

PLAN AND ZONING

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

COMMISSION

REPORT OF PROCEEDINGS had before the Village of Northfield Plan and Zoning Commission held remotely due to the COVID-19 crisis on the 1st of June, 2020, at the hour of 7:02 p.m.

MEMBERS PRESENT:

BILL VASELOPULOS, Chairman  
STEVEN HIRSCH  
KATHY ESTABROOKE  
THOMAS BOLLING  
WILLIAM KELLY (Joined 7:10 p.m.)  
TRACEY MENDREK  
TODD BERLINGHOF  
CONNIE BERMAN

MEMBERS ABSENT:

DANIEL deLOYS

ALSO PRESENT:

STEVE GUTIERREZ, Community Development Director  
MELISSA DeFEO, Director of Administrative Services

1 CHAIRMAN VASELOPULOS: Good evening, everyone.  
 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. At this time, I'd like to  
 5 introduce the Commissioners. We have Commissioner  
 6 Steven Hirsch, Kathy Estabrooke, Tom Bolling, Tracey  
 7 Mendrek, Todd Berlinghof and Connie Berman.

8 The purpose of tonight's meeting is to  
 9 conduct a public hearing and consider and discuss a  
 10 request for approval of a parking variance located at  
 11 436 Frontage Road. The Petitioner's name is Dr. Jeremy  
 12 Warner.

13 The public hearing format will provide an  
 14 overview of this proposal and a forum for public comment  
 15 and input.

16 This Commission is a recommending body  
 17 only, and we will have forward our recommendation to the  
 18 Village President and the Board of Trustees for final  
 19 determination on whether or not to grant this item  
 20 before us today. The Board will consider this item  
 21 being discussed this evening at the next Board meeting  
 22 which is scheduled for Tuesday, June 16th, 2020.

23 Commission meetings require that all  
 24 persons wishing to be heard and to enter testimony must  
 25 be sworn in. This includes all petitioners, individuals  
 26 with the petitioners and any interested parties or other  
 27 property owners. Following the petitioner's  
 28 presentation and after the Commission has had an  
 29 opportunity to ask questions and discuss amongst  
 30 ourselves, then all other interested parties will be  
 31 given an opportunity to speak.

32 Prior to speaking, we request that all  
 33 parties be sworn in and provide their name, address and  
 34 interest in the matter for the record. These  
 35 proceedings are being recorded and we request you only  
 36 speak when you are called upon.

37 The first order of business will be to  
 38 pass the minutes from our last meeting from March 2nd,  
 39 2020. Is there a motion?

40 COMMISSIONER BERLINGHOF: I'll make a motion.

41 CHAIRMAN VASELOPULOS: Todd made a motion.

42 COMMISSIONER BOLLING: Second.

43 CHAIRMAN VASELOPULOS: And Tom seconds. All  
 44 those in favor?

45 (Chorus of ayes.)

46 CHAIRMAN VASELOPULOS: All opposed?

47 (No response.)

48 CHAIRMAN VASELOPULOS: The motion carries.

49 Before the Petitioner has an opportunity to speak,  
 50 Steve, would you like to make any introductory comments?

51 MR. GUTIERREZ: Thank you, Mr. Chairman, yes.

52 The Petitioner is Dr. Jeremy Warner, as you noted. He

1 is the contract purchaser of the property in 436 West  
2 Frontage Road. The Petitioner is seeking to relocate  
3 his medical practice to the office building at this  
4 address.

5 The current building and property has 11  
6 parking spaces. Depending upon the use and addition to  
7 his medical office use on the second floor, and if that  
8 first floor were to be used as a general office use, the  
9 off-street parking requirement by the Village Code would  
10 be 30 parking spaces. If that first level were to be  
11 used as medical office, that total off-street parking  
12 requirement per the code would be 35.

13 The Petitioner is seeking to, and by the  
14 way, this is not a special use request. This medical  
15 office is less than 5,000 square feet, so if you recall,  
16 we amended the code last year to exempt medical offices  
17 outside of the Village Center that were less than 5,000  
18 square feet from needing a special use. So, they're  
19 seeking only a parking variation.

20 The existing parking lot has 11 parking  
21 spaces; however, the Petitioner's plans indicate they  
22 will be re-configuring the lot. They're going to move a  
23 dumpster area that's currently in the parking lot over  
24 to another corner of the building. That will allow them  
25 to add one more parking space for a total of 12. That's  
26 what's being proposed on site.

27 The Petitioner is also proposing to re-  
28 align the driveway, which will help make the new parking  
29 spot more functional. Currently, the driveway is offset  
30 from the drive aisle that runs north to south and it  
31 pinches the site's ingress and egress. So, they're  
32 proposing to re-align that driveway more closely with  
33 that drive aisle, and that will improve not only the  
34 ingress and egress, but the circulation in the very  
35 small lot.

36 They also are proposing to move the  
37 exterior stairwell that currently loads out onto that  
38 parking lot and move that around to the north side of  
39 the building. It's going to improve a vehicle's ability  
40 to get in and out of those parking spaces, making them  
41 much more viable. We were encouraged that they were  
42 able to do that.

43 I'm going to let them get into the  
44 details of how they project the real parking demand  
45 generated by the Petitioner's practice which is the  
46 believe will be far less than what the code requires.  
47 You'll see that the numbers they present are based on a  
48 worst case scenario with the first floor being used as  
49 medical office where they would be nine spaces shy of  
50 the code requirement.

51 I forgot to mention also that we're  
52 counting two off-street parking spaces that they are

1 currently under negotiation with a neighboring property  
2 owner to lease. In addition to the 12 on-site spaces,  
3 they'd be adding two off-site spaces for a total of 14  
4 off-street parking spaces.

5 So, essentially, the nine spaces they are  
6 short would need to be made up with on-street parking.  
7 Staff had done a survey of parking along Ash Street  
8 prior to the shut down and found that of the 20 parallel  
9 parking spaces that are striped out on Ash, that there  
10 was an average of eight spaces that are available.

11 Unfortunately, we had not done any formal  
12 observations along Frontage, prior to the shut down.  
13 because these other observations were done before this  
14 application was received and Frontage wasn't relevant to  
15 the other issue we were looking at. So, we don't have  
16 any hard data on the available on-street parking on  
17 Frontage other than anecdotal recollections. Between  
18 Ash and Cherry, on the west side of Frontage, there's a  
19 series of 90-degree spaces.

20 I'm familiar with that block as there  
21 were some property maintenance issues in the area I had  
22 looked at for various reasons. within the last 12  
23 months, and my recollection is that there is always at  
24 least a half dozen or so spaces open along that stretch  
25 of Frontage Road, the on-street parking I'm referring  
26 to.

27 Typically, we would actually have had the  
28 Petitioner do a formal survey before this meeting. But  
29 given these current circumstances, any observations done  
30 since the shutdown really would not be very useful.

31 Staff is recommending that the Commission  
32 consider approving the variation. We do feel that the  
33 Petitioner's projections seem to be fairly reasonable in  
34 terms of the demand from the building. We do feel that  
35 there is adequate parking on both Ash and Frontage in  
36 order to accommodate any spillover that might occur.

37 That said, there are a number of unknowns  
38 here. We would suggest that if the Commission  
39 recommends approval of this variation, that they do so  
40 with a couple of conditions. One of which would be to  
41 limit the occupancy of the building to 18, which is what  
42 the Petitioner is projecting as the parking demand.

43 Also, we would want to make sure that the  
44 two off-street parking spaces on neighboring lots be  
45 secured. If they can't come to a conclusion with the  
46 neighboring property owner or the adjacent property  
47 owner, so long as they found two spaces within  
48 reasonable distance, Staff would be comfortable with  
49 that.

50 If you have any questions for me, I'd be  
51 happy to answer them. Otherwise, we can turn it over to  
52 the Petitioner.

1 CHAIRMAN VASELOPULOS: One additional point  
2 I'll make is that you revised, slightly revised number  
3 one, removing the word 'premises' and replacing it with  
4 'building', just to be clear that we weren't talking  
5 about just the doctor's premises on the second floor,  
6 but the entire building.

7 MR. GUTIERREZ: Yes. When we get to the  
8 motion, I'll be happy to re-read that. Maybe some might  
9 not have seen that yet because we did send that out  
10 relatively late this afternoon.

11 CHAIRMAN VASELOPULOS: Yes.

12 MR. GUTIERREZ: So, I'd be happy to read that  
13 into the record when we get to the motion.

14 CHAIRMAN VASELOPULOS: Okay, good.  
15 Commissioners? Does any Commissioner have a question of  
16 Steve? For Steve?

17 (No response.)

18 CHAIRMAN VASELOPULOS: That's a resounding no.  
19 Let the record note that around 7:10 Bill Kelly joined  
20 us. So, thank you, Bill, for joining us, Commissioner  
21 Kelly.

22 COMMISSIONER HIRSCH: Bill, I did have a  
23 question, sorry, we're all muted here.

24 CHAIRMAN VASELOPULOS: Go right ahead.

25 COMMISSIONER HIRSCH: If I may. Steve, I  
26 noted in the plans, there looked like only two ADA  
27 spaces. Being as this is medical use, is that  
28 conforming? Is that planned? Do they exist or are they  
29 going to exist, and is that to code?

30 MR. GUTIERREZ: Yes. The accessible spaces  
31 are to code.

32 COMMISSIONER HIRSCH: Okay, that's all I got.

33 CHAIRMAN VASELOPULOS: Any other Commissioners  
34 have any questions for Steve?

35 (No response.)

36 CHAIRMAN VASELOPULOS: Okay, I think we can  
37 shift it over to the Petitioner who will have to be  
38 sworn in.

39 MR. GUTIERREZ: I'm going to swear both  
40 Petitioners in as they're both on screen and they can  
41 nod or both say yes at the same time, okay?

42 (Witnesses sworn.)

43 MR. GUTIERREZ: Okay. With that, go ahead. I  
44 don't know if Dr. Warner or if Mr. Randazzo is going to  
45 start, but feel free to go ahead with your presentation.

46 MR. RANDAZZO: Okay, so I am sharing my screen  
47 now. Does everybody see that?

48 CHAIRMAN VASELOPULOS: Yes.

49 MR. RANDAZZO: So, Steve, thanks for the  
50 introduction. I'm going to be putting some visuals to  
51 everything Steve said. But before we do that, I want to  
52 turn it over to Dr. Warner who's joining us. So, he's

1 going to give an overview of himself and the Warner  
2 Institute.

3 DR. WARNER: Thanks, Luigi, and thanks, Steve,  
4 it was a wonderful overview. You stated a lot of things  
5 I was planning on talking about and you did it very  
6 nicely, so I appreciate that.

7 Luigi, is there a way for me to see --  
8 oh, here we go, never mind, okay.

9 Thank you all for being here tonight and  
10 hearing our plan. I will either enlighten you or  
11 entertain you or bore you with a little bit of  
12 background about myself and why we're undergoing the  
13 project.

14 I'm Jeremy Warner. I am a plastic and  
15 reconstructive surgeon who's been practicing here in the  
16 Chicago area for about 12 years now. I was employed in  
17 a group practice with four partners for 11 years, and  
18 that group has recently all sort of disbanded and gone  
19 separate ways. I was basically ready to go into private  
20 practice for myself.

21 I'm currently renting a space in  
22 Winnetka. I think Luigi has some pictures here for you  
23 which is just to give you an overview of what our  
24 aesthetic vision is and quality which we plan to carry  
25 over to our new building

26 So, my practice now, I'm in practice by  
27 myself which, as Steve was pointing out, is an important  
28 concept because we do have quite a bit of space in that  
29 upstairs second floor of the building which could  
30 certainly house more doctors as it were if this were a  
31 busy group practice. However, I am planning on just  
32 being in practice by myself without partners, so it's a  
33 fair bit of ample space for us which is exactly what  
34 we're looking for to serve our patients here on the  
35 North Shore. What that means ultimately though is that  
36 even though there's a fair bit of space up there and you  
37 could certainly cram four or five doctors up there with  
38 a high volume of heavy traffic, I'll be up there by  
39 myself as for the foreseeable future. Now, that could  
40 change at some point, but that's not our overview of our  
41 business.

42 So, my plan is -- or sorry. My practice  
43 is a mixture of both cosmetic and reconstructive  
44 surgery. We have sort of a comprehensive surgical  
45 practice. We have more to offer than just surgery.  
46 Moving forward, the next decade of our plan is to  
47 actually expand our overall mission within our surgery  
48 practice to include teaching as well as global outreach.  
49 I serve as a Mission Director for a global mission to  
50 Nepal, to Kathmandu, Nepal which we go every year, and  
51 we take a group of doctors. That's a big part of our  
52 practice and our mission.

1 We also are very heavily involved in  
2 teaching. When I was in my group practice, I was on  
3 staff at University of Chicago. I remain on staff at  
4 University of Chicago, but we're also starting what's  
5 called a fellowship which is more, I would say direct  
6 and high-level teaching, very specifically within fields  
7 of plastic surgery. We will be teaching in that manner  
8 as well.

9 So, that's kind of an overview of what  
10 our goal is over the next decade. I think having this  
11 building in Northfield, I've been looking to go into a  
12 private practice like this for the past three years and  
13 I have looked all over the North Shore in many different  
14 villages. I do actually live in Northfield which is  
15 probably public knowledge with this group perhaps, but  
16 just to be transparent. I think that this area is just  
17 magnificent for such a practice.

18 So, I've kind of been waiting and biding  
19 my time to find the right space, and this is a terrific  
20 building for us. It has a lot to offer. I think by  
21 renovating that building, I don't know if everybody is  
22 familiar with it specifically, it was being used as some  
23 kind of tech firm building, high secure. But basically,  
24 what we're looking to do is to renovate this older  
25 building, both inside and out, which would add some  
26 contemporary look to that area. I think it's going to  
27 add a lot of beauty around the surrounding area, and  
28 it's also going to provide multiple services.

29 In addition to providing medical services  
30 including self pay and insurance patients, there is  
31 retail involved with products and things like that.  
32 Ultimately, that downstairs space, we would like to keep  
33 that medical and rent it out to something medically  
34 related. Frankly, that's just a big part of my plan. I  
35 don't have anybody I would say specifically committed at  
36 this point, but I've talked to a number of medical  
37 specialties that might be interested in using that  
38 space. All of those would also add some retail  
39 component.

40 I think overall by adding this practice,  
41 given the fact that we're not trying to establish a  
42 large group practice of multiple physicians here; I  
43 think it does have a low impact on the immediate  
44 surrounding community, especially in terms of traffic  
45 since we're specifically talking about parking today.  
46 Typically for my practice, I operate Monday, Wednesday  
47 and Friday, so that's three days a week. By law and  
48 also just by, I don't know what you'd call it, common  
49 sense, I'm not going to be operating on more than one  
50 person at the same time. So, basically, on operating  
51 days where I might do three or four surgeries, that's  
52 only three or four patients a day, and obviously they'll

1 have to be there at separate times. Again, especially  
2 on the majority of our days, I think that that's going  
3 to be very low impact with any sort of traffic flow or  
4 parking situation.

5 Then on the other days is where I  
6 typically see patients in the office, in follow-up and  
7 consultations. Again, because we don't have a group  
8 practice going, I'm only one human being and I can only  
9 see so many people at a time. Unlike a lot of doctors,  
10 I actually really take pride in trying to stick to a  
11 time schedule for my practice and not have, you know, 10  
12 people waiting in the waiting room for three hours at a  
13 time waiting to see me. We do run a really tight ship  
14 and that's actually a huge patient satisfier that we try  
15 to achieve on a daily basis.

16 So again, when we're seeing patients in  
17 the office and clinic, we're not overstacking people.  
18 We're getting people in and out.

19 Luigi can correct me if I'm wrong, but I  
20 believe we only have three or four exam rooms in the  
21 internal plan at present, and usually those are not  
22 filled up. So, right now we have four staff members  
23 total including me, and generally we would only have,  
24 well, typically we would, even at busy times pre-  
25 Coronavirus, we would have a maximum of three or four  
26 patients in there at any given time. I know that this  
27 is a long-term plan so I guess we could stick with that.  
28 I will say in the short term here, and who knows how  
29 long it will last with Coronavirus, we follow and are  
30 adhering to state and national guidelines by different,  
31 you know, our plastic surgery associations as well as  
32 government medical oversight where we really are trying  
33 to stick with one patient at a time in the office at any  
34 given time and not coming in with other family members  
35 or other people driving at separate times.

36 So, right now the impact is extremely  
37 low. I do realize that might change once things change  
38 with Coronavirus, but that's where we're at right now.  
39 But even at its busiest, we typically only have about  
40 two to three patients at a time.

41 The only other thing I would add is I  
42 feel like at least this business coming into Northfield,  
43 Northfield is pretty strong. I lived in Winnetka for  
44 about nine years out of the 12 years I've lived here. I  
45 certainly saw a lot of businesses come and go, and I'm  
46 sure for various reasons. But I feel like a medical  
47 practice where I still have 25 years to practice and  
48 building a new building is looking like a very  
49 sustainable type of business to be in this area without,  
50 you know, having this building end up vacant and being  
51 rundown. So, I think that's pretty strong, too.

52 So, that's basically an overview of my

1 practice, and I will let Luigi add in anything else that  
2 he'd like to show you in a slide show.

3 MR. RANDAZZO: Thanks for that, Dr. Warner.  
4 So, continuing next just on the specifics of the parking  
5 variance itself; so the first thing I wanted to touch  
6 back on which was mentioned here. So, the existing  
7 building we're going into, the existing two-story, and I  
8 want to touch on the previous use just to put it out  
9 there; the previous was an office like Dr. Warner  
10 mentioned. If we run the parking ratio per Northfield  
11 just as an example, you know, their square footage they  
12 were taking up, it was a single tenant on both levels,  
13 office function; they would have needed about 25 stalls.  
14 Also, as was mentioned, you could see in  
15 the lower photo there, this is half the parking lot  
16 shown and there's more parking behind it right here, but  
17 there were really 11 stalls existing. So, the only  
18 reason I'm pointing this out is really any user, whether  
19 office, whether medical, really anybody that would buy  
20 this building and put a function here would  
21 automatically be low on parking just given the nature of  
22 the scale of the building.

23 Next, here's an overview of both floor  
24 plans. There's two slides in a row that are set up the  
25 same way. This particular slide here, we're looking at,  
26 you know, again what does Northfield say in their code  
27 per use type. Then the next one, I'm going to show a  
28 visual of what Dr. Warner just described where our  
29 actual use is very different from here. So, these are  
30 much higher numbers than we're seeing on this particular  
31 slide.

32 So, the first level, you know, right now  
33 it's really great out, that would be future tenant  
34 space, roughly about 3,100-3,150, excluding, you know,  
35 the main central lobby. By the way, as part of our  
36 investment in this building, we would be adding an  
37 elevator there in the expanded lobby. So, really like  
38 Steve was mentioning, if you're looking at a general  
39 office ratio, you know, the first floor alone would be  
40 about 11. If you're looking at a medical use which this  
41 would most likely end up being medical, you know, the  
42 ratio drops which means more stalls up to 16.

43 Then if you were to look at the total  
44 square footage of the second level and run that ratio,  
45 it would be 19 just to answer that question. But in  
46 reality, if we jump one slide forward, the way this is  
47 laid out is really there's different functions for Dr.  
48 Warner as he described. So, the Monday, Wednesday,  
49 Friday, we could see five exam rooms here. Tuesday,  
50 Thursday, the surgery days, there's two larger procedure  
51 rooms in this corner with the needed support spaces.  
52 Really the rest is some administration, staff break

1 room, and then that lobby makes its way upstairs.

2 But the main point in regards to parking  
3 is that, you know, once you look at the different days,  
4 look at the staff involved, look at the patients  
5 involved, you know, that's where we're getting down to  
6 Dr. Warner's practice really needing seven parking  
7 stalls. So, we mentioned four staff per day and, you  
8 know, up to three patients at any given time which might  
9 even be a little bit high.

10 Then the first level really remains the  
11 same, right? It's yet to be seen who we're going to  
12 lock down for a tenant there. So, really what this does  
13 and what we want to more focus into are these numbers on  
14 the bottom here. So, we're really going to be in the  
15 range of 18 to 23 depending on that first floor tenant.

16 So, with that, I just want to give a  
17 couple of aerial shots. I'm guessing everybody is  
18 familiar with this building, but I just wanted to make a  
19 couple of points here. So, right now we're looking at  
20 an aerial view of Ash, you know, obviously Frontage is  
21 here off the highway. So, Ash Street itself has about  
22 19 parking stalls. You know, if you were going to look  
23 at the vicinity of the building, you know, there's eight  
24 right along what would be the property line, but there's  
25 really 19 available on Ash.

26 Next, if we look at Frontage Road itself,  
27 you know, across this entire stretch there's 26.  
28 Obviously, these are public on-street parking stalls, so  
29 you know, not necessarily, I'm not trying to say we have  
30 a claim to this, but the reality is there's going to be  
31 availability here of the 26. Again, just for scale and  
32 just for reference, you know, there's really about six  
33 that would front, you know, our property line.

34 Then next, I wanted to, before I get to  
35 the site plan which is the next and final slide, I  
36 wanted to touch on, you know, some of the ways we were  
37 really trying to maximize our site. I think you can see  
38 and you probably know parking is tight in this general  
39 area. So, we actually went as far as we could to get as  
40 many parking spaces on our site. So, what letter A is  
41 here, there's actually a second level staircase that  
42 right now eats up about four or five feet off of the  
43 back of the building. You know, we actually found it to  
44 make more sense to move the staircase to the north side  
45 here and let the egress path come on our property this  
46 way, and then we gain that five feet. So, we're  
47 actually widening out the parking drive aisle itself.

48 The next thing I wanted to point out is  
49 letter B here is really the existing dumpster location.  
50 This is where we gain the space, so that's the 12th  
51 space here. The dumpster we're proposing to tuck into  
52 the corner at the front of the building here. There's

1 an existing driveway that makes its way to Frontage  
2 that, you know, that would be used for the dumpster  
3 access, and that's how we're gaining a space.  
4 Then really the last thing that we wanted  
5 to do to really make this function properly was, I don't  
6 know if it's hard to see but if you look closely, the  
7 way the existing driveway cut is set up is it's really  
8 coming into this lower tier parking. So, we're  
9 proposing with, we'd maybe lose a little bit of the  
10 grass space and replace grass on the other side and get  
11 that driveway lined up straight across to what the drive  
12 aisle would be.

13 So, that's how we're getting the 12  
14 spaces behind our building here which you can also see  
15 on this site plan. So, re-aligning the driveway like I  
16 mentioned, here's the staircase to the north, dumpster  
17 enclosure tucked at kind of the edge of the building  
18 there. Then the next thing that Steve mentioned as well  
19 is we're looking at two, we are in talks of getting two  
20 parking stalls on this neighbor, 444 Frontage. So, at  
21 the end of the day, we're up to 14 off-street parking,  
22 and then as I showed, there would be some variety of  
23 about 45 public parking stalls in the vicinity.

24 So really, you know, we wanted to compare  
25 the 14 off-street that we would have, compared to the 18  
26 people that would be in the building including staff and  
27 patients. So, that's really what we're proposing. With  
28 that, I would turn it back for any questions or  
29 comments.

30 CHAIRMAN VASELOPULOS: All right, thank you  
31 very much. It was a very nice presentation.

32 The way this will work is the  
33 Commissioners will each, if they have any questions, ask  
34 you those questions. I'll start off and then I'll call  
35 on each Commissioner by name if they have any questions.

36 You've answered so many of my questions,  
37 between both of your presentations, so I really  
38 appreciate it. It was a nice job.

39 One question that remains on my list is  
40 when you widen the throat of the entrance to the parking  
41 lot, widening the driveway or shifting the driveway  
42 over, it appears that you'd be encroaching on one of  
43 those eight street parking, parallel parking spots.  
44 What is your solution to maintain eight in the front?

45 MR. RANDAZZO: Well, you know, obviously we  
46 would have to work with Northfield on this, but there's  
47 a couple of things to observe. Right now, the way these  
48 are striped, there's a gap here that was aligning to  
49 kind of our front door here. There's also some space  
50 back toward the intersection. So, the thought is, you  
51 know, between these two spaces, maybe we can keep the  
52 eight and have them shifted over is what we would

1 propose.

2 CHAIRMAN VASELOPULOS: Eyeballing it, how much  
3 of that space on the, of the eight onto the left, how  
4 much of that would be cut off just eyeballing it? Half  
5 or three quarters or the whole thing?

6 MR. RANDAZZO: I would say half.

7 CHAIRMAN VASELOPULOS: So, Steve, question for  
8 you. Has this been contemplated by the Village? Have  
9 you done any work to see if we can squeeze in the eight  
10 in the remaining space that would be on that side of  
11 Ash?

12 MR. GUTIERREZ: Yes. I did talk with our  
13 traffic consultant/civil engineer, Gewalt Hamilton  
14 Associates. We talked about that specifically and, yes,  
15 we definitely think we can stripe that area so that we  
16 don't lose any parking; re-stripe it so we don't lose  
17 any parking.

18 CHAIRMAN VASELOPULOS: And what is entailed to  
19 do that? Does the Petitioner have to ask the Village to  
20 do something or you would do that on your own? How does  
21 that work?

22 MR. GUTIERREZ: We'd initiate that and, yes,  
23 no, it's fairly straight-forward. Public works  
24 typically does the striping and so we would initiate  
25 that.

26 CHAIRMAN VASELOPULOS: All right, that was the  
27 primary question I had. So, thank you, as I said it was  
28 a pretty thorough explanation.

29 So, I'm going to go down on my list in no  
30 particular order. I'll call on Steve, Steve Hirsch.

31 COMMISSIONER HIRSCH: Thanks. A question that  
32 might be more for the doctor than say Luigi. I note  
33 that the idea is to have 18 adults in the entire  
34 building. How many staff, you know, how many normally  
35 right now? Because I understand you're a one-man  
36 operation, but how many people on a daily basis will be  
37 parking as staff goes?

38 DR. WARNER: Well, I will answer that, but I  
39 need to know from Luigi, where that 18-adult total came  
40 from because, let's talk about the different days. On  
41 my clinic days we call it where I'm seeing patients,  
42 consults, post-operatively and whatnot in the clinic  
43 side, we would have four staff members, that's including  
44 me. Let's say we're seeing anywhere from four, let's  
45 say maximum there's four patients there. There may be,  
46 let's say again, one of those is a minor, that's what I  
47 wasn't clear on with Luigi, one of those maybe a minor  
48 and maybe there's two parents there so there's actually  
49 three people when there should be one, but again,  
50 they're all driving in one car. So, for parking, I  
51 would say there'd be four staff members and four  
52 patients at a maximum on those clinic days.

1                   On the operating room days, it would be  
2 me, the patient generally without any family member or  
3 parents. Yes, maybe three OR personnel, four people.  
4 So, basically it should be the same on both days,  
5 whether it's a Monday, well, Monday through Friday.  
6                   COMMISSIONER HIRSCH: Okay, so roughly nine,  
7 maybe 10.  
8                   DR. WARNER: Yes, 10 max. I'd say probably  
9 generally around eight, eight to 10.  
10                  COMMISSIONER HIRSCH: Okay, because when, you  
11 know, things get going and the consideration would be to  
12 make use of your excess capacity and consider other  
13 practices, you know, nice to know that there's some  
14 leftover and they don't have to pull any strings for  
15 special use parking issues and things like that. Thank  
16 you.  
17                   Luigi, the driveway that was I guess or  
18 is being abandoned to the north of the building, do I  
19 see that? Am I understanding that correctly that that  
20 driveway will be no more because essentially there'll be  
21 a dumpster plopped in it and some landscaping and other  
22 things? I would dare say it wouldn't be a driveway  
23 anymore, is that right?  
24                  MR. RANDAZZO: Right. It would serve as an  
25 access point for the refuse basically, and then we're  
26 looking at some foundation landscaping behind that.  
27                  COMMISSIONER HIRSCH: Okay, its present  
28 existence was not used by emergency vehicles or anything  
29 like that?  
30                  MR. RANDAZZO: Not to my knowledge.  
31                  COMMISSIONER HIRSCH: Yes, or you wouldn't be  
32 doing this I'm sure, so --  
33                  DR. WARNER: Hey, Steve, can I just interject  
34 one thing based on that, Steve?  
35                  COMMISSIONER HIRSCH: Yes.  
36                  DR. WARNER: So, that's a good point you bring  
37 up, which is although this is a surgical medical office  
38 and an operating room, it's only going to be accredited  
39 as an outpatient surgical facility which basically means  
40 come in, have surgery and leave. So, one of the things  
41 that's actually important to mention, and I meant to  
42 mention it up front so thank you for reminding me, but I  
43 wanted to make it clear to everybody that this is not a  
44 facility that is anticipated to be having ambulances  
45 come in and out and dropping people off.  
46                  COMMISSIONER HIRSCH: Right, good.  
47                  DR. WARNER: I mean, that would be, I hope to  
48 God I never even see an ambulance in this place.  
49                  COMMISSIONER HIRSCH: Right.  
50                  DR. WARNER: So, that's definitely not part of  
51 the plan.  
52                  COMMISSIONER HIRSCH: Good. Good, good,

1 that's kind of where I was thinking. Yes, thank you,  
2 that's all I got. Thanks, Bill.

3 CHAIRMAN VASELOPULOS: Kathy Estabrooke.

4 COMMISSIONER ESTABROOKE: My question was  
5 answered with the parking spot. I thought that was kind  
6 of what we were going to do about that one spot that  
7 would have been kind of eradicated. So, my question was  
8 answered, thank you.

9 CHAIRMAN VASELOPULOS: Tom Bolling.

10 COMMISSIONER BOLLING: No further questions.

11 CHAIRMAN VASELOPULOS: Okay, Bill Kelly. Bill  
12 was with us; did he drop? He's still there. Bill,  
13 you're muted.

14 COMMISSIONER HIRSCH: Yes, I don't see him.

15 CHAIRMAN VASELOPULOS: His name is there, and  
16 he unmuted himself or someone unmuted him. Bill, are  
17 you there?

18 (No response.)

19 CHAIRMAN VASELOPULOS: Okay, I'll move on.  
20 Tracey Mendrek.

21 COMMISSIONER MENDREK: Nothing from me. Thank  
22 you, Bill.

23 CHAIRMAN VASELOPULOS: Okay, Todd Berlinghof.

24 COMMISSIONER BERLINGHOF: No further  
25 questions, but I would like say I'm excited about the  
26 use and I hope, I look forward to having them in  
27 Northfield.

28 DR. WARNER: Thank you.

29 CHAIRMAN VASELOPULOS: Connie Berman.

30 COMMISSIONER BERMON: No questions from me.

31 CHAIRMAN VASELOPULOS: Okay, great. One  
32 question, a follow-up question I had, that driveway that  
33 we were speaking of that really I don't believe is being  
34 used for anything, if Steve or if the architect could  
35 comment, the adjoining space, the public space or  
36 parking space at the end of that, is that a parking  
37 space? Will it then not be a parking space? Has that  
38 been considered in the counts?

39 MR. GUTIERREZ: I can answer that. Yes, it is  
40 a parking space, and we actually talked quite a bit  
41 about that. We would leave it striped as a parking  
42 space, and if somebody is opposed to hatching it out for  
43 access, if somebody were to be parked there, the refuse  
44 collection will just need to roll their dumpster over to  
45 the driveway at the building north or down to the  
46 corner.

47 CHAIRMAN VASELOPULOS: Okay, seems a little  
48 awkward, but --

49 MR. GUTIERREZ: If we were to hash that out,  
50 again, I don't know that it would have a great impact on  
51 any other building, frankly, that we could do that. If  
52 we see that that becomes a problem, then we could

1 certainly consider that in the future. I just --  
2 COMMISSIONER BOLLING: Could you point exactly  
3 again what we're talking about right now?  
4 CHAIRMAN VASELOPULOS: Yes. Yes, that space  
5 there is an existing parking space. The question I  
6 raised, will it continue to be an existing parking space  
7 and is it part of the formula that we've been discussing  
8 here. Steve is saying yes, it will continue to be a  
9 parking space. I'm not too sure though how, if it is  
10 occupied, how the refuse company is going to be able to  
11 access the dumpster.  
12 MR. RANDAZZO: We might even look into  
13 different days if you will. I mean, for this use group,  
14 we might not need, you know, maybe a big, giant metal  
15 dumpster. So, that could help that scenario, so --  
16 MR. GUTIERREZ: That was part of our  
17 assumption, Staff's assumption at least, that they  
18 wouldn't need the large dumpster that they have now and  
19 they could do with a couple of roll-offs or I don't  
20 know, the ones with wheels.  
21 CHAIRMAN VASELOPULOS: Speaking of that, being  
22 a medical office, Doctor, do you have disposables that  
23 need to be managed differently?  
24 DR. WARNER: I would say nothing that pertains  
25 to this particular talk. Like for instance, I currently  
26 have basically a similar practice, I mean, the same  
27 practice on a smaller scale right now without the  
28 operating rooms. But even if the operating rooms were  
29 there, there are obviously, yes, to your point, there  
30 are definitely waste disposal considerations. But we  
31 are contracted with specific companies who only deal  
32 with medical waste, sharps, you know, whatever you want  
33 to call it.  
34 CHAIRMAN VASELOPULOS: And you'll manage that  
35 within the building? You won't have an external  
36 container for that?  
37 DR. WARNER: Correct, correct. So, those are  
38 all internal building containers, and then those  
39 companies come into the building and collect those.  
40 CHAIRMAN VASELOPULOS: Okay, great.  
41 COMMISSIONER HIRSCH: You know, a  
42 consideration for the trash might be on pick-up day, if  
43 you have a maintenance guy to either wheel out the  
44 dumpster or the totes, you know, into the parking space  
45 itself just to, you know, kind of mark out today is  
46 trash day I guess. Maybe that might be a consideration.  
47 CHAIRMAN VASELOPULOS: I was thinking that was  
48 a possibility, too.  
49 COMMISSIONER HIRSCH: Yes.  
50 CHAIRMAN VASELOPULOS: Okay, I think I've  
51 called on all the Commissioners. Does anyone have any  
52 follow-up questions or comments?

1 COMMISSIONER HIRSCH: I've got one more.

2 CHAIRMAN VASELOPULOS: Please.

3 COMMISSIONER HIRSCH: And Steve Gutierrez, you  
4 know, are we making this with any contingency for the  
5 lease agreement, for the easement or the, you know,  
6 agreement to lease two outside spaces; does anything  
7 matter in terms of they're getting, let's say the use of  
8 two extra spaces?

9 MR. GUTIERREZ: Yes, one of the conditions  
10 that we're suggesting is that they do find and get under  
11 their control two off-street parking spaces within a  
12 reasonable distance of the property to be determined by  
13 Staff.

14 COMMISSIONER HIRSCH: Okay, and Doctor, you  
15 feel good about the ability of getting those spaces with  
16 your neighbors?

17 DR. WARNER: I will tell you where I sit with  
18 this. You know, I really want this building to work  
19 well for the community in terms of, you know, I don't  
20 want to build this building and then not even have my  
21 patients be able to find parking spaces or, you know,  
22 overwhelming the neighbors who then can't find their  
23 clients and their employees to take parking spaces.

24 COMMISSIONER HIRSCH: Yes.

25 DR. WARNER: I mean, I really do want it to  
26 work obviously, being selfless and selfish, because I  
27 don't want my patients to be burden as well.

28 One of the things that I thought of, I'll  
29 just be honest with the entire panel, okay? The only  
30 thing that, the question I have which I feel is a  
31 reasonable question is, we don't really know what is  
32 going to happen with all this parking, okay. Maybe we  
33 won't have enough parking, and maybe we'll have way more  
34 parking than we need. Again, we don't really know  
35 because we haven't been in the building and we've got  
36 Coronavirus going on and we can't do the study on  
37 Frontage and all that stuff. So, there's just, there's  
38 a lot of unknowns.

39 The only thing that makes me, the  
40 question that I have is I also hate to get into an  
41 endless 25-year lease agreement with the neighbors and  
42 then find out that we don't need those spaces. I  
43 honestly feel like it's a very reasonable question to  
44 ask because to make things contingent on those two  
45 stalls in particular and then find out we don't need  
46 them, and then what happens when this person sells their  
47 building or when they want to raise my rent on me? Or  
48 are you saying I have to rent endlessly until I retire  
49 in 25 years, whether the spaces are getting used or not?

50 So, I don't necessarily have a solution  
51 to that, but I think you can understand my slight  
52 anxiety about that proposition. I thought about this

1 myself, and I had a question which was currently with my  
2 lease space in Winnetka, I only get one parking space  
3 for myself on the building premises in the building  
4 parking lot. All of my employees have to park in the  
5 Village parking lot where they pay for stickers and they  
6 park there. I do know that there is a Village parking  
7 lot about a block away from here, you know, over towards  
8 the dentist office behind Starbucks and everything, and  
9 it's a block away.

10 So, I don't know if that's another  
11 option, too, because I haven't looked into whether or  
12 not Northfield requires that you buy a parking permit or  
13 not or what that is. But I would even prefer to pay the  
14 Village for parking with employees at least until we can  
15 really make sure and assess what our true parking needs  
16 are if that might be an option, just because again, I  
17 just, I won't beat a dead horse, but it just makes me a  
18 little uneasy to have this endless lease with somebody  
19 when I don't even know what the real use is.

20 CHAIRMAN VASELOPULOS: Well, that's, I don't  
21 think that's a bad idea. We've done it with other  
22 petitioners in other parts of the Village. Steve, you  
23 think we can incorporate that? Talking about the  
24 parking lot there kind of behind Starbucks, in that  
25 area?

26 MR. GUTIERREZ: Right. So, that lot is  
27 relatively small, number one. During normal times the  
28 lot is well used. There's not that many spaces  
29 available. I'm sure there will typically be two at  
30 least available.

31 We have not actually charged or really  
32 dedicated spaces in any of our lots to a particular  
33 business. You may be thinking about, I think it was  
34 Dunkin' Donuts who we indicated that the employees  
35 needed to park in the large lots in the ComEd right-of-  
36 way. Those lots have a great deal of capacity, so we  
37 really weren't dedicating a particular number of parking  
38 spaces.

39 I would say that the requirement for the  
40 two spaces on a neighboring property is a conservative  
41 approach to one extent, and it's hard to quantify what  
42 actual normal depend for on-street parking is. So,  
43 those two spaces was a bit of a hedge because of that.  
44 Another idea to consider a particular period of time,  
45 let's say, 18 months, 24 months, and after such time the  
46 Petitioner is able to demonstrate to Staff or to the  
47 Commission or to the Village Board, that there is enough  
48 parking and that there's enough off-street parking and  
49 that there is not a problem; then that might be another  
50 way to go about it. During that time staff can re-  
51 assess the parking demand and supply after the shut down  
52 is over and when the building is fully leased, fully

1 occupied, and there's a lot more knowns that we have in  
2 the equation, so --

3 COMMISSIONER HIRSCH: I mean, the  
4 consideration, you know, in favor of the Petitioner here  
5 would be just within your blue, you know, highlighted  
6 spaces. You've got 26 and, you know, he is talking  
7 about nine, you know, being used definitely in a given  
8 day. I don't know. I'd be inclined to not even worry  
9 about two more unless it's a code and variance issue  
10 that you're talking about.

11 CHAIRMAN VASELOPULOS: We could put this off  
12 until the next, well, we don't know if the next, if the  
13 first floor tenant will have to come before the Village,  
14 so never mind.

15 COMMISSIONER HIRSCH: Oh, right.

16 CHAIRMAN VASELOPULOS: Yes.

17 MR. GUTIERREZ: Well, the first floor is not  
18 5,000 square feet or more.

19 CHAIRMAN VASELOPULOS: Right, right.

20 MR. GUTIERREZ: So, they would not be coming  
21 before us as a special use even if it is, I mean  
22 assuming, if it's a medical office use. We don't use,  
23 we don't add them up so to speak. We always take these  
24 medical suites individually and consider how many square  
25 feet there are individually. So, in other words, it  
26 would not be a special use as a medical office use.

27 So, again, my recommendation is a  
28 conservative approach that's, you know, I would not lose  
29 any sleep over if the Commission wanted to, did not want  
30 to impose that requirement. I'm just, I'm not quite  
31 sure just how much available parking there normally is  
32 on Frontage. That's my only qualm.

33 DR. WARNER: Yes, and again, I totally agree  
34 with you. I mean, again, I don't want to beat a dead  
35 horse, but I do want to make sure that the parking  
36 works. I mean, it would not be good for me and my  
37 business, my patients, or the surrounding ones. I just,  
38 I like the conservative approach and I don't know how we  
39 make it work. Again, I just don't want to get locked  
40 into, I mean, I would just be a little frustrated if I  
41 rented these stalls from the neighbor and then found out  
42 that they were not even being used for 24 months.

43 COMMISSIONER BERLINGHOF: Your problem right  
44 now is the fact that they're not going to be used at all  
45 until you get a first floor tenant. So, I mean, we're  
46 not going to know until that happens. Can you write  
47 this in such a way that says that you can't give an  
48 occupancy permit to the first floor tenant until these  
49 two spaces are provided and look at who that first floor  
50 tenant is at the time? I mean, I know, Bill, you've  
51 talked about it's not a special use so they don't have  
52 to come in front of us, but can we lock it in more for

1 an occupancy permit to see that, you know, if it becomes  
2 a certain use that we know is not intensive use, then it  
3 becomes less of an issue. So, I don't know if that can  
4 be done.

5 You know, that parking lot that's behind  
6 Starbucks, you know, again, granted I'm there at 7:30-  
7 8:00 o'clock in the morning so maybe it fills up, but  
8 there are plenty of spaces at 8:00 o'clock in the  
9 morning I can tell you that, because I'm there, you  
10 know, I go there quite a bit, or at least I used to.

11 CHAIRMAN VASELOPULOS: I think a lot of people  
12 from the Village itself uses it. The Village Staff uses  
13 it.

14 COMMISSIONER BERLINGHOF: So, they're there at  
15 8:30 or a little bit later?

16 CHAIRMAN VASELOPULOS: I don't know, Steve may  
17 know, but --

18 MR. GUTIERREZ: Yes.

19 CHAIRMAN VASELOPULOS: At this point, Steve,  
20 what do you think?

21 MR. GUTIERREZ: Me?

22 CHAIRMAN VASELOPULOS: Yes. Todd's first  
23 point of maybe tying this to the issuance of a permit  
24 for the first floor. I don't know if that would work or  
25 not.

26 COMMISSIONER HIRSCH: And striking it from  
27 this current situation?

28 COMMISSIONER ESTABROOKE: What about putting  
29 some kind of provision where Jeremy asks his staff to  
30 park behind Northfield restaurant, Starbucks over there  
31 rather than, you know, leasing those two spots? We did  
32 that with somebody once, too, I think, right?

33 COMMISSIONER BERLINGHOF: I think that's what  
34 he's saying already. That's what he's suggesting.

35 DR. WARNER: Yes, that's what I was --

36 MR. GUTIERREZ: Yes, it never works to require  
37 or trying to direct customers or clients or patients to  
38 go to a particular place. They're always just going to  
39 park as close as they can.

40 DR. WARNER: Oh, yes. Yes, yes. No, I was, I  
41 meant to be clear about having staff parking over there  
42 because that's what we're used to doing now in our  
43 current space.

44 MR. GUTIERREZ: Yes, I think you mentioned  
45 that. Look, we can work out the language details, you  
46 know, if you want to do that in concept, I'm sure we can  
47 come up with some language that would accomplish that.  
48 I think I'll need to talk with the Village attorney to  
49 craft that. I think your motion can be fairly general,  
50 and the only reason I mentioned that is just so you know  
51 that by the time it gets to the Village Board, an  
52 ordinance that we might craft or draft between now and

1 the Village Board meeting, we may need to tweak that  
2 language a little bit to make sure that it's tight  
3 enough. I apologize, I'm not the Village attorney so I  
4 would not be able to write that for you right now.

5 COMMISSIONER BERLINGHOF: Well, are you  
6 suggesting then that number two, where it says the  
7 Petitioner shall secure at least two off-street parking  
8 spaces within reasonable walking distance of the subject  
9 property as approved by Village Staff to be sort of  
10 changed and say that they should secure these two off-  
11 street parking places prior to the occupancy of the  
12 first floor?

13 I mean, Dr. Warner, can always come back  
14 in front of the Village at a later date and ask for a  
15 variance again --

16 COMMISSIONER HIRSCH: Exactly.

17 COMMISSIONER BERLINGHOF: -- but he's not  
18 going to, the bottom line is he's not going to know if  
19 he needs them until the first floor is occupied --

20 COMMISSIONER HIRSCH: Correct.

21 COMMISSIONER BERLINGHOF: -- because he  
22 doesn't need them now. He can park all his patients and  
23 all of his employees in the 12 spaces up front, so he's  
24 not going to need it until that first floor is occupied,  
25 and we don't know when that's going to happen.

26 MR. GUTIERREZ: If you want to do that, you  
27 know, whatever the use is that would need, that would  
28 trigger a review either by Staff or just another  
29 variation.

30 COMMISSIONER BERLINGHOF: I'm personally happy  
31 to let Staff review that at a later date, let that be  
32 reviewed by Staff. I don't know about the rest of you.

33 COMMISSIONER HIRSCH: Well, I mean, you know,  
34 Doctor, what's your timeline here? Can you wait another  
35 month just to, you know, get the variance?

36 COMMISSIONER BERLINGHOF: Well, no, I'm not  
37 suggesting that. I think we should do this now. I'm  
38 just suggesting that, to the extent that Staff wants to  
39 review it a year from now when he has a new tenant --

40 COMMISSIONER HIRSCH: Oh, right.

41 COMMISSIONER BERLINGHOF: -- or six months  
42 from now when he has a tenant, whenever the timeframe is  
43 that he has a first floor tenant, let Staff make that  
44 determination.

45 COMMISSIONER HIRSCH: I'm in favor of that.

46 MR. GUTIERREZ: So, let's be clear. I'm not  
47 sure how viable it is to do after he's got the tenant.  
48 So, if he has a prospective tenant, they would need, he  
49 would need to come to Staff, present to Staff what that  
50 tenant is, the nature of the tenant in more details.  
51 That's the beauty of waiting until he has a specific  
52 tenant. They can say, hey, we have the same similar

1 type of operation that Dr. Warner has, and here's how  
2 many spaces we think we would need or will generate.  
3 But after the tenant is, that I'm not sure how viable  
4 that is.

5 COMMISSIONER BERLINGHOF: No, I agree. I  
6 mean, I think the way this would be written would be  
7 prior to any occupancy on the first floor, Dr. Warner  
8 would have to present the tenant to Staff, and Staff may  
9 require up to two additional spaces to be secured  
10 somewhere within walking distance of the property.

11 COMMISSIONER HIRSCH: Before any lease  
12 agreement, before any occupancy agreement.

13 COMMISSIONER BERLINGHOF: But he may be able  
14 to convince you like you said they don't need the two  
15 because of the type of tenant that it is. They also may  
16 be the type of tenant that's got seven doctors and seven  
17 nurses and all of a sudden we've got a real problem.

18 COMMISSIONER HIRSCH: Right, right.

19 MR. GUTIERREZ: The only other challenge will  
20 be is if that other tenancy pops up or the prospect of  
21 this tenancy pops up prior to the stay-at-home order or  
22 things being back to normal, whatever that is. It will  
23 continue to be difficult to understand exactly how many  
24 on-street parking spaces will be available. As well  
25 as --

26 COMMISSIONER BERLINGHOF: It appears things  
27 are going to get a little bit back to normal, at least  
28 from the medical perspective. I mean, it's getting  
29 closer.

30 MR. GUTIERREZ: I'm talking about the demand  
31 for those off-street parking spaces from the others in  
32 the area.

33 COMMISSIONER BERLINGHOF: Well, do you have a  
34 tenant now, Dr. Warner?

35 DR. WARNER: We do not.

36 COMMISSIONER BERLINGHOF: Yes, so it's going  
37 to be a few months.

38 DR. WARNER: Yes, I've been in talks with  
39 multiple people, but there's nothing even close to  
40 concrete.

41 COMMISSIONER HIRSCH: Right.

42 MR. GUTIERREZ: So again, my goal is not to  
43 make the Doctor jump through any more hoops or have more  
44 angst about the requirements. Our goal is to do what we  
45 can to mitigate negative impacts on the existing mix of  
46 parking for other offices and buildings in the vicinity.  
47 The on-street parking isn't dedicated to any particular  
48 business, not for them or for Dr. Warner. We just want  
49 to try to maintain some equilibrium I guess in terms of  
50 the demand for that parking and parking doesn't become a  
51 problem. It's difficult to assess what that equilibrium  
52 is right now. That's really the red flag that is going

1 up for me right now.

2 COMMISSIONER BERLINGHOF: Well, then nothing  
3 changes. So, depending on there's no more parking or  
4 less parking because of what we do today; it's just a  
5 question of whether he takes two spaces from the guys to  
6 the north and he uses it versus the owner to the north  
7 uses it, or he takes two spaces in the Village lot  
8 versus somebody else. So, nothing is, us requiring it  
9 today means it doesn't matter from the perspective of  
10 the total parking available in the marketplace. It's  
11 not going to change, so the real issue just becomes,  
12 does this particular building need it, and we're not  
13 going to know until we know what that tenant is.

14 So, I mean, I think in a sense he's  
15 putting himself at a risk in that he brings in a tenant  
16 and the two spaces aren't going to be enough. But you  
17 know, I think we can write it in such a way that says  
18 that the Village Staff can require two more spaces be  
19 secured --

20 COMMISSIONER HIRSCH: For tenancy.

21 COMMISSIONER BERLINGHOF: Right, and in that  
22 case, you know what, to be honest, Dr. Warner, you tie  
23 it to the tenant, you don't tie it to your building. If  
24 you do a five-year lease, you do two spaces for five  
25 years. So, once that tenant goes away, you don't need  
26 the space anymore depending on who the next tenant is.

27 DR. WARNER: Yes, so like in the first 30  
28 seconds of you proposing this plan which I liked, it  
29 became very clear to me that that then falls on the  
30 tenant. That's fine, too. I don't know if it's common  
31 for this scenario to happen where people are having to  
32 lease from their neighbors but, you know, I'm just, this  
33 is all new to me, honestly. This is my first commercial  
34 building I've purchased, so you all know more than I do.

35 Like three of my best friends are  
36 attorneys though and I hear enough stuff that it starts  
37 making me think, and the only thing that makes me  
38 nervous about the, the proposal will just have to have a  
39 little bit of flexibility as to where we find those two  
40 spaces because let's say I can't come to a compromise,  
41 this guy wants \$10,000 a month for his two spaces, what  
42 do I do?

43 I mean, I also don't want to be forced to  
44 do something that's ridiculously unreasonable as well.  
45 We already checked with Chase Bank across the street,  
46 they weren't even willing to lease any spaces at all,  
47 period, no matter how much.

48 So, I just don't like the feeling of this  
49 nebulous lease agreement with somebody with these  
50 parking spaces. I'm all for it; I'm all for it. If we  
51 need parking, we need parking, and I'm fine figuring out  
52 how to do it. I just, I'm sort of thinking three steps

1 ahead at some of the dangers, the pitfalls for me that  
2 might be involved, so --

3 COMMISSIONER ESTABROOKE: Well, I guess my  
4 point was is if we write into the motion that Jeremy  
5 agrees to have his staff park in the public parking,  
6 we'd have it resolved already, right? Without having to  
7 lease anything, without having to tie it to the  
8 downstairs tenant, we'd have it all cut and dry, right?

9 CHAIRMAN VASELOPULOS: The only problem there,  
10 Kathy, is Steve is concerned about utilizing that  
11 parking space, that parking lot for this purpose. Right  
12 Steve, is that, my interpretation as it goes?

13 MR. GUTIERREZ: Multiple things. Again, we  
14 don't know what the first tenant is going to look like.  
15 Dr. Warner's use of the second floor is unique in that  
16 half of the space is used on alternate days. But at the  
17 technical parking requirement for even a general office  
18 use, there will not be enough parking on their lot.

19 The real question I think is, with the  
20 unknown tenancy and the potentials for what that might  
21 look like, will there be enough public on-street parking  
22 to accommodate the spillover from the lot within reason?

23 It's a tough situation with only has 11 or 12 parking  
24 spaces for a building its size.

25 CHAIRMAN VASELOPULOS: Let me suggest leaning  
26 more towards Todd's suggestion of prior to any first  
27 floor occupancy, this Petitioner has to come before the  
28 Village basically to discuss parking. I mean, I'm  
29 simplifying it a lot and it shouldn't be that simple,  
30 but that's in essence what it would say.

31 COMMISSIONER MENDREK: I think, Bill, it is  
32 that simple. I mean, we're lucky to even have somebody  
33 looking at this nasty building in Northfield and wanting  
34 to redo something with it. So, to me, this is like a,  
35 we've already talked 30 minutes too long about giving  
36 this gentleman exactly what he needs to get his business  
37 up and running in this day and age and in this economy.  
38 Quite frankly, the chance of him hopefully filling his  
39 first floor space, you know, God speed, but I don't know  
40 what it's going to look like right now. He's right, it  
41 could be two, three, four years.

42 CHAIRMAN VASELOPULOS: Okay. Any other  
43 Commissioners have any other negative comments towards  
44 this proposal before we move any further on this?

45 (No response.)

46 CHAIRMAN VASELOPULOS: Okay, so I'll take that  
47 that there's general agreement here before we vote on  
48 anything.

49 Any Commissioners have any other final  
50 questions or thoughts before we see if there's anyone  
51 from the public that would like to make any comments?

52 COMMISSIONER BOLLING: Yes, and just to be

1 clear, what are we talking about right now if I'm  
2 looking at the revised motion?  
3 CHAIRMAN VASELOPULOS: Number two.  
4 COMMISSIONER BOLLING: Yes?  
5 CHAIRMAN VASELOPULOS: Would be, first of all,  
6 we've revised the language in number two, and Steve is  
7 going to read that. He issued a revision to that before  
8 the meeting started, just in case everyone doesn't know  
9 it. It just changes number one slightly.  
10 Number two, whoever makes a motion needs  
11 to amend number two and reference that prior to the  
12 first floor being occupied, this Petitioner will meet  
13 with the Village to review the off-street parking  
14 situation again.  
15 COMMISSIONER BOLLING: Okay, that's perfect.  
16 I'm all with that.  
17 MR. GUTIERREZ: Can I clarify one thing with  
18 that, Bill? To meet with and discuss or subject it to  
19 Village Staff review? There's a little difference.  
20 CHAIRMAN VASELOPULOS: Subject it to Village  
21 Staff review.  
22 Dr. Warner, any objections to that type  
23 of language?  
24 DR. WARNER: No.  
25 CHAIRMAN VASELOPULOS: Okay, thanks. I think  
26 at this point we're ready, Steve, to see if there's  
27 anyone in the audience that has any questions or  
28 comments. They will have to be sworn in if there is  
29 anyone out there.  
30 MR. GUTIERREZ: I don't see anybody. Melissa,  
31 do you?  
32 MS. DeFEO: Yes, I just promoted Jeffrey  
33 Gelderman.  
34 MR. GELDERMAN: This is Jeff Gelderman; I was  
35 just on mute. I am the president of --  
36 MR. GUTIERREZ: Mr. Gelderman?  
37 MR. GELDERMAN: Yes, swear me in please.  
38 MR. GUTIERREZ: I apologize. I need to swear  
39 you in if you don't mind.  
40 MR. GELDERMAN: Yes.  
41 (Witness sworn.)  
42 MR. GUTIERREZ: Thank you.  
43 MR. GELDERMAN: I am Jeff Gelderman. I've  
44 been occupying this building for 20 years since 2001,  
45 approximately 19 years, whenever it was when we  
46 purchased it. This is CR Property Management, Inc. is  
47 the current owner and we're in the process of  
48 negotiating with Jeremy for the sale of the property.  
49 My background is in the technology world. I also live  
50 in Kenilworth. I was a Village Trustee for eight years  
51 and then five years on the Zoning Board of Appeals in my  
52 past history. So, I understand and appreciate all the

1 things that are going on here.

2 Steve, you had mentioned early on in the  
3 meeting that you had not had a chance to really do an  
4 in-depth survey in a normal operating condition since  
5 COVID started. I thought I'd just give you a little bit  
6 of understanding of what we did with this building and  
7 how it was used --

8 CHAIRMAN VASELOPULOS: Jeff, you're breaking  
9 up. Jeff, we can't hear you.

10 MR. GELDERMAN: -- got resolved and how we,  
11 because there's virtually very few properties in this  
12 individually, we had 12 or 14 tenants in this building.

13 CHAIRMAN VASELOPULOS: Jeff, this is Bill  
14 Vaselopulos, can you hear me?

15 MR. GELDERMAN: Yes. I'm thinking I'm going  
16 to dial into the telephone if I can. Let me see if I  
17 can find the number for this.

18 No, I can't. I'd have to get back to it.  
19 Can you hear me now? Wait, am I coming through?

20 CHAIRMAN VASELOPULOS: We can hear you now.  
21 We understood that you were trying to give us a  
22 historical perspective.

23 MR. GELDERMAN: Yes, I mean, we have 32 to 38  
24 people parking their cars in this location for well over  
25 10 years. This particular neighborhood got more crowded  
26 when the people directly across the street started the  
27 therapy daycare, I don't know what the exact business  
28 nature is there, but a lot more traffic came into this  
29 neighborhood at that time. But again, we've co-existed  
30 for many years there before we vacated this building.

31 So, I mean, the street parking on  
32 Frontage was always a little bit of overflow for  
33 everybody. Everybody kind of shared that. We typically  
34 told our people to restrict themselves to the first five  
35 or six places that were right in front of our building,  
36 and we avoided parking in front of the neighbors next  
37 door. As things got very crowded, I mean, New Horizons  
38 or whatever they were called in the building right to  
39 the north that Jeremy was talking about leasing some  
40 parking spaces from, we had a lot of discussions with  
41 them on and off.

42 We occasionally, they just acquiesced  
43 because they were seldom ever full in their parking lot  
44 and we didn't rent spaces, but the first two or three  
45 spaces up at the very front we sometimes occupied,  
46 depending upon what our loads were. We had people on  
47 shifts. We operated for 12 hours a day out of that  
48 building typically. So, we had, you know, early shifts  
49 coming in at 7:00 in the morning, they'd leave at 3:00,  
50 and then we had other people start at 10:00 or 11:00 and  
51 they'd come. For the middle of the day, we had a full  
52 load where virtually every employee had a car.

1                   So, you know, it was tight in the  
2 neighborhood. It's always been tight in that  
3 neighborhood but, you know, that was all pre, that was  
4 last year, pre-Corona and everything else. So, I mean,  
5 it works, it's tight at times. We know that Jeremy's  
6 problems talking to Chase Bank is impossible. They're a  
7 very uncooperative place and they've always been that  
8 way.

9                   A lot of the, the lawyers across the  
10 street in the small white building, they have generally  
11 speaking a small volume of people in that space relative  
12 to the size. They typically park on premise, virtually  
13 all of their cars most of the time, and clients coming  
14 in occasionally, you know, parked on the street. I  
15 think when they remodeled that corner building into the  
16 children's therapy thing, those were people that come  
17 and go at various times during the day as well. They do  
18 run the equivalent of like class sessions and things  
19 like that, not exactly. Again, I've talked with the  
20 owner one or two times when they were first remodeling.

21                   So, I mean, the load is sustainable. I  
22 think, I understand the Village's position. We're  
23 trying to maintain and not set precedence of allowing  
24 variations on the parking requirements and things like  
25 that, having been in zoning myself. But, you know, I  
26 think from Jeremy's standpoint, I would say the way the  
27 Village is proposing it, I would certainly go along with  
28 it myself, you know, if I were occupying a new building  
29 in this location.

30                   I would also say that I think that the  
31 neighborhood is going to be drastically improved with  
32 the addition of Jeremy's plans for this building. So, I  
33 think it's magnificent. So, that's about it.

34                   If there's any other questions; on the  
35 dumpster issue, coordinating with the refuse company was  
36 always a challenge. They changed days on you. They do  
37 things to you all the time. You never know what's going  
38 on with them, and I can't remember who the company is  
39 there. I think it's, ACME, or somebody like that. But  
40 I think if you can, we had a lot of production  
41 operations out of this building, so we created a lot of  
42 waste and a big dumpster was necessary for us.

43                   I think the idea of talking about a  
44 rolling dumpster for, hopefully, Jeremy, you've got some  
45 limited amount of trash, much less than we would have in  
46 general. I mean, we were the biggest mailer in the  
47 Winnetka Northfield post office area for many years.  
48 So, we generated a lot of paper and a lot of trash.

49                   So, I think that putting it up front is a  
50 great idea. I think the idea of, having lived in this  
51 building for 19 years, I know that moving that fire  
52 escape stairway around to the side is genius, I think.

1 That's a great idea.  
2 That front parking space, Steve, if you  
3 striped it, I mean, and you lose one, I mean, the  
4 building, Jeremy could be under the knowledge that they  
5 could park their own people there. You could scare off  
6 a few people and they could use it. I mean, it's only  
7 one day a week that you get pick up there typically.  
8 So, it's, you know, it's a lot of inconvenience to move  
9 the dumpster around but that could be done, too, but you  
10 know, whether it comes or whether you put the dumpster  
11 out to the street, you know, one or the other.  
12 I think that, but the dumpster being in  
13 that location will be tough to pick up. We originally  
14 had the dumpster in the back corner, the northwest  
15 corner of the parking lot for many, many years. The  
16 refuse company would have to back in there, pick that  
17 thing up and tip it up into the truck. They would, if  
18 you had the dumpster to the side versus what we have  
19 there today, they're going to have to do the same thing.  
20 That truck would have to back into that parking space to  
21 pick up that dumpster unless you can have something that  
22 rolls out to the street. So, I just thought I'd give  
23 you some background having lived in it for so long for  
24 whatever it's worth.  
25 Any other questions? I'm going to stay  
26 on to the end, but I'll go mute at this point.  
27 CHAIRMAN VASELOPULOS: Thank you, appreciate  
28 the comments. It's very helpful.  
29 COMMISSIONER BERLINGHOF: Bill, if you're  
30 ready, I'm happy to make a motion.  
31 CHAIRMAN VASELOPULOS: Steve, anyone else  
32 waiting?  
33 MS. DeFEO: We have two other attendees. Hold  
34 on. I just promoted Bruce Johnston.  
35 CHAIRMAN VASELOPULOS: Steve, you're on mute.  
36 MR. GUTIERREZ: Melissa, could we put Jeff  
37 back as an attendee to make more room?  
38 MS. DeFEO: Yes, I'm working on it.  
39 MR. GUTIERREZ: Thanks.  
40 MS. DeFEO: Bruce, do you have any comments?  
41 MR. JOHNSTON: No comments, thank you.  
42 MS. DeFEO: Okay, hold on one second. I've  
43 promoted someone named Nash.  
44 MR. NASH: No comments.  
45 MS. DeFEO: All right, that's it.  
46 CHAIRMAN VASELOPULOS: Okay, Commissioners,  
47 any final thoughts or comments?  
48 (No response.)  
49 CHAIRMAN VASELOPULOS: Would someone like to  
50 make a motion?  
51 COMMISSIONER BERLINGHOF: I'm happy to.  
52 CHAIRMAN VASELOPULOS: Todd, go ahead.

1 COMMISSIONER BERLINGHOF: Motion to recommend  
2 to the Village Board that it grant relief from the  
3 Village Code off-street parking requirements, as  
4 proposed for the property at 436 West Frontage Road, in  
5 accordance with the Petitioner's Application and  
6 Supporting Materials, dated May 4th, 2020, subject to  
7 the following conditions:

- 8 1. That the maximum occupancy allowed for the entire  
9 building shall be 18 adults.
- 10 2. Prior to the first floor being occupied, Petitioner  
11 shall meet and be subject to Village Staff approval  
12 of the need for any additional secured parking.
- 13 3. The representations made in the application and  
14 supporting documents are binding upon the  
15 Petitioners. There shall be no additional uses  
16 permitted beyond those specifically enumerated  
17 herein or permitted by the Village of Northfield's  
18 Zoning Ordinance.
- 19 4. The Village of Northfield Health, Fire, and  
20 Building Officials shall be granted access to the  
21 subject property at any reasonable time for  
22 purposes of conducting inspections for compliance  
23 with the Village Codes and Ordinances.
- 24 5. An approval pursuant to any requested review by a  
25 Village consultant, Village Staff member, Village  
26 Commission or Village Board Committee shall be an  
27 approval of only those items specified in any  
28 motion, resolution, ordinance, or written report.  
29 Such approval shall not be deemed to be an approval  
30 of any matter which is within the jurisdiction of  
31 any other Village consultant, Village Staff member,  
32 Village Board Committee or Village Commission that  
33 has not issued a report or given its approval.  
34 Neither shall such approval be deemed the approval  
35 of any County, State or Federal Agency. Under no  
36 circumstances shall the approval be deemed to be an  
37 approval of any matter not included in this  
38 ordinance by virtue of the fact that such a matter  
39 appeared on a supporting document which is not  
40 attached as an exhibit to this ordinance or  
41 incorporated as an exhibit as part of this  
42 ordinance.
- 43 6. The Petitioner shall comply in all other respects  
44 with the ordinances of the Village of Northfield  
45 and nothing in this zoning relief shall be  
46 construed as a waiver of any of those requirements.
- 47 7. Violation of any condition of this zoning relief  
48 shall be cause to revoke said relief by the  
49 Corporate Authorities upon 10 days proper notice to  
50 the Petitioner. Alternatively, the Village Manager  
51 shall have the right to assess fines, not to exceed  
52 \$750.00 per violation, for violation of this

- 1 Special Use Ordinance. Such assessment of fines  
 2 may be appealed to the Corporate Authorities by  
 3 filing written notice of appeal within three days  
 4 of the assessment.
- 5 8. Changes in the project may only be made as follows:
- 6 A. Minor Field Changes. Minor changes in  
 7 locations or sizes shown on exhibits may be  
 8 approved, in writing, by the Director of  
 9 Community Development. Typically, a minor  
 10 field change will not involve a percentage  
 11 change greater than three percent. However,  
 12 not all changes of less than three percent  
 13 shall necessarily be deemed to be minor. The  
 14 determination of the Director of Community  
 15 Development as to whether a change is a minor  
 16 field change shall be final.
- 17 B. Village board Approved Changes. The Village  
 18 Board may approve, without referral to the  
 19 Plan and Zoning Commission, such other changes  
 20 as it believes are in the best interest of the  
 21 Village and which do not involve changes in  
 22 numbers found in the text of the Ordinance and  
 23 which do not have a substantial, direct impact  
 24 on adjacent properties. The determination of  
 25 the Village Board as to whether a requested  
 26 change should be referred to the Plan and  
 27 Zoning Commission shall be final.
- 28 C. Changes Requiring a Public Hearing. Any  
 29 change involving a size, quantity or other  
 30 numerical value found in the text of the  
 31 Ordinance or any change having substantial,  
 32 direct impact on adjacent properties shall not  
 33 be made except after a public hearing before  
 34 the Plan and Zoning Commission. Additionally,  
 35 the Village Board or the Director of Community  
 36 Development may refer any requested change to  
 37 the Plan and Zoning Commission for public  
 38 hearing when either believes it would be in  
 39 the best interest of the Village to do so.
- 40 CHAIRMAN VASELOPULOS: Is there a second?  
 41 COMMISSIONER HIRSCH: I'll second it.  
 42 CHAIRMAN VASELOPULOS: Steve seconds. All  
 43 those in favor?  
 44 (Chorus of ayes.)  
 45 CHAIRMAN VASELOPULOS: All opposed?  
 46 (No response.)  
 47 CHAIRMAN VASELOPULOS: Motion passes  
 48 unanimously. Congratulations and good luck, Dr.  
 49 Warner.  
 50 DR. WARNER: Thank you. Thank you all for  
 51 your time.  
 52 CHAIRMAN VASELOPULOS: Appreciate your help.

1 DR. WARNER: Looking forward to establishing  
2 this here in your Northfield. I love it here.  
3 CHAIRMAN VASELOPULOS: Thank you.  
4 DR. WARNER: Thank you.  
5 CHAIRMAN VASELOPULOS: With that, is there a  
6 motion to adjourn?  
7 COMMISSIONER HIRSCH: I'll make a motion that  
8 we adjourn.  
9 COMMISSIONER BERLINGHOF: Second.  
10 CHAIRMAN VASELOPULOS: Let's reverse that.  
11 Made by Steve, second by Todd. All those in favor?  
12 (Chorus of ayes.)  
13 CHAIRMAN VASELOPULOS: Motion carries. Thank  
14 you, everyone. It's been a lot of fun.  
15 (Whereupon, at 8:26 p.m., the above  
16 meeting was concluded.)  
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19 Approved 7/6/20  
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