 now?
53 COMMISSIONER TALTY: Yes, I thought it was
54 like politically incorrect.

1 MR. GUTIERREZ: Yes, we actually try to
2 incorporate it more into the regular language because it
3 was just kind of sitting out there.

4 COMMISSIONER TALTY: Yes, it's like, yes.

5 MR. GUTIERREZ: So, we put it in the
6 definitions.

7 COMMISSIONER TALTY: So, that was kind of my,
8 that was really my, I think it's a very positive
9 direction. I like that it is focused on trees that you
10 really want to pursue, you know. Then it does lead in
11 to, you know, the opportunity to kind of educate people,
12 you know, to say, and then I'll add this but again this
13 is just to kind of keep a little placeholder.

14 Northbrook does a program which I thought
15 was very interesting to deal with water. They
16 incentivize homeowners to do rain gardens and bio-swale
17 areas which has become very critical, and stormwater is
18 a big, you know, kind of regional issue.

19 MR. GUTIERREZ: Water quality.

20 COMMISSIONER TALTY: I do a lot of like large,
21 you know, developments, and all detention now includes a
22 deep-rooted native, you know, component to it. So, I
23 think, you know, if the Village really gets into the
24 sort of, you know, environmental aspect of what this
25 tree preservation is sort of leading us into, maybe then
26 it leads you into stormwater mechanisms and control. I
27 think it only benefits the entire Village if somebody,
28 you know, creates this and then the neighbor creates one
29 and then, you know, it only helps everybody out.

30 COMMISSIONER NAZARIAN: I think when we talk
31 about this, we're doing it sort of in a vacuum because
32 we've got a dozen people who are talking about it, but
33 the villages don't know unless we communicate that to
34 them. The Village newsletter is one way to communicate
35 what's in here so that people know, but also, to
36 Kathryn's point, that if there is information out there,
37 I actually installed a rain garden at my house because
38 the Village, when I called the Village and asked, you
39 know, I've got a lot of water coming out of my sump pump
40 and it's just flooding my side yard, can I direct it to
41 the sewer?

42 COMMISSIONER TALTY: Do the rain garden, yes.

43 COMMISSIONER NAZARIAN: They said build a rain
44 garden instead. Oh, well, that's a clever idea, I
45 didn't know. I didn't know, and that's the point, that
46 I think there are a lot of people who don't know what's
47 available and what they can or should do on their
48 properties, especially given that Northfield does have
49 so many flooding issues.

50 So, talking about it is one thing, but I
51 think if we have a mechanism for communicating that,
52 whether it be by Village newsletter or maybe something
53 additional that comes in the spring when we talk about
54 Arbor Day or, you know, the 50/50 program. Whatever it

1 is, that might help a long way towards eliminating some
2 of the cottonwoods and the, you know, invasive
3 buckthorn. If you drive all the way up and down Sunset
4 Ridge, that's all you see are hedges of buckthorn.
5 Maybe if people knew that they could get rid of the
6 buckthorn and maybe plant of these more desirable trees,
7 that would help getting Northfield looking a little
8 better than it does right now.

9 TRUSTEE ORTH: Well, to add to your point,
10 Nancy, too, that's something that could be added to the
11 website as far as the different ideas for water
12 retention on the property.

13 COMMISSIONER NAZARIAN: Right, right.

14 TRUSTEE ORTH: Then that's always there, you
15 know. That would probably be a bit better than maybe
16 the newsletter because a newsletter comes out, if you've
17 got it, every month, and that may only once or twice a
18 year, whereas if we put something into the website, we
19 could talk to, you know, people that work on the
20 website, that way it's always there. Ideas for water
21 retention or what to do if there's extra water.

22 MR. GUTIERREZ: Sure.

23 TRUSTEE ORTH: I mean, we could put all that
24 on the website.

25 COMMISSIONER TALTY: Is there any, there's
26 never been a consulting forester for the Village? I
27 know you don't have anybody on staff, but you don't --

28 MR. GUTIERREZ: We do.

29 COMMISSIONER TALTY: Oh, you do? You do.

30 MR. GUTIERREZ: Yes, now we do. We have
31 someone in Public Works who has their arborist
32 certification.

33 COMMISSIONER TALTY: Oh, okay.

34 MR. GUTIERREZ: He's now our "forester".

35 COMMISSIONER TALTY: Got it.

36 MR. GUTIERREZ: So, he's the one, he's our go
37 to, particularly with public parkway issues, right. So,
38 when we get to the private side, and since it's kind of
39 a time consideration because he's also --

40 COMMISSIONER TALTY: He's a little stretched.

41 MR. GUTIERREZ: He's very stretched, right.

42 So, we do have Tim King, who does he work
43 for? I can't remember the firm, but we do have
44 consultants with a little bit more, for the complicated
45 private side issues, you know. There's a property with
46 a slew of diseased trees, that we've identified them,
47 kind of eyeballed them. Eric kind of eyeballed them for
48 us, and then we got some pushback of no, this is a
49 disease, this is --

50 COMMISSIONER TALTY: Yes, I guess that's where
51 I was going. So, if somebody gives you a plan or just
52 comes for a onesie or twosie request to remove a tree,
53 because you do have provisions for if a tree is diseased
54 or damaged or dying or whatever.

1 MR. GUTIERREZ: Right.
2 COMMISSIONER TALTY: So, he can review that,
3 he reviews that?
4 MR. GUTIERREZ: Not every one of them.
5 COMMISSIONER TALTY: Not every one.
6 MR. GUTIERREZ: If there is a, our staff
7 person has a good level of knowledge. He's the person
8 in our department, but he's not a certified arborist.
9 So, if there's any kind of another question, we kick it
10 up to Eric, and depending on how much time it will take,
11 we may kick it over to a consultant.
12 COMMISSIONER TALTY: Yes.
13 COMMISSIONER MCINERNEY: But if someone says
14 it's diseased, they have to have a letter from an
15 arborist, correct?
16 MR. GUTIERREZ: Yes, they do. That's a
17 baseline. So, a certified arborist has to provide that
18 assessment.
19 COMMISSIONER MCINERNEY: So, it's not on you
20 guys to come in.
21 MR. GUTIERREZ: Yes, we don't go out and do an
22 arbor assessment. You know, we're going to still kind
23 of, we're still going to go out and make sure it's dead.
24 COMMISSIONER MCINERNEY: Right.
25 MR. GUTIERREZ: You know, those in-betweens
26 where, you know, they're saying it's declining or it's
27 diseased, you know, and I'm definitely going to take it
28 down because I'm taking this other dead tree down, I'm
29 going to take this one down, you know. Those are the
30 issues that we'll talk to the expert.
31 COMMISSIONER TALTY: Yes.
32 CHAIRPERSON BOND: And you said there's no fee
33 for taking down a dead tree?
34 MR. GUTIERREZ: Correct. You do get a permit
35 because we want to be able to track that it is dead.
36 But if it's protected, if it's in the rear yard or
37 outside of the required side or front yards, we don't
38 require them to do anything other than just say it's --
39 COMMISSIONER BOWYER: So, I apologize for
40 getting here late and now for leaving early, but my
41 daughter does have a dance in Glenview so I have to go.
42 But one thing, and I don't know that it's that I've
43 never looked, but you were talking about the website. I
44 think it would be great if there would be a page on the
45 website about trees that you recommend, because I know I
46 bought hardwoods before that I just, I don't know, so I
47 thought I'd just say that, you know, that I didn't know,
48 you know, that a hickory was better than a, something
49 like that.
50 So, I'm just saying if we encourage
51 people and even have pictures --
52 COMMISSIONER TALTY: I think all these trees
53 are good. I didn't mean it that, you know --
54 COMMISSIONER BOWYER: No, I know, but like

1 recommending, where we're saying if you don't know what
2 kind of tree you want, this is what it looks like, this
3 is the color it becomes in the fall, in the spring or
4 whatever and, you know, here are six recommendations
5 that we would make if you have water, you know, go with
6 the bald cypress, go with the willow or, well, not
7 willow, but --

8 COMMISSIONER TALTY: Yes, that's a very nice,
9 that would be a very nice tool I would think.

10 COMMISSIONER BOWYER: Because there's a lot of
11 uninformed, like I don't know trees.

12 COMMISSIONER TALTY: And I think, you know,
13 the Village on a kind of more macro level, they might
14 say, you know, some communities do this, we're really
15 over-planted with maples right now, so we really don't
16 want anybody to plant around maple, right? Even though
17 they're beautiful and they're, you know, they are, we
18 just have, we need to diversify.

19 COMMISSIONER BOWYER: Diversify. Well, in the
20 city, I know they used to, when I was doing spec houses
21 and you go to the parkway, you could plant whatever you
22 wanted but the permit was much more expensive for trees
23 that they felt were over-planted at least.

24 COMMISSIONER TALTY: Right, right.

25 COMMISSIONER BOWYER: At that time they wanted
26 that new locust breed.

27 COMMISSIONER TALTY: Yes, they always wanted
28 the honey locust, and then they went to the black
29 locust. Now, that's all changed now, too. They're much
30 more --

31 COMMISSIONER BOWYER: Yes, and if you wanted
32 the maple, it costs a lot more than you wanted to get a
33 permit.

34 COMMISSIONER TALTY: Yes. So, you know, some
35 of that stuff are, you know, that's kind of a nice tool.

36 COMMISSIONER BOWYER: Yes. I just noticed --

37 MR. GUTIERREZ: I just want to also note for
38 you guys, the Village Board has been discussing this for
39 a long time. They didn't expect that they could,
40 they're not in a big hurry. So, if you guys want to
41 continue the meeting, whenever you want to, if you want
42 to continue the conversation, that's perfectly fine. If
43 you want us to do more research --

44 COMMISSIONER TALTY: Would it be helpful if I
45 gave you this in writing or is that not fair?

46 MR. GUTIERREZ: Oh, absolutely.

47 COMMISSIONER TALTY: Is that not within our, I
48 mean, because I could just write a, I could even, you
49 know, add in a document and say consider this or this.

50 MR. GUTIERREZ: That would be very welcome.

51 COMMISSIONER MCINERNEY: And Kathryn, what
52 would you suggest on the two-for-one? Because I do
53 think that it's just onerous.

54 COMMISSIONER TALTY: Yes, I've got to put a

1 little more thought, I did look up some ideas from what
2 other municipalities do that have heritage trees. In
3 some cases, they'll say if it starts at 16 inches, you
4 know, if it's 16 to 20 inches, we want, I'm just making
5 this up, I don't remember, we want two four-inch trees.
6 Or if it's 20 to 30 inches, we want, you know, three or,
7 you know, they kind of just increase the, but they don't
8 do the two-for-one just because if you did take down
9 something that's, and you know, it is, you know --

10 MR. GUTIERREZ: Something like that it sounds
11 like, so it's like --

12 COMMISSIONER TALTY: Yes, like a sliding
13 scale.

14 COMMISSIONER MCINERNEY: I'll say in my
15 experience, the client, the homeowner, when you're
16 building you have to take these down, it's always costs,
17 right? So, they're always like, oh, my God, do we have
18 to do these? What's the cheapest, most littlest tree we
19 can do that satisfies this?

20 COMMISSIONER TALTY: I know.

21 CHAIRPERSON BOND: Right. Right.

22 COMMISSIONER MCINERNEY: So, they end up with
23 arborvitaes down the side of one that no one even cares
24 about just because you can do it cheaply, and you know,
25 so you don't end up with what you guys want which is
26 have these beautiful, you know, trees --

27 MR. GUTIERREZ: Canopies.

28 COMMISSIONER MCINERNEY: -- you end up with
29 just something to satisfy the requirements. So, that
30 two-for-one could be, that was my first reaction, it's
31 just the clients are going to be like, really, I have to
32 do this? So, it could even just going to end up with a
33 bad result.

34 COMMISSIONER TALTY: Or it ends up like your
35 wooded backyard that, you know --

36 CHAIRPERSON BOND: They look fine and --

37 COMMISSIONER TALTY: They look fine when
38 they're going in and then, you know --

39 MR. GUTIERREZ: Overgrown and it's over-
40 planted.

41 COMMISSIONER TALTY: Yes, it's just not --

42 COMMISSIONER MCINERNEY: Or planted too close
43 together.

44 COMMISSIONER TALTY: But I'm happy that you
45 guys are tackling this. But I will, I'll give you some
46 thoughts on the sliding scale because I understand the
47 goal is you are trying to discourage somebody from --

48 MR. GUTIERREZ: It's to set some --

49 COMMISSIONER TALTY: Or at least really think
50 about taking something down that you don't want them to
51 take down, you know. So, what would you rather have?
52 Would you rather have the trees or would you rather have
53 the money? If you want the trees, then let's really
54 kind of focus on what those trees are. You know, we

1 could maybe do a, it has to be from this list and it's
2 got to be this size going in or something.

3 COMMISSIONER MORRELL: If you can do the trees
4 and money?

5 COMMISSIONER TALTY: What? Yes, trees and --

6 COMMISSIONER MORRELL: Money and the trees,
7 you could do it both. If you're going to take the tree
8 that's not dying now --

9 COMMISSIONER TALTY: Yes, that would be the
10 result if somebody had a lot that couldn't handle like
11 the 72 inches of trees, you know, they would maybe give
12 you 24 inches of trees and then them make up the rest in
13 fees.

14 CHAIRPERSON BOND: And I'm a huge tree lover,
15 like a huge tree lover, but I keep thinking of this
16 particular lot not too far from me, that those people
17 are going to be seriously challenged because they have
18 these huge trees that have grown right next to this and
19 there's nowhere, it needs to be renovated, that house,
20 but there's nowhere to go, right? So, you know, I keep
21 thinking of this, I'm like, wow, it will cost them a
22 fortune to remove some of those trees with this new,
23 right? And it's not that big of a lot, so now we're
24 getting back to, in my neighborhood we've got some very
25 small lots, and then how do you then enhance that
26 property, keep some of the trees, but you don't want to
27 make it so impossible that they can't do it.

28 So, I agree, I want trees, I'd hate to
29 see them come down, but sometimes something's got to
30 give.

31 MR. GUTIERREZ: Strike the right balance.

32 CHAIRPERSON BOND: Right, it's a balance. I
33 would want to see maybe a more defined section on
34 parkway trees or just so that there's more clarity on if
35 the Village is going to trim the trees, that there is
36 something in place so that homeowners aren't left in an
37 ambiguous position of am I doing it or is the Village
38 supposed to do that? I think that if we can focus a
39 little bit in the writing about, or the Village can
40 decide how they want to address parkway trees.

41 So, some of the homeowners on our street
42 have done a fabulous job, others have not, you know. I
43 think it's in part nobody's quite sure, you know. I
44 think everyone is aware you're not allowed to cut it
45 down, but other than that it's like they think I'm
46 supposed to take care of it? But then when I read
47 you're not supposed to cut it here tonight, I'm like,
48 oh, wow, that could be a problem because it says don't
49 cut.

50 So, maybe if there is something in there
51 that says homeowners may trim but it's very specific
52 about what trimming involves.

53 MR. GUTIERREZ: Trimming, right.

54 CHAIRPERSON BOND: So, like you cannot remove

1 limbs, you cannot, you know, so that a certain
2 percentage of the canopy has to remain, so nobody goes
3 crazy on that tree.

4 COMMISSIONER NAZARIAN: That actually raises
5 another question in my mind which is, again I'm thinking
6 about, you were talking about your street, I'm thinking
7 about, you know, it sounds very true. There's an uneven
8 effort by the residents who trims their trees back from
9 the sidewalk, for example, and who let them hang down so
10 much that people who ride their bikes have to actually
11 duck.

12 Is there anything that, any mechanism
13 that would force homeowners to actually trim that?

14 MR. GUTIERREZ: Yes. You're required to trim
15 back bushes and trees so that people can pass. So, I
16 think there's a minimum --

17 COMMISSIONER NAZARIAN: Is that the seven-day
18 notice, you're going to give them a seven-day notice?

19 MR. GUTIERREZ: Yes, we typically would give
20 them at least seven days to address something that would
21 be incorrect. Every year we send out a handful of those
22 that we have seen or somebody calls and asked about,
23 bike riders or, you know, the walkers in town. But yes,
24 there's a provision, actually it's in this chapter and
25 the trimming is part of this chapter that requires a
26 minimum height and it can't, you know, it can't go on to
27 the sidewalk, it has to be so.

28 COMMISSIONER NAZARIAN: Okay.

29 MR. GUTIERREZ: And we do regularly enforce
30 that.

31 COMMISSIONER NAZARIAN: Yes.

32 COMMISSIONER MCINERNEY: You guys actually
33 come out and trim some of them, like all those ones on
34 Winnetka Road, it just, you guys trim that whole thing?
35 I know Public Works --

36 MR. GUTIERREZ: I don't know the circumstances
37 there, Joe. But yes, it sounds like Public Works might
38 have done that.

39 COMMISSIONER MCINERNEY: Public Works does
40 that, yes.

41 TRUSTEE ORTH: When they become hazardous.
42 Nancy, what you're talking about, if you see that
43 particular address, contact Public Works because they'll
44 come out and, you know, again some of those trees grow
45 so quickly that they --

46 MR. GUTIERREZ: Actually, I would suggest that
47 you probably contact us first because we're probably
48 going to ask the homeowner or the property owner to do
49 it. I don't know what circumstance, obviously, there
50 are some circumstances where --

51 COMMISSIONER MCINERNEY: There is nothing nice
52 there, you know, where it is but, you know, it's just,
53 it's overgrown every year. It's buckthorn in there.

54 MR. GUTIERREZ: Right.

1 COMMISSIONER TALTY: So, just one more thing,
2 just while I think about it. If you're looking for
3 resources for the website, if that is kind of the road
4 you guys go down, the Arbor Day Foundation creates
5 diagrams. They have diagrams on desirable tree species.
6 I think they're free. I know I've gotten them. You
7 could take them up from, you know, other village, you
8 know, they'll sit in the hall and there's nice posters
9 that have, you know, kind of interesting trees. But I
10 know they also have resources that you can use on their
11 own website to make this easy, you know, so --

12 MR. GUTIERREZ: Sure.

13 COMMISSIONER TALTY: -- it's not like you're
14 finding --

15 MR. GUTIERREZ: If it's free, great --

16 COMMISSIONER MORRELL: And it's important how
17 you trim and when.

18 COMMISSIONER TALTY: Yes, when is --

19 COMMISSIONER MORRELL: You could damage a tree
20 big time by not cutting it correctly.

21 COMMISSIONER TALTY: Right.

22 COMMISSIONER EIGEL: Are there any good, easy
23 resources if we wanted to provide a little bit more
24 background on the kind of trees we're recommending that
25 people plant? Maybe even in the sense of, you know,
26 here is what this tree looks like at, you know, five
27 years of growth, 10 years of growth, you know, 20 years
28 of growth? I think a lot of people, you know, have some
29 idea of what certain trees look like, but they don't, if
30 they're not really tree people, they don't really know.

31 COMMISSIONER TALTY: Yes.

32 COMMISSIONER EIGEL: So, if you're considering
33 planting something or if you're required to plant
34 something because you've got some building activity
35 going on or what have you, you know, how do you make
36 those decisions? What if you have more like a gardener
37 instead of a landscape company that's doing this with
38 you and they're planting one tree instead of doing a
39 whole landscape plan, you know, where would you maybe
40 even have a good ability to find the resources and to
41 know what would be good to plant?

42 COMMISSIONER TALTY: So, the Arbor Day
43 Foundation has a really great diagram of the kind of
44 native, you know, trees native to Illinois or trees that
45 they encourage you to plant and order in Illinois, and
46 then they have diagrams, size. Even at the bottom they
47 line those trees up so you can see the scale of the
48 tree, you know.

49 MR. GUTIERREZ: Relative to scale.

50 COMMISSIONER TALTY: But you have their
51 illustrations and that's very nice, that's a very simple
52 kind of image-based, you know, kind of piece of
53 literature. Then I would say Morton Arboretum is the,
54 you know, is a huge source of all that information, you

1 know. I mean, Botanic Gardens is great but it's
2 definitely more, a bit ornamental. Like you know, if
3 you really want to know the tree information, I would
4 say Morton Arboretum is the way, you know.

5 MR. GUTIERREZ: Yes, absolutely, yes. We use
6 those resources ourselves.

7 COMMISSIONER TALTY: Yes.

8 MR. GUTIERREZ: But yes, really doing a
9 landing page for trees is something that we could do.

10 COMMISSIONER TALTY: Yes.

11 COMMISSIONER MORRELL: This is a minor
12 suggestion, but just because I was just hit up to help
13 on this, the Park District does Wednesday in the Park,
14 and a presence there for tree information, where to buy
15 a tree, you could probably hit people that are
16 interested in sitting out there and educate them. I
17 mean, there's tons of parents with kids, it's like
18 almost too much. I went one Wednesday night and I was
19 like I'm going home because there's, parents are all
20 drinking wine and the kids are everywhere. I'm like I'm
21 not doing this, I did this in college just like that.

22 But I mean, there are a lot of, it's more
23 informational because for whatever reason, Northfield
24 has lost its market for vegetables so we're not really
25 having Farmer's sadly anymore. But - vendors, but it
26 would be great for the Village, I know you guys have a
27 lot to do but you can stick me in there. I can now
28 volunteer, I know a little bit, but I can read off a
29 script, you know, I can study.

30 MR. GUTIERREZ: Sure, sure.

31 COMMISSIONER MORRELL: I've got my master
32 gardener certificate so I know a little bit, which is
33 dangerous, but I think it's a great presence and a lot
34 of people go to it. I'm just amazed at how many people
35 go to that thing.

36 COMMISSIONER TALTY: Are we a tree city?

37 MR. GUTIERREZ: Yes, yes.

38 CHAIRPERSON BOND: So, Steve, if the
39 Commissioners have ideas, can they just send you e-
40 mails?

41 MR. GUTIERREZ: Absolutely, absolutely, yes.

42 CHAIRPERSON BOND: Okay, with those ideas, and
43 then we can continue the discussion for a further date.

44 MR. GUTIERREZ: So, if you have any specifics,
45 questions, ideas, just send them to the, thank you again
46 for helping us on maybe honing it a little bit on some
47 of the heritage tree things.

48 COMMISSIONER TALTY: I think you did, you
49 know, you guys did all the heavy lifting.

50 MR. GUTIERREZ: No, and again, this is exactly
51 what the Board would love you guys to help us, help them
52 hone this, you know, and have it to make sense.

53 TRUSTEE ORTH: That's why we're not in a hurry
54 to make any rash decisions with this because it's been a

1 discussion and a work in progress for quite a while. I
2 know sometimes people said how come this isn't done yet,
3 well, you know, there aren't any big issues going on
4 within the Village as far as I know. I think Steve get
5 a little of this, like people cutting trees down. But
6 we want to get it right, we don't want to have to change
7 it in a year, and obviously you have to tweak stuff a
8 lot to make sure that, you know, again the input from
9 six, seven, or eight more people is huge on this. Some
10 people have different expertise within yourself, and
11 then other ideas can come into play here.

12 You know, Tev, one of your points about
13 the parkway tree stuff, maybe have a section in there
14 about, you know, maybe that people shouldn't be touching
15 the parkway trees and if there's any issues just contact
16 the Village.

17 MR. GUTIERREZ: Clarify it, yes.

18 CHAIRPERSON BOND: Right.

19 TRUSTEE ORTH: For maintenance and for,
20 because they are basically, it's like if someone decided
21 to replace the sidewalk in front of their house with
22 bricks, well, it's a Village sidewalk, you know, do the
23 same with a parkway tree. You know, you don't mess with
24 parkway trees because like you said, there are certain
25 times when you're supposed to trim them and not trim
26 them, and you could do great damage. We still do have
27 the 50/50 tree program that we allotted funds again and
28 issued budget for that program as well.

29 MR. GUTIERREZ: So, that would be great if you
30 guys could send me anything, any thoughts that you have.
31 We could even kind of tweak this, you know, before the
32 next time we talk about this because we have a very full
33 May agenda, and I'll go over that with you, I just want
34 to wrap this up. So, this may not be getting back, it
35 won't probably get back on the agenda until June at the
36 earliest. So, plenty of time, give it some thought.

37 I'm going to also, maybe there's some
38 questions here that I need to run down as well for, you
39 know, for us, because I want to make sure to get back to
40 you with some additional information. Honestly, we can
41 already start to just develop a web page, you know, on
42 the trees and start to plug in some of these resources.

43 We also, when this is ultimately approved
44 by the Village Board, so you make your recommendations
45 to the Village Board and they finalize the amendments to
46 the ordinance, we're also going to go through a campaign
47 of educating our community that these changes have been
48 made and this would be a great opportunity to plug in
49 some of these other things. Either way, we've got this
50 great web page that we could set up with lots of
51 information, and we're going to tease that even in that
52 communication.

53 You know, lots of work. When this is
54 done, obviously we've got a lot of landscape people and

1 tree people to call to tell, you know, to advise them as
2 well ultimately what's decided.

3 COMMISSIONER TALTY: Well, you might, I mean,
4 you know, you might find that, like Patty, you know,
5 wants to volunteer, but you may find things like this
6 are, you know, always kind of bring out the best
7 intentions. Maybe best intentions are the worst thing,
8 but they bring out, you know, good feelings in the
9 community.

10 MR. GUTIERREZ: Sure.

11 COMMISSIONER TALTY: And maybe you establish
12 some sort of, maybe to raise awareness or volunteer, you
13 know.

14 MR. GUTIERREZ: Yes, absolutely.

15 COMMISSIONER TALTY: Some of these ideas that
16 can kind of at least give it a push on in the community.

17 COMMISSIONER MORRELL: And I'm sure the garden
18 clubs --

19 COMMISSIONER TALTY: Yes.

20 COMMISSIONER MORRELL: I'm in both of them, I
21 mean, they would love, those women are active.

22 MR. GUTIERREZ: Yes, tap resources that we
23 already have out there.

24 COMMISSIONER TALTY: Yes, yes.

25 MR. GUTIERREZ: People who would love those,
26 Staff would move for something like that, or help us get
27 the word out, yes. Great idea.

28 CHAIRPERSON BOND: Any other thoughts?
29 (No response.)

30 CHAIRPERSON BOND: No, okay. May I have a
31 motion to continue the amendment to the tree
32 preservation ordinance?

33 COMMISSIONER TALTY: I'll make a motion.

34 CHAIRPERSON BOND: All in favor?
35 (Chorus of ayes.)

36 CHAIRPERSON BOND: Any opposed?

37 MR. GUTIERREZ: Probably specifically to June.

38 CHAIRPERSON BOND: Oh, to June?

39 MR. GUTIERREZ: Yes, to your June meeting.

40 CHAIRPERSON BOND: Yes, to the June --

41 MR. GUTIERREZ: Agenda.

42 CHAIRPERSON BOND: I just don't have that
43 exact date.

44 MR. GUTIERREZ: Sorry.

45 CHAIRPERSON BOND: I know the May date. June
46 15th?

47 MR. GUTIERREZ: June 13th.

48 CHAIRPERSON BOND: 13th, all right. So, a
49 motion to continue the amendment to the tree
50 preservation ordinance for June 13th.

51 COMMISSIONER TALTY: Oh, I'll make the motion.

52 COMMISSIONER MORRELL: Second.

53 CHAIRPERSON BOND: All right, all in favor?
54 (Chorus of ayes.)

1 CHAIRPERSON BOND: Any opposed?
2 (No response.)
3 CHAIRPERSON BOND: So, the motion passes.
4 MR. GUTIERREZ: Just FYI, for your May 9th
5 meeting, we have three agenda items. One is going to be
6 the Zengeler Cleaners who are coming back with their
7 sign application. I have to tell you that they're
8 coming back with essentially the same landscaping that
9 they've shown you the first time. The property owner
10 wants to tackle the whole development or shopping center
11 with regard to doing additional landscaping. So, I did
12 tell him, I said, well, that's not what was told to the
13 Architectural Commission at the last meeting so be
14 prepared that that may not go over so well, but in any
15 event, that's to give you a heads up on that.

16 So, Sunset Ridge Country Club is
17 installing a new parking lot along Sunset Ridge Road.
18 It used to be where the old tennis court, one of the
19 sets of old tennis courts were at the north end of the
20 pickleball courts. The lighting is subject to
21 Architectural Commission review. There is a, I wouldn't
22 say it's an oddity because it's actually not that
23 unusual, there is an annexation agreement that the
24 Village has with, had and still has with the country
25 club when they annexed into the Village which exempts
26 them from our tree preservation and landscape ordinance
27 actually. Those were the types of regulations I would
28 say. So, you'll be looking at it just in terms of the
29 lighting which is not exempted from our regulation for
30 the country club.

31 Then, last but not least, the adult use
32 cannabis dispensary that the Village Board approved at
33 the last Board or the March Board meeting, right? Yes,
34 the last Board meeting, I already forgot that meeting,
35 they approved the special use except for the
36 landscaping, lighting, architecture and signage. So,
37 those aspects of it are conditioned, I'm sorry, one of
38 the conditions of the approval by the Village Board of
39 the basic use, the traffic, the site and all of that, is
40 conditioned upon them coming back to the Architectural
41 Commission and ultimately to the Village Board for
42 approval of those four aspects of the project. So, they
43 got their approval, but they have to get these things
44 through the Architectural and then the Village Board.

45 So, before the meeting, just not too long
46 before this meeting, I actually sent you their
47 preliminary plans. So, it's a little unusual, but we
48 have such a full agenda and I anticipate that there's
49 going to be a lot of discussion on that, and then maybe
50 a lot of public testimony. I'm not sure how to gauge
51 that. I wanted to try to make it a little bit more
52 efficient for you guys and get that out in your hands
53 sooner rather than later, the dispensary plans.

54 CHAIRPERSON BOND: It's been approved by the

1 Board to go in, so we are architecture, lighting. We
2 have no say whether or not it will exist.
3 MR. GUTIERREZ: Correct, right.
4 CHAIRPERSON BOND: That's already, so we will
5 probably have some people trying to get us to deny it.
6 MR. GUTIERREZ: People saying you shouldn't
7 let the Village --
8 CHAIRPERSON BOND: But we have no say on that.
9 COMMISSIONER TALTY: We just focus on the
10 appropriateness of the --
11 CHAIRPERSON BOND: We can only, yes, we are
12 only here for the architecture, lighting, and the
13 landscaping.
14 MR. GUTIERREZ: We know that will get some
15 people to come in, but we are talking, we have been
16 talking with the owners' associations for Courts of
17 Regent Woods which are the adjacent properties, both the
18 condo association and the homeowners association for the
19 homes. While they didn't like the decision and were
20 generally opposed to it, they still understand that the
21 Board, that the use decision has been made and what is
22 being focused on. Again, the applicant is engaging with
23 them, they're going to meet with them I think on
24 Thursday. They sent them the plans I sent you.
25 COMMISSIONER MORRELL: When did you send them?
26 I'm sorry, when did you send these plans?
27 MR. GUTIERREZ: Like at 4:30 this afternoon.
28 COMMISSIONER MORRELL: Oh, okay.
29 CHAIRPERSON BOND: Oh, today? Oh, that's
30 right.
31 MR. GUTIERREZ: So, yes, that is in your
32 inbox. If it isn't, please call me and let me know.
33 Yes, so the use is set and it's just
34 these aspects that is subject to you guys' review and
35 recommendation on to the Village Board for their final
36 vote.
37 COMMISSIONER MORRELL: Why do we call it the
38 adult cannabis?
39 MR. GUTIERREZ: You know why, because the
40 distinction is with medical cannabis.
41 COMMISSIONER MORRELL: Oh, okay, yes.
42 MR. GUTIERREZ: So, adult use is the term
43 that --
44 COMMISSIONER MORRELL: It's like where's the
45 kids'? That's not regulated.
46 COMMISSIONER BOWYER: Is that a state statute?
47 MR. GUTIERREZ: It's a statutory way to refer
48 to it, so yes, sorry.
49 COMMISSIONER MORRELL: Okay.
50 TRUSTEE ORTH: Medical could be under 21, the
51 adult can get it if they're 21. So, there's kids that,
52 17-year-olds that have a medical thing could get
53 marijuana, you know, get cannabis because of a medical
54 condition whereas, you know, we learned all this through

1 all this process, plus when I was in Highland Park, we
2 had one open as well. But that's part of the reason
3 they're called adult, you have to be 21, show a valid
4 driver's license to even walk in the door.

5 MR. GUTIERREZ: Yes, this is non-medical. You
6 can get your medical stuff there but it's non-medical
7 considered dispensary. So, all that to say I'll send it
8 out to you. Again, in order to kind of expedite things
9 at the hearing, it would be helpful if we got your
10 general, if it's like these are my big items that, you
11 know, really your hot button items, then we'd really
12 appreciate getting that feedback. Then you'll be giving
13 them an opportunity to address their application or
14 their plans before it gets back to you folks for the
15 final submittal let's say.

16 I'd ask if you guys could do that --
17 COMMISSIONER MORRELL: That's in our inbox,
18 right?

19 MR. GUTIERREZ: It's in your inbox. So, if
20 you can just take a look at it? If you have questions,
21 you know, ask me or give me a call. If you don't have
22 an opportunity though, that's fine. You know, we're
23 still going to have the meeting, it would just help
24 things kind of move along if you got some general
25 feedback and let them react to that in the final
26 submittal.

27 COMMISSIONER BOWYER: This building has a
28 drive-through. Do they have a drive-through?

29 CHAIRPERSON BOND: It was a bank, right?

30 MR. GUTIERREZ: This is where the Busey Bank
31 is or has been, 161 Waukegan.

32 COMMISSIONER BOWYER: So, they're keeping the
33 drive-through?

34 MR. GUTIERREZ: No. They're going to strip
35 that off.

36 COMMISSIONER BOWYER: Okay.

37 MR. GUTIERREZ: No, they're not allowed to
38 have drive-throughs yet. No, that's nothing yet, so
39 yes, they're stripping that off. We'll describe a
40 little bit, also you'll get more background material as
41 well, but we kind of just wanted to get this, they got
42 it to us today, we wanted to get it in your hands.
43 We'll go through the Comprehensive Plan and all of those
44 things and the history and a lot more of the background
45 information. But the essence of the plans are in your
46 inbox.

47 CHAIRPERSON BOND: Really interesting. So,
48 three action items for May.

49 MR. GUTIERREZ: Yes.

50 CHAIRPERSON BOND: All right, that's on the
51 record. So, the next meeting is Monday, May 9th.

52 Is there anything else, Steve?

53 MR. GUTIERREZ: No.

54 CHAIRPERSON BOND: May I have a motion to

1 adjourn the meeting?
2 COMMISSIONER MORRELL: So moved.
3 CHAIRPERSON BOND: Second?
4 COMMISSIONER EIGEL: Second.
5 CHAIRPERSON BOND: Meeting adjourned, all
6 right.
7 (Whereupon, at 8:24 p.m., the above
8 meeting was adjourned.)
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12 APPROVED 5/9/22
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