

**REPORT OF PROCEEDINGS  
OF THE  
REGULAR BOARD MEETING OF THE BOARD OF TRUSTEES  
VILLAGE OF NORTHFIELD  
Tuesday, December 4, 2018 - 7:00 p.m.**

As provided for by public notice, the Board of Trustees of the Village of Northfield met in the Council Chambers of the Village Hall at 7:00 p.m. on Tuesday, December 4, 2018 for the Regular Board meeting. The meeting was called to order by President Joan Frazier. The Village Clerk took the roll call.

PRESENT:	President	Joan Frazier
	Trustees	Tom Roszak Allan Kaplan Greg Lungmus Thomas Terrill John Gregorio John Goodwin

ABSENT:

ALSO PRESENT: Attorney Everette M. Hill, Jr.

**APPROVAL OF CONSENT AGENDA ITEMS:**

1. Approve the Report of Proceedings from the October 16, 2018 Village Board meeting.

2. Approve the Bills and Disbursements from 10/3/18 to 11/15/18:	
General Fund	\$542,169.72
Motor Fuel Tax Fund	120,815.00
Longmeadow SSA Bond & Interest	126,671.82
Foreign Fire Insurance Tax Fund	6,243.08
Water and Sanitary Sewer Fund	321,792.82
Capital & Equipment Fund	498,564.42
Bond Fund Debt Service	158,998.00
2017 Go Bond Project Fund	84,258.15
2017 Bond Fund Debt Service	276,800.00
Rolling Ridge SSA Project Fund	16,934.77
Rolling Ridge SSA Debt Service	<u>87,459.86</u>
<b>TOTAL</b>	<b><u>\$2,244,781.17</u></b>

3. Approve the adoption of a policy on the private use of public rights of ways.

Trustee Lungmus made a motion, seconded by Trustee Terrill, to approve Consent Agenda items 1 through 3.

Upon the following roll call vote, a motion to approve Consent Agenda items 1 through 3 was approved.

AYES: Roszak            NAYS: 0            ABSTAIN: 0            ABSENT: 0  
Kaplan  
Lungmus  
Terrill  
Gregorio  
Goodwin

**CONSIDERATION AND APPROVAL OF AN ORDINANCE ADOPTING THE 2018 TAX LEVY**

Trustee Roszak made a motion, seconded by Trustee Lungmus, to approve an ordinance adopting the 2018 tax levy.

Finance Director Steve Noble said the ordinance establishes the amount to be raised for property taxes for 2018 that will be paid in 2019. At the October 16, 2018 Village Board meeting, the Board adopted a resolution estimating the 2018 tax levy at \$4,250,000.00. Not included in the levy ordinance is the levy for the infrastructure bonds that were issued in 2016 and 2017. The levy for the debt service on the bonds was filed with the County Clerk and is in place for the life of the bonds. For 2018, the levy for the bonds is \$498,500.00. The 2018 operating levy represents an increase of 3.2% over last year's levy and was developed to remain within the property tax cap. The proposed levy, along with the levy for the bonds will increase the Village's share on a \$10,000.00 tax bill by about \$21.00.

President Frazier then requested a roll call vote to approve an ordinance adopting the 2018 tax levy.

AYES: Roszak            NAYS: 0            ABSTAIN: 0            ABSENT: 0  
Kaplan  
Lungmus  
Terrill  
Gregorio  
Goodwin

**CONSIDERATION AND APPROVAL OF A RESOLUTION ABATING PROPERTY TAXES FOR THE 2015 GENERAL OBLIGATION (ALTERNATE REVENUE) REFUNDING BOND ISSUE**

Trustee Roszak made a motion, seconded by Trustee Lungmus, to approve a resolution abating property taxes for the 2015 General Obligation (Alternate Revenue) Refunding Bond issue.

Director Noble indicated this item and the following agenda item are the annual property tax abatements for bonds that were issued in 2006 and 2009. The 2006 bond was for water

system improvements and the 2009 issue was for street improvements. The Village pledged water system revenues for the repayment of 2006 bonds and motor fuel tax revenues to repay the 2009 bonds. There are sufficient water revenues and motor fuel taxes available to pay the debt service on the bonds and therefore, the underlying property tax on these bond issues must be abated. The two resolutions abate those taxes.

President Frazier then requested a roll call vote to approve a resolution abating property taxes for the 2015 General Obligation (Alternate Revenue) Refunding Bond issue.

AYES: Roszak            NAYS: 0            ABSTAIN: 0            ABSENT: 0  
Kaplan  
Lungmus  
Terrill  
Gregorio  
Goodwin

**CONSIDERATION AND APPROVAL OF A RESOLUTION ABATING PROPERTY TAXES FOR THE 2009 GENERAL OBLIGATION (ALTERNATE REVENUE) REFUNDING BOND ISSUE**

Trustee Goodwin made a motion, seconded by Trustee Roszak, to approve a resolution abating property taxes for the 2009 General Obligation (Alternate Revenue) Refunding Bond issue.

President Frazier then requested a roll call vote to approve a resolution abating property taxes for the 2009 General Obligation (Alternate Revenue) Refunding Bond issue.

AYES: Roszak            NAYS: 0            ABSTAIN: 0            ABSENT: 0  
Kaplan  
Lungmus  
Terrill  
Gregorio  
Goodwin

**CONSIDERATION AND APPROVAL OF A SPECIAL USE ORDINANCE TO ALLOW FOR AN ASSISTED LIVING AND MEMORY CARE FACILITY AT 1622 WILLOW ROAD**

Trustee Lungmus made a motion, seconded by Trustee Goodwin, to approve a special use ordinance to allow for an assisted living and memory care facility at 1622 Willow Road.

President Frazier said that after Director Steve Gutierrez presents this matter, the petitioners will then be able to present their project to the Board and then the audience will be able to respond. The Clerk will take down the questions presented and then the petitioner will be able to respond to those questions. Once the questions have been addressed, the Board will deliberate and vote. She said the Board has spent many hours reading the various proceedings before the Architectural and Plan & Zoning meetings. She asked that the audience

not repeat the same things over and over again. After a statement is made, do not return to the podium. Everyone is welcome to say their peace. Please try to be respectful to the petitioner, others in the audience and the Board members. Refrain from booing or clapping. All comments and questions should be directed to the Board, so please don't turn around and address others. There will not be any back and forth dialogue. When you speak before the Board, please give your name and address for the record.

Community Development Director Steve Gutierrez said that before the Board is a proposed special use for a 44 unit assisted living and memory care facility to be located at 1622 Willow Road. A hearing was held regarding this application by the Plan and Zoning Commission over the course of two meetings. They ultimately vote 4-2 to recommend approval of the proposed special use. The Architectural Commission reviewed the proposed special use plans and voted unanimously to recommend approval of the proposed design. The staff report and meeting minutes from those meetings have been provided to the Board along with a number of communications received from interested neighbors regarding the application. The petitioner is here to provide a presentation.

Tom McClayton, consultant for the ownership group, for the application for 1622 Willow Road said that with him are Brian Trebels from the ownership group; Kevin Bennema from the ownership group and managing partner of the facility; Jerry Jacks from the ownership group; Tim Bales, project architect; Joe Davito, the project landscaper; and Larry Basil, who is part of the team, but is not present. On October 1<sup>st</sup> and November 5<sup>th</sup>, they presented to the Plan & Zoning Commission a request for a special use allowing the property to be converted to a 44 unit assisted living and memory care community. Based on the input from the Plan & Zoning Commission, the staff, the neighbors, the Village Engineer, Gewalt-Hamilton, Police and Fire Department and subsequently the neighbors at 347 Linder, they propose to make revisions to the plans and property. On November 12<sup>th</sup>, they presented to the Architectural Commission and they have incorporated all of their recommendations. They also have responses and solutions to the questions, concerns and issues that have been raised by the Commissions, staff, neighbors and most of the changes to the existing building are in the interior. On the north exterior on the Willow Road side, they are proposing to construct a porch in the center of the building which is an entry port. They are going to fill in the existing parking garage ramp; construct a new 20 foot emergency access drive on the west side of the parking lot; and a new turn around drive also on the west side of the parking lot. Proposed improvements to the south elevation are to move the trash enclosure east of the existing trash enclosure, add a roof and overhead door so it will be fully secured, extend the alley by approximately 17 feet to service the

trash enclosure and establish a no parking/no standing zone in the alley. Proposed are modest changes on the east and west elevations. On the east elevation, construct a wood deck with railing and to infill masonry windows on the west side.

Mr. McClayton said he would like to address the concerns they heard over the last three months:

Trash enclosure. After discussion with the neighbors, they proposed to move the location of these enclosures to the east of the existing enclosure which will require an extension of the alley by 17 feet to service the enclosure. The former trash enclosure was proposed on the far west side but now will become green space. Trash pickups will be twice a week based on the new proposed location of the trash enclosures. The truck will back up the public alley for pickup. Snow removal from the public alley will be pushed to the east end of the alley. In the summer, that 15 foot area will have plantings.

Public Alley Deliveries. They estimate that there will be five deliveries per week. One of the conditions of the special use is a maximum of six and they are proposing one Sysco truck per week and deliveries of four vans, one for seafood, produce and two for bread. They had proposed a no standing/no parking zone for the Sysco truck. It will back up the public alley, stop at the west end of the no standing zone and unload into the back area. The Sysco truck is 8 feet wide, a large SUV is a little less than 7 feet wide, the public alley right of way is 20 feet and currently is paved 17-1/2 feet. Their engineers said there is ample room for the neighbor to access their garage to Linder Avenue while the delivery takes place. This is a Sysco weekly delivery and will take 20 minutes maximum.

Emergency Exit. Mr. McClayton indicated they have been working with the fire department and have proposed an emergency exit on the west side of the parking lot. There will be multiple curb and signage prohibiting any entrance or exit by other vehicles beside the emergency vehicle. Ambulances will visit in front of the building and there is a dedicated space provided for the ambulance. It is estimated that there will be two calls per week. Northfield is a member of a regional dispatch center, so any 911 call will result in the closest available ambulance being sent. In addition, they hope to work with the fire department to ensure Happ Road to Willow Road is used as the primary route to access the property for the Northfield ambulance.

NortheastCorner. The northeast corner of the parking lot has the potential to compromise the site lines of the drivers travelling northbound from Lockwood onto Willow if snow is stored there. They will instruct the snowplower not to pile snow at the corner and they will instruct their staff not to park in those spaces at all times.

Parking. He said they are proposing 31 parking spaces. KLOA did a parking study that indicates peak demand for parking spaces is 18 for the proposed use. This use requires the fewest number of parking spaces of all other potential uses including office, retail and multi-family. They will not allow their staff members to park on Linder Avenue, Lockwood Avenue or Orchard Lane or anywhere south of that. They have ample parking on site which will allow a number of daily visitors which their operator estimates at 5 per day based on his experience. Gewalt-Hamilton has looked at the KLOA report and their findings are that 31 parking spots will readily accommodate the employee and visitor demands.

Holiday parking. To the extent that the parking on holidays cannot accommodate on the site, they originally proposed to have valet parking to park in the Forest Preserve; however what they now plan to do is have the staff, if necessary, park in the Forest Preserve and have all of the parking available on site for visitors. Holidays include Mother's Day, Father's Day, Easter, Christmas, etc. Even on holidays, they will make sure employees do not park on Linder, Lockwood or Orchard. Since they have 31 spots and there are 11 to 13 employees during morning and evening shift and with 5 visitors, there should be more than ample parking spaces, even on holidays.

Traffic. Emergency vehicles will arrive at the front door and will have a designated space for the emergency vehicles. Galloway provided a trip generation comparison between the existing use which is an office building and their proposed use. At full occupancy, the proposed use will generate significantly less traffic than an office building and will have a lower impact of traffic conditions. The report shows that on a weekday morning, during the peak hour which is 7:30 to 8:30, the proposed use will have 8 trips where a fully occupied office building will have 47 trips. On the weekday evening, during the peak hour which is 5:15 to 6:15, the proposed use will generate less trips than the office building. Their conclusion is that the proposed use will result in the fewest number of people in cars that access the property. They will instruct the staff and repeat visitors to use the main thoroughfares to access the property and not cut through the neighborhood.

Safety of Residents. The project will be a 24 hour access control. None of the residents will have cars and if they want to go outdoors, there are two decks on the property and if they would like to go for a walk, they can walk on the sidewalk but only when accompanied by staff or a visitor (a relative). Planned activities offsite will occur on a daily basis and at times the visitors will come and pick up the resident and take them to their house or somewhere else.

Safety for the Neighbors. There will be no cars going through the neighborhoods, no staff, visitors or deliveries. Any walks will be accompanied by people that either work on the project or are loved ones of the residents.

Light Pollution. Other than the entry on the front of the building, there are no changes to the exterior lighting on the project. The only new light approved by the Architectural Commission was for the entrance. Although the interior hallway lights will be lit, none of the second and third floor hallways will disperse light to the exterior because the doors to each unit will be closed during the evening hours.

Storm Water. The 17 foot extension of the alley and the change by the fire department to widen the emergency access by 20 feet has caused them to exceed 1,000 square feet of allowable increase in the impervious area. Accordingly, they will provide additional onsite storm water detention storage. He said they worked with the Village engineer and their engineers to develop a plan for managing this requirement.

Flood Plain. The current owner has worked with the Village engineer and FEMA and has obtained a conditional letter of map revisions based on fill which they call CLOMR. Based on specific changes such as grading and parking lot, FEMA has determined that the structure of the property would not be located in special flood hazard areas. The CLOMR that they received for the existing building condition they are applying for a CLOMR based on the proposed plan. The engineering team and the Village engineer believe that FEMA will view the proposed plan as better than the existing conditions. The issuance of a CLOMR assures that there will be no negative impact to the east of the property. The storm water flows from west to east in this neighborhood. It is his understanding that the Village will not issue a building permit until they have the CLOMR which they are currently pursuing with FEMA and the Village engineer.

Landscaping. The revised landscape plan includes additional north elevation foundation plantings as well as increased plantings on the east elevation to screen between the proposed deck and Lockwood Avenue. Additional plantings on the east end of the alley will be put beyond the additional 17 foot extension for the garbage enclosure.

Mr. McClayton added that right now the real estate taxes that are paid for the office building because they are not fully occupied is roughly \$30,000. Their estimate, using their real estate tax expert, is that taxes will go to \$150,000. They received recommendations from the staff, the Plan & Zoning Commission and the Architectural Commission.

Trustee Terrill asked what it would cost to extend the 17 feet for alley to make it a throughway. Mr. McClayton said the major cost would be not only the asphalt but they would be adding an impervious area if they extended it, which is another 900 square feet of impervious

area that would extend all the way to Lockwood which is another 120 feet of impervious area times 20. They would have to work with the Village engineer to do that and their estimate on the cost to just take it another 40 feet is roughly \$100,000. Trustee Terrill asked if 900 feet and 40 feet would be \$100,000. He said if that expense would be incurred it would make the project impractical or economically not feasible to them. Mr. McClayton responded that they feel the solution that they have and the reason to do that would be for the Sysco truck. That's 20 minutes once a week and he thinks it would be a lot more impractical to have the Sysco truck back up, let someone out and then back in.

Tom Whittaker, 240 Old Farm Road, said he has lived in Northfield for 40 years and he has seen a lot of development and the development that has taken place has had a significantly positive impact on the residents. Today and prior to tonight, he has had several conversations with residents of the east side of town that are very upset with the potential of this development going in and said as a Board, they have to ask themselves how will this positively benefit our community. He then said that the developer cannot dictate what route the ambulance is going to take to the facility and asked Fire Chief Mike Nystrand if that is correct. Chief Nystrand said that is correct. Mr. Whittaker said they will take the quickest route and he hopes the Board will listen to the residents and respect their opinions.

Jeff Schipco, 255 Lockwood Avenue, asked if anyone wants to help his kids get through college. He is opposed to this building. As a mental health provider, a doctorate in clinical psychology, said there is nothing boutique about dementia, psychosis, Louie Barre Syndrome, and parents providing for individuals to have cognitive difficulties etc. This facility is too small. If you drive around and see facilities for individuals with cognitive disabilities, they are on acres. The gentleman who owns this building has been there at least 10 years, has done nothing to improve the property. He doesn't believe he will do anything now. This City may need money, but if you're based on integrity and compassion and honesty that he has seen, he said we can do better than this for the community and for the families who are going to be there. He is concerned, if you read the Tribune and drive down Sheridan Avenue in Chicago by Loyola University and you take a look at the facilities for just the type of patients we have here, it's a disgrace and then they put in individuals who are sex offenders because they can't fill the beds or the facility. He said this gentleman doesn't have a full house. He asked who the psychiatrists are. Most psychiatrists don't come to see the patients in these types of facilities. They are called in if you're lucky. He asked who the neurologists and psychologists are. He said we don't have hospitals here and we have no sidewalks. There is no way that they are going to get the ambulance, fire trucks or police trucks in this facility. The night in November

during the first meeting, there was a fire truck, an ambulance and a police car and they couldn't get in the drive. There is waste and he wants to know who is going to take care of the medical waste of the patients or individuals who are there. It is dangerous to cross Lockwood, Willow Road, when he took the bus a week ago; it is dangerous. He can't get out of Lockwood and the parking around there is terrible. There are high school students running cross country and families at the park and there isn't any parking there. He said this is not just a boutique business, but it's looking at the people who are going to be there. There is no way that individuals who do not have physical or psychiatric emergencies in that facility without staff who are properly trained or this isn't some fun facility where children come running in. People's safety should be provided for. He said this is the wrong building period. When he used to call 911, he would be able to call the police department and the people he would talk to would carry a conversation and they know the neighbors. Now, he calls 911 and he can't get through and they aren't even from Northfield. Since we have had to combine with other communities, 911 isn't that great. He said this is not the facility that should be put there and the Board should hold the owner of that building to someone who made a poor investment, someone who has not filled that building on purpose and there is a lot of money to be made off sick people and people in these situations get desperate. So for him or anybody here to think that we are getting a boutique community or a boutique facility to deal with dementia is terrible and wrong.

Mr. Jong, 327 Linder, lives about 4 or 5 doors from the facility. He said the problem he sees is the Sysco trucks and according to the proposal will take only 20 minutes in and out. To back it up takes about 20 minutes because it is a very narrow street. He has lived in Northfield for 20 years and the big problem are kids and the shortcut from Linder to Orchard going to school in the morning. There is a short distance to the expressway. They are young drivers and a bigger problem is created. How can they control the truck's delivery times and how will the residents know is out of control. We need to think about the money compared to the quality of living there. He walks in Northfield. He strongly opposes the proposal.

Christin Thomas, 1648 Orchard Lane, has lived there almost 20 years and raised her son there and has had to deal with no sidewalks on the east side. She strongly opposes this project. She is curious because there isn't a need for this facility. Northfield doesn't need its own nursing home or memory care. There are 22 facilities within a 2 to 10 mile radius of her home. Fifteen of them have memory care. There is not a need for this facility and she wants to know why they are entertaining it. There are more than 9 issues that the Village is willing to overlook that this proposal has. She asked how many people would want to come out of their house and say "Oh Sysco driver, I need to get out of my garage." She doesn't want that to

happen to her. This is what the Wipperfurths would have to endure and to have a memory garden where people would look in on their family picnics. She said it is not acceptable. She asked the Board if they represent people that are trying to have a round peg put into a square hole or do they represent the residents of Northfield. She has known the Wipperfurths for years. She pays taxes so she can go in and out of her house as she pleases. She urged the Board to put themselves in Bill and Stacy Wipperfurths' position. They have been loyal, Bill is a fireman for our Village and this is how they are being treated. She said it is not acceptable. She said the Board works for the residents and they should be protecting them. This is not the right project for that location.

Kim Orth, 1655 Orchard Lane, is opposed to the project. She showed pictures, but she asked Mr. Bonnema if he could compare this property to one of his other properties because it sits on such a small parcel of land. He told her it was comparable to the Fox Lake facility. She drove up to Fox Lake which she deemed was not comparable. The Fox Lake facility was on an acre and has four one-story cottages on .58 of an acre. The Fox Lake facility has 16 residents per cottage and this one has 44; they have a gazebo and a fountain in front, patios in front of each building with chairs, landscaping over the courtyard, a walking path that goes around the entire facility where here there aren't any walking paths. There is a fence for security around the memory care portion and there won't be a fence here. The Fox Lake facility has garden containers on the patios and has two raised gardens so the residents can go out and plant flowers or vegetables. She was told it is very important for residents to get outside and be with nature. The residents wouldn't be able to do that here. She said at the last meeting it was mentioned that trucks had a hard time getting in and out at the Fox Lake facility but that facility wouldn't be impacting any neighbors because they have their own designated roads around the facility. She called Sysco about the alley and Tom McClayton said tonight that the trucks are 8 feet wide and a van is typically 7 feet wide. Sysco said their trucks are 8.5 feet wide without the mirrors and the mirrors can extend anywhere from 6 to 12 inches on either side. That is a minimum of 9.5 feet for a Sysco truck. There is no way you can get a car down that alley when any of those trucks are there. The alley is only 17 foot wide, not 20 feet which was said at the October meeting. There is foliage at the south end of the alley and she drove down it and wasn't able to open her door with another car there. She definitely opposes this use.

Chuck Hirsch, 350 Latrobe, is 4 or 5 doors east of the building. He sent a letter. He said the building is already there and so the question is what the least intensive use that we can see coming in the future. He applauds everyone for being there tonight because people want what is best for the Village. He said it is better the devil you know. The same people who are here

tonight and don't want the facility will be here time and time again when the next tenancy or ownership is before the Board which could be doctors' offices and patients coming and going and the first floor will be service businesses or other types of businesses which will exacerbate the problems that you are envisioning now. It would be a nightmare. He said this is not the most ideal use, but he doesn't see it being anything other than commercial. We are much better off with what we know and will have the least intensive use.

Gary Hardesty, 344 Linder, which is kitty corner to the building and has two points to highlight. One is that the traffic studies cite averages, but when you're living there peaks are different than studies. Living through the peak traffic demands is not being addressed in the numbers. The second issue is that the retail businesses and office activities dovetail with community activities. The residents are home at night and the offices are closed at night so that traffic doesn't conflict. If this building were condos/apartments that would be traffic that does congest the residents' normal activities.

Barbara Rosenberg, 324 Latrobe, has lived on the east side of Northfield for 40 years and has worked at District 29 for 25 years. She said one of the things that Dr. Howard Boultnick, Dr. Stang, Dr. Mary Francis Green and she discussed was safety, safety, safety. There are children walking, people walking their dogs and it is very dangerous even at this time of the year when it gets dark at 4:00 p.m. People are driving too fast down the street.

Michael Stotna, 346 Lockwood, said he is the first house to the south of the building and has lived there for 20 years. When they moved in, he hired a lawyer to buy the alley. It was a dump, run down and there was a restaurant there. He spent \$500.00 and the Village didn't want to hear anything about him buying it. It will now be expanded another 17 feet and he wasn't able to buy it before, but it's okay to expand it for the trucks to come and go. When it was an office building, there might have been more people, but there weren't ambulances coming 24 hours a day. The people for the office building would pull in, park and probably go back and forth for lunch. He opposes this and without any sidewalks in the area, he doesn't see why you would want to put a business in when you couldn't even walk to your car.

Sue Kelly, 1642 Orchard Lane, has lived in Northfield for 23 years and her husband has been a resident for 50 years. She said they love the small town feel of Northfield and the neighbors who look out for one another. She is opposed to this project and she urges the Board to oppose it. This is not a case of not wanting the elderly in their neighborhood and thinks the land is not big enough for it and feels it will adversely affect safety in the neighborhood and property values. Since there will be three meals a day with 44 residents, there will be 924 meals per week of food being thrown out. According to the Alzheimer's Association,

incontinence is a common issue with memory care patients so in addition to the food waste, there will be adult diapers and other waste in the garbage that will only be picked up twice a week. With the heat in the summer, the smell will be awful and will affect four legged critters from the Forest Preserve across the street. She said that the 20 foot entry on Linder is a county road and asked if there had been provisions for requesting permission from the county to make that 20 foot access into the parking lot.

Bill Jenkins, 315 Lockwood, has lived there for 15 years. People love the neighborhood and it is an extraordinary place to live. When you look at the pretty drawings of the project, what you see are projections and best guesses. He said that it is entertaining to see what happens when human nature and reality takes over afterwards. Escapes have occurred from facilities like these, so he would like to know what his responsibility and response will be as neighbors when they see somebody walking down the street. Who should they call? He would also like to know who to call when their roads are clogged and congested. Even though they are told not to do it, some people will solve problems the way they want to solve them. These things are going to have to be sorted out and he is not hearing enough projection about dealing with the problem when human nature takes over. He also asked if additional traffic controls would be added in crossing Willow Road. Pulling out to go into the Forest Preserve will cause problems. Pulling out of the Forest Preserve to pull into the parking lot will cause serious problems. There aren't any turning lanes. Even if just the staff park across the street, we need to make sure that people are cared for and avoid property damage, injury and even death. Safety is really paramount and is important to everyone in the room. We have a responsibility to protect not only the residents of this community, but also the visitors. Mr. Jenkins can't believe that 31 parking spaces are anywhere near accurate. If this project goes through and someone realizes that the parking was underestimated, it will be too late to respond and it will be too late to change it. The people faced with the problem will then try to fix the problem and they will solve it in their own way. He believes that the developers are over-confident and are setting everyone up for failure and setting themselves up for failure. If they do fail, then comes even bigger issues because now what are you going to do with the building. What is Plan B when this goes under and becomes a zombie project? He said they need to know what they have to live with long term. He said knowing what he knows now and being told what he is expecting will be told, he wouldn't want to spend a night there.

Charles Orth, 1655 Orchard Lane, said he was on the news last night and was asked to do the interview with Channel 2 news, he did not request it. He said the residents in each of these neighborhoods strongly oppose the special use for 44 units for assisted and memory care

at 1622 Willow Road. They have a petition with over 300 signatures opposing the project which was presented to the Village Board. He said the following concerns have been raised by the neighborhood. He represents those with small children, are working and or have family commitments who choose to sign the petition and has the need to speak for them. He is addressing the Board for those 300 people. The building was built in 2006 and replaced the Willow Inn restaurant which was a family owned business in Northfield. All the parking for staff and customers and deliveries were on the property. The alley was larger and could accommodate two-way traffic. The alley came off of Linder and you could drive through the parking lot and exit onto Willow Road. There was a separate loading dock on the east side of the restaurant to accommodate deliveries. The Willow Inn was a great neighbor. The Willow Holdings LLC has already proven not to be a good neighbor by not even consulting or informing the neighbor at 347 Linder Avenue, the Wipperfurths, with whom they share the alley. The Wipperfurths will be directly impacted by this 24 hour, 7 day a week health care facility as would the entire Edens neighborhood. Zoning and Code requirements were developed and put in place by building code officials, engineers, architects and consultants to protect and ensure commercial and residential properties are safe, accessible to fire, EMS and police personnel. These codes ensure that the property is not overbuilt, are uniform, do not cause draining or grading issues, keeping it as uniform in nature according to height requirements and not encroach on neighbor's properties, utility and village easements. These codes also should ensure commercial and residential property is in keeping with the overall character. When we continue to allow people to vary from the Codes and not enforce them; we then are not doing our jobs. The site is already overbuilt and the neighbor at 346 Lockwood has been getting water in his basement since the building was built. Five variations are five more reasons not to grant this special use. When the building was built in 2006, there were concessions made and many zoning code variations and variances were allowed. The underground parking was one of the requirements because of the size of the building and the loss of surface parking. Now they want to eliminate the underground parking and use the Forest Preserve across the street, Linder Avenue and potentially on the neighborhood streets for the much needed and required parking per code for the size of this building. The existing building was allowed to be built on the edge of the property lines on Linder, Lockwood and the rear alley. The property is granted relief from zoning codes in 2006 so it could be built as it stands today. A private office for Mr. Krazny was in the building which he stated that would only be used for his personal use and a few offices for his friends. He had no intention of renting out any more of the building for offices. How many times can you allow the same building to request multiple zoning code variations?

How big can we allow this building to become? Does this building have sufficient onsite drainage? Obviously not if the neighbor at 346 Lockwood has his basement flooded since the building was built.

Mr. Orth continued saying they are putting a 10 x 70 foot walkway which is nothing more than a dog walk for these people to be on the alley side. That is unacceptable. You are supposed to keep a certain percent of impervious surface. Does this project meet the code for impervious surface? The Developer said himself there will be 1,000 square feet over that already and will get worse when they put the deck up. The site is currently stretched to the limits because of previous zoning code variances and now they want more. This is unacceptable. There are 21 businesses west of 1622 Willow Road. 1670 Willow Road has salon studios and there are 16 salons located in that building. 1662 Willow Road is Hefty Records, 1666 Willow Road is Zengler Cleaners, 1652 Willow Road is Business Solutions and 1650 Willow Road is East Willow Cleaners, 1644 Willow Road is Five Star Automotive and 1622 is the Willow LLC. All of these businesses signed the petition opposing the project. The parking lot east of 1670 Willow Road with all the salon studios has 38 parking spaces, so if you do the math, that means that currently, the employees do not park on that site. They park across the street or on Linder Avenue because all those spaces are currently being used by the businesses in that neighborhood. The Forest Preserve parking has 72 spaces, but lost two spaces because of the bike rentals. In the wintertime, they do not plow the Forest Preserve as efficiently as the Village, county or state plow their roads. They don't come out for a day or so later to plow. If all these people are coming to visit their relatives around the holidays, there will be no place to park, thus pushing them into the neighborhood. During the summer, there are many picnics, parties, special events, walks, races and the overflow parking traffic already inundates their neighborhood. There are many safety concerns and oppositions for this project. The use of Forest Preserve parking and neighborhood streets for parking are major concerns and objections. Along with crossing Willow Road to and from the Forest Preserve, there aren't any sidewalks, narrow streets, poor lighting and increased traffic on this residential neighborhood. There is overwhelming opposition to this project. There are also six bus routes that use Willow, Linder and Willow and Lockwood intersection and Orchard and Linder. The bus times are 7:15, 7:50, 8:45 and afternoon 1:45, 3:15 and 3:45 and are used daily.

Mr. Orth said they believe the 1 and 2 fire and EMS responses are underestimated. When looking at the current, similar type facilities in the area, there is probably one response per day. This will be based on the age of the clients and their conditions, which we have no way of knowing. With his past positions, he can tell these numbers aren't accurate. The fire

department can handle this, but there will be more calls and the other areas will kick in as part of Red Center. There are 15 similar type facilities in the neighboring communities. When stating there is a need for this type of facility within a 5 mile radius of the area, he would like to see some demographics to know how this data was acquired. He has asked for it at multiple meetings and has still not received any response. He said he spent the last two months walking the neighborhood and 3 or 4 older people he knows who would be close to using the facility are staying in their homes and have people come in their home to help them. The same type facilities around Northfield have planned these facilities to meet the needs of the region such as Highland Park and Glenview have new building.

Mr. Orth said when the state reconfigured the east exit ramp from Eden's Expressway to Willow Road, four more parking spaces were eliminated in front of 1670 and 1656 Willow Road. When Zengler Cleaners put in their drive up window in their parking lot, seven more spaces were lost. The parking lot went from 14 spaces to 7. The east side business district on Willow Road continues to lose parking spaces. He said we cannot continue to allow business expansion without adequate parking provided. We are essentially double and triple booking the same parking spaces on Linder Avenue from multiple businesses. He asked if the Board or the developers have taken the time to walk the neighborhood? He doesn't believe the developer has taken the time to meet the neighbors and explain what was planned. The Board needs to visit the site and walk down the alley. He has spoken to almost every resident on Willow Road, Orchard Lane, Linder Avenue, Mt. Pleasant, Lockwood, Latrobe, Hardy, Sunset, Lagoon Drive, Elder Lane, Willow Road, Lagoon Lane and Winnetka Avenue. The 300 signature petition speaks volumes of overwhelming opposition for the proposed use. As officials, the Board has the duty and responsibility to listen to the residents and their concerns. The Board needs to represent all of Northfield. No current Board member lives east of Eden's. You need to take safety first, take responsibility, do the right thing and represent everyone, not just the west side of Northfield. He said they are tired of not being represented on the east side. There is a long list of reasons to vote no. There are more signatures on the petition than there were voters on the last consolidated election which was 290. What is the actual tax dollar from the Village? He said he spoke to a former trustee who said when they talk about these numbers \$100,000 of \$150,000, the Village usually sees 10%. There are many other uses for the site which were all brought up at the meetings, including moving the Village Hall and Police Station, apartments, condos, day care center or veterinary office. The neighbor at 347 Linder will be greatly impacted in a negative way. The alley behind 1622 Willow is currently not wide enough to support two passenger vehicles passing each other. It measures 17 feet wide. The deliveries

in the alley at all times of the day will cause a hardship for the Wipperfurth family as well as the neighbors on Linder Avenue because the alley is too narrow to allow for multiple vehicles as shown in the photos. He said that one of the Zoning Board members stated at one of the meetings that it was not unreasonable to wait 20 minutes for a delivery and to get out of the garage because the alley would be blocked at different times during the week. He again said this is unacceptable and the variances should not be granted. The Happ Inn is required to have valet parking when the party room is used and asked how this is enforced. This was discussed for the Forest Preserve parking. He said Mr. Krasny built this building as his personal office. He has no financial pressure to sell the building, so why should the Village help him sell the building? Does Mr. Krasny have any financial interest in this deal to convert this property to the proposed new use? Mr. Krasny knows there isn't enough parking for the project because he recently tried to buy the Five Star Automotive Repair business at 1644 Willow so he could turn it into a parking lot but the owner refused to sell it because he is a strong businessman in the community. Another suggestion was that Mr. Krasny could donate this property to the Village and take a huge tax write off. He said it is not Northfield's responsibility to help a multi-billionaire to sell or develop his property which was overbuilt in the first place. We strongly urge the Village of Northfield not to grant this special use for this project based on safety concerns, parking issues, undue hardships and the overwhelming neighborhood opposition to this project. The long term negative impact of this project and overwhelming safety concerns will clearly rest on all of your shoulders for the rest of your lives if you approve this project. We strongly urge this Board not to approve the proposed use.

Stacy Wipperfurth, 347 Linder, respectfully advised the Board that she is wholeheartedly against the conversion of the office space at 1622 Willow Road. She lives 17.6 feet away from the property. The development of this property affects her quality of living and her property values. She has lived there for 18 years. She said her son wants to settle back in the neighborhood and wants to raise his family in the same neighborhood he grew up in. Allowing a special use permit to a business that requires multiple deliveries to the facility and doesn't have a loading berth on their private property should not be allowed. This proposed facility is asking to use the public, Village owned alley for its private, for profit loading berth. She believes that public land should be reserved and used by the public, not for private profit and use. She then passed around pictures of a U-Haul in the alley this week. The U-Haul truck measures 15 feet. It is in the alley behind 1622 Willow Road, where they plan to have their private loading berth. Imagine if there were more snow; there is only room for a person to walk by, not a car. Her family would be blocked in their garage during all the deliveries to this facility. The Zoning

Commission put in their recommendation for a maximum of six deliveries a week and said it would be a minimum inconvenience to the neighbors. She said this is not a minimum inconvenience for her family, but a major inconvenience which will cause them to be late for work, late for obligations, and late for appointments on a regular consistent basis. She indicated that Chicago requires 10 feet for cars in alleys and she feels Northfield should require the same. She is concerned for the safety of the patients as well as her and her family. There will be a memory care facility 17.6 feet away from her property. As an assisted living and memory care facility, they can come and go as they please. The facility is not locked down, only the memory care portion. There is no fence around the property for the safety of the patients. The architects of the facility placed the memory care portion of the facility directly adjacent to her home. The memory care patio is 20 feet from her back door. She is very concerned that a memory care patient in a confused state might get out, walk in her back yard and wander into her kitchen. Can this facility and the Village guarantee the safety of the patients, of her family and home? This parcel of land isn't large enough to support this type of use. She is also concerned about the noise pollution it will cause. The original facility was zoned as an office and operated on regular day time business hours, Monday through Friday. This facility will operate 24 hours a day, 7 days a week. There are 120+ windows on the south side of the building facing her home. The building will also have repeated ambulance and fire calls for patient needs. These repeated noise and light pollution will take place at all hours of the day and night. It is an inappropriate use for a business to operate 24 hours a day, 7 days a week this close to a taxpaying resident's house. Ms. Wipperfurth is also concerned about the devaluation of her property. There is a significant difference between selling a home next to an office building that operates during regular business hours and selling a home next to a health care facility that operates 7 days a week and 24 hours a day. She said there is a significant difference between owning a home without light and noise pollution and one that has various lights on 24 hours a day and repeated ambulances coming for situations with patients all hours of the day and night. There is a significant difference between owning a home that has access to a public owned alley and its garage at all times and one that does not because it can be blocked up to six times a week by a facility that is using it for a private, for profit loading berth on public land. There is no question that her property will be devalued. This facility is asking for too many special permits and variances and there are major negative impacts to the neighbors and the community. The number of special use permits they are asking for tells her that it is not the right space for their vision. She thanks the Board for their time.

Bill Kelly, 1642 Orchard Lane, referred the Board to the transcript of the hearings that took place in October. He said that part of the solution for the parking for this building has always been that the owner will maintain a contract with the Forest Preserve District in order to be allowed to use parking. That contract is basically unenforceable. The language of the contract which is included in the packet says that they are allowed to park there from 8:00 to 6:00, Monday through Friday and they will have to compete with everyone else. So there is no special privilege to park there. He said they made a FOIA request to look back at the 2004 to 2006 variances that were granted to the property. Among the variances granted back then, a building this size should have a 20 foot yard on the south, east and the west side. The variance that was granted was that you could do nothing with the parking spaces on the west side. They got the east side reduced to 7 feet and then on other side, and in some spots it's down to nothing. So these are transitional yards that have already been granted. The impervious space of this building is in character with the surrounding properties, a house around here can build up to 50% of the lot line. Originally, the area was designated as neighborhood commercial and now she is asking the Village when it was re-designated Village Center. They are asking to build additional impervious spaces to take it up to 84% impervious space. Storm water is a major issue for the residents of Northfield. Why would they want to give up parking spaces that they have now below ground for the laundry, kitchen, spa and exercise room? What happens to the residents there if we get a major flood? Is that property habitable at that point for 33 people of assisted living and 11 on memory care? In 2005, there was an agreement on the variance because there is supposed to be a loading dock there and the owner agreed to the elimination or the use of the south portion of the property for commercial truck deliveries. Now they are asking to use it for commercial trucks. The reason it was given was because public health and safety will be improved. He asks that the Board to look at the requirements for the special use, including the economic impact of the surrounding properties. The consultant said this will increase the property tax to \$150,000. He has a very modest house and pays \$10,000 to \$11,000 a year. So all this is being done to gain \$120,000. Is the consultant going to guarantee that the Village will see property tax increases at that \$150,000 and above? It should be worth it to the Village if they are putting all this effort into it. This project is out of character with the neighborhood and to the west. It is a residential neighborhood and there are 200 plus houses in the area, it's totally out of character, it asks too much of the Village and it gives up too much to allow this operator to operate this condensed facility for only 44 residents.

Claire Rubinstein, 315 Linder Avenue, said she and her husband are opposed to the project. She sent her concerns to the Board yesterday. President Frazier said they were

received. She visited Emerald Place which is an assisted facility in Glenview and it is very close to her on Chestnut. Mr. Bennema said at a meeting on October 1<sup>st</sup> that when asked about capacity, he expected that given the demand and market studies he has conducted, they should be able to get to 42 by month 12 after the door is opened. Emeralds has been open for a year and they are only half filled. There are always ads for assisted living facilities and there wouldn't have to advertise if they were filled. It wasn't mentioned that there is a safety issue with the residents, not only with Willow Road, but the Forest Preserve. She said she used to live by Dempster in Skokie and it was freeway for emergency vehicles. The prospective owner said that the ambulances turned off their sirens. Any time they approach a busy intersection, they have to have the siren on. Her husband was woken up in the middle of the night by the sirens and the beeping and rumbling of the trucks. They would wake up from the trucks when Willow Road was being done. She then cited statistics on drowsy drivers. She was a victim of a driver that fell asleep. She had a Volvo, so it saved her life. So how many residents will not be able to have a good night sleep and may fall asleep when they are driving. She is concerned about the facility in terms of the LLC that is the purchaser of the building and there was something about private equity. In the papers recently, she read that Carlyle Group took over Manor Care HRC which is the second largest nursing home chain in the country and has gone into bankruptcy. She asked if this is being built to help the residents. She then asked with the trucks coming in and out, there was nothing mentioned about medical supplies being delivered which means another truck? She hopes the Board will oppose the project.

Doug Moline, 1625 Mt. Pleasant, said he doesn't believe the Board has been representing the kids that have to walk or ride their bikes in the streets through this neighborhood. For a facility with 44 residents, just five visitors a day cannot be right. When you introduce people who aren't in the neighborhood, and you have kids on bikes, scooters and dogs, there will be a problem for everyone's kids.

Ms. McDougal, 341 Linder, said in the last two and a half months she has attended 7 or 8 Village hearings in Northbrook and this is the first one she is attending in Northfield and she has been a resident for 30 plus years. Her company is building a health center in Northbrook. She was shocked to see the Village Board members actually stood up on behalf of every single member of their community asking them all the difficult questions that are coming up from residents today. Their Board was not allowed to go through until it was proven very well that it was going to be a well-established project for the whole community and that there were all concerns from the residents were addressed. She is shocked that this project has gone as far as it has. She is pleading that the Board will stop this project. It is clear that this is a mental

health facility and to think that there will be only 11 staff members working. She works in a mental health facility every day and unless the residents are going to be tied to a chair, there is no way that 11 staff members will be helping them. She is seeing in communities around Chicagoland that Board members are standing up for their residents and are looking for ways to improve the resident's way of living. She hopes that the Board is not putting the tax dollar value with their decision. She wants Northfield to be one of those villages that people rave about. Please do not allow this project. The facility in Glenview has plenty of parking spots and privacy. She can see all the windows of the building. Her kids will be seeing what goes on in the building because there is no privacy.

Janet Jackson said she was born and raised on Latrobe Avenue and a taxpayer the last 21 years with her own family on Latrobe. Two things not mentioned here tonight is both Lagoon and Latrobe are cul-de-sacs, not thoroughfares. All of the visitors that would be coming with this new project, along with the emergency medical services will be going up and down unless they truly rely on their GPS. She then said with all the raining and flooding and problems coming with the changes to Skokie Lagoons, they have issues with water. It took them years after this building was built to win a battle with ComEd to keep their sump pumps working through these floods. With a 24 hour facility and they will be watching TV, lights will be going 24 hours a day, seven days a week. She asked what is being considered to increase the power grid so they can keep their sump pumps running.

Ed McDougal, 341 Linder, introduced his son, Benjamin McDougal who noticed that the speed limit about a year and a half ago was way too high on Linder. It was 30 and the same speed limit on Willow Road and he wanted to do something about it. He went before the Chief of Police and the County and there was a lot of back and forth saying that Linder was under different jurisdictions, but eventually he persisted and succeeded in getting the speed limit lowered to 20 miles an hour. Benjamin is very distressed still that even with the 20 mile an hour speed limit, there are a lot of people that ignore it completely and go through Linder on their way to wherever. It is a thoroughfare for Loyola and New Trier West and they go through at a high rate of speed. When they were trying to get the speed limit lowered, they encountered a lack of attitude. Everyone was putting the blame on someone else. The Chief was helpful, but dealing with the County and Village was like pulling teeth. He hopes that it doesn't happen here because the residents really care about the street not being a thoroughfare and hopes the Village will be sensitive to the voices of its residents.

Robert Sourd, 50 Lagoon Lane, has been a resident of Northfield for 44 years. He has been a professor at the University of Chicago for 40 years and deals with mathematics and

computer science. He said he is grateful to President Frazier and the Board. He would think that a Board meeting would be full and boring. He has been attending the meetings for over a year, beginning in November of 2017 when they were considering a project at 1725 Winnetka Avenue by Edward James. He said what is interesting is that the room is always packed when the people were strongly against or for it. There is tension in the room. He said it is more entertaining than watching TV at home. He said there is a good reason why the meeting is packed tonight. A couple of days ago, he knew nothing about this project until a man knocked at his door and said, I'm a long time resident of the Village of Northfield and I want to represent the people of east Northfield. He had a petition, but he didn't tell him that it was about this issue and he also didn't tell him that he had a position on the issue. It was Charles Orth. You connect millions, even billions of misinformation that is too complicated for any single person to analyze. So you build huge computer programs to analyze the data and you extract it. He has patiently been attending the meetings for over a year and he has observed that the meetings are full but have little bits of data. He has been collecting all those bits of data because what a mathematician or computer scientist does is to look for patterns. What are the underlying patterns from all the things that have been heard today from multiple people. There are two underlying themes, not just tonight, but for the last year. The first theme is always about the money. For example, people talked about their home values. If this terrible facility is built next to them, their prices will go down. The second major theme is NIMBY. He counted the number of people who spoke tonight and there were 19. Another aspect of mathematics is geometry, or in particular geography. Where did the people live who spoke tonight. Start at Edens Expressway and go to the east along Willow Road and what do you discover on the right hand side. You discover 4 L streets: Linder, Latrobe, Lockwood and Lagoon. A block south is Orchard Lane. Everyone who spoke lives on an L street or Orchard Lane. That is what he means by NIMBY, not in my back yard. Mr. Orth came back later and gave him a flyer called Neighbors of Northfield East. Mr. Orth said he also has one that says all of Northfield.

Professor Sourd then said consider some of the arguments against this project. Increased traffic which is the same argument used for the past year against 1725 Winnetka Avenue which was approved. What's the traffic like on Winnetka Avenue with New Trier High School. On the first Tuesday in October, he was trying to pull out of one of those L streets and make a turn on Winnetka Avenue. The traffic was back to back from Eden's over the bridge at 6:30 a.m. with students who were going to New Trier. He was trying to make his way through the traffic and was rear ended by a New Trier student who had just gotten his driver's license. So not very many of those 40 residents or their caretakers are likely to be lining up on Willow

Road at 6:30 a.m. In fact, they don't even have driver's licenses. School bus disruptions. How many school buses go along Willow and Linder at 6:30 a.m. and how many come along Winnetka Avenue where he lives. Increased ambulance calls, but there are only 40 people who live there.

President Frazier asked everyone not to engage in a dialogue. He has a right to say what he wants to say and has waited for two hours. We still have to hear from the petitioner and the Board members may have questions. She asked everyone to show respect.

Professor Sourd said the Board meetings are like a showdown at the OK Corral. People have very strong feelings here. Loss of sight lines in pulling out onto Willow Road. That was the exact argument that this Board heard a couple of months ago – lack of sight in pulling out onto Winnetka Avenue. Variances. Mr. Charles Orth has written that we already have variances on this property and we need to get him another variance. On his iPhone, he has the application that was made by Mr. Edward James and he wanted another variance for his project at 1725 Winnetka Avenue. There was a big debate at the meetings about the PUD and variances. One of the arguments against granting a new variance was it would set a precedent for the Village of Northfield. And here we are tonight to discuss another variance, but we already did it. The most amusing thing he has heard tonight is diapers. She said these are old people and can't contain themselves very well so there will be lots of diapers stinking up the neighborhood. He then heard there was no need for this facility there are lots of them on the North Shore. There aren't that many Alzheimer patients, so we don't need to put them here. He said that every single one of the speakers tonight has talked about the me-chanics. My property values are going to go down, too many school buses, and too much traffic. These people are going to be visible through their windows from my backyard and one of them might get out and get to my yard and come to my house because after all they are kind of demented aren't they? They lock the doors at memory care facilities. After hearing the comments tonight, he began to wonder if the locks are to keep the people in or to keep the local residents out. The point he wants to make is that we are talking about people, human beings, not property and whether the value will go up or down. These are people, through no fault of their own, have been robbed of their memories. These are people who have laughed and lived and loved as we have but they can no longer live that way through no fault of their own. He said he is a member of Northfield Community Church and there are four couples that he has known for 35 years and one partner has Alzheimer's. The woman was a very active member of the church and had many friends and did a lot for the people in the community. Now she has no memory. Her husband brings her to church every Sunday and they sit in the back row and 10 minutes before

the end of the service, he walks her back out to the parking lot. He does this because he doesn't want her to be embarrassed by meeting her friends that she no longer recognizes. He wants to be sure that people in the audience understand this issue. It's not about the money, the buses, it is about people. He continued saying that there is a luncheon at the church and a grandmother was sitting with her granddaughter and she asked her granddaughter about a school play. She replied, you already asked me three times about that. He asked how many people have had this. He then wanted to note that of the 19 that spoke, they spoke about their personal interest, about NIMBY and they spoke about their money. Not one person spoke about the tragic effects of this disease which robs people of their lives. He hopes that this Board has more compassion than the people he heard.

Holly Morgan, grew up at 1655 Orchard, said that everyone has compassion for everyone who has Alzheimer's, but the real issue are the variances and the safety and people's best interests in mind. She runs a school with 450 students and the decisions she makes every day are about those students and their safety and what would be best for them. This building is not in the best interests of the 44 people.

Juanita Martinez, 333 Linder Avenue, has lived there for 23 years. She has gone through the floods and she pays her taxes. She was a special education teacher for 38 years. What she thinks is wrong about this is taking people who have had long fulfilling lives and deserve dignity and she objects to being a part of crating them up like they are veal in this tiny, hot space and increasing the impermeable space that is there are reducing the green space and just letting them look out the windows at the Forest Preserve that God forbid, even if they make it across Willow Road. She was reminded of a young woman who was hit by a tree and died in the rainstorm a couple of years ago. The ambulance could not get into the Forest Preserve to save her. Most of the older people she knows love green space, flowers and animals. They would want to be across the street so this is a temptation that they will not be able do. She thinks that is wrong to lock the patients up in a small room. She also believes that we will be exposing the deer and wildlife to be hit by ambulances.

Village Manager Stacy Sigman indicated the first question had to do with the fire route and what the fastest fire route would be to access the building. Mr. McClayton said it would seem to him that Happ to Willow would be the best way to go. Fire Chief Nystrand indicated that the fastest route would depend on where the ambulance was coming from if it was out on another call. President Frazier asked if Frontage Road would be the fastest. Chief Nystrand said not if it is coming from the Northfield station.

VM Sigman then asked how medical waste will be handled. Mr. Kevin Bennema, 1584 Charlotte Circle, Naperville, said his company Charter Senior Living was formed about 2-1/2 years ago and prior to that he has been in senior housing since 1993 when he started out as a caregiver. He has dedicated his life to this profession. Medical waste typically is taken out of the community once a month. This community has 44 residents and that is how they determine the waste which is typically bagged and boxed and taken out the front door. This waste is not included in other waste examples that others have brought up.

VM Sigman then asked is the site accessible to emergency equipment for police and fire? Mr. McClayton responded yes, they have been working with the fire and police departments. There is an exit area that was added so the ambulance and fire would come in off of Willow and would turn and exit over the double curb and that is the only type of vehicle that will be able to exit onto Linder Avenue. VM Sigman asked if that portion of Linder Avenue is under the jurisdiction of Cook County. She asked if they have gotten approval from Cook County for that access. Mr. McClayton said he didn't believe so, but it is one of the conditions that they have to get County approval.

The next question was how they will deal with conflicts with delivery trucks backing out of the alley onto Linder. Mr. McClayton asked if she meant multiple delivery trucks. VM Sigman said there was a question about the fact that the delivery trucks can pull into the alley, but then they would have to back out and the problems that would cause on Linder. Mr. McClayton said there are two different types of delivery service. There are five deliveries a week, four of those are vans which will pull up all the way to the trash enclosure and go into the building and then can either back up into the alley or do a wide turn and back up into the alley and straight out. The Sysco truck will have to back in and then pull right out. All trucks will come off Willow Road using Linder.

Do you have any information on the market demographics that show the need for this use and what the expected occupancy rate is? Mr. Bennema responded that they conducted a market study which is not unusual when they put together the plans to see if a location or municipality is appropriate or has the demand for these types of services and within a 1, 3 and 5 miles radius of this site, the demand is 600 assisted living units and 250 memory care units which means that this area is underserved. It has been stated a number of times there are 20 plus communities within a 5 to 7 miles radius prior to starting Charter Senior Living, he was the Chief Operating Officer of a very large company based out of Chicago called Senior Lifestyle Corporation and they built a community called North Shore Place about 5 years ago. Even the demographics back then showed a great demand. It was asked why he would want to be

involved in a project like this, and precisely because of the size of the project, the boutique nature and based on the architectural flow of the building, they believe that they have a tremendous amount of programming to offer the residents. The staffing ratio they are offering and not everyone wants to live in a community that have 150 to 200 beds. The community that they offer in Fox Lake is a cottage style community and if they had 7 acres to build, they would definitely have the cottage style here, but one of the constraints is that there is very little land to do these types of developments. He said there is a tremendous need. 100% of their motivation is to serve a local population and the residents who have lived here for many years and may have parents who will be needing their services and they feel this is a very appropriate place to transform this undesirable asset into a vibrant part of the community where they are serving the greater good and are helping people.

Who do you recommend residents call if they see a resident out on their own or if they see people parking where they should not? Mr. Bennema said they have 24 hour staffing in addition 24 hour nursing. They operate Monday through Friday and most of the management team is there from 7:00 a.m. until 5:00 p.m. In the highly unlikely event that a resident would wander out of the community, they will post names, information and partner with the community in any way they need to in order to provide that information. They don't have the opportunity to put a fence around the entire building, but there are amazing technologies that protect the residents with dignity. If an event happened after hours, they would have people at the community that could easily help or retrieve or whatever the situation warrants. He emphasized it would be a highly unlikely event. They own and operate 6 communities in 6 states and they may have one elopement every few years and they have 700 residents.

Are you proposing any traffic controls along Willow Road as part of the development? Mr. McClayton indicated their study by KLA showed that controls are not necessary.

Have any of the Board members driven by or accessed the neighborhood or site? Trustee Goodwin said he went three separate times and he lived in the neighborhood for 8 years. Trustee Gregorio said he went several times during the day and at night. Trustee Terrill indicated he went two times and walked up and down the alley and walked around the property. Trustee Lungmus said he has gone a couple times and most recently this afternoon. Trustees Roszak and Kaplan said they went one time. President Frazier said he has been there.

What portion of the taxes does the Village get? VM Sigman responded 10% of any tax bill and/or slightly under. Presumably, if \$150,000 is correct, she has no way to know that, the Village would get \$15,000. Mr. McClayton said real estate taxes are more about art and science, but they consulted with a high profile real estate tax firm in Chicago and that is the

amount they gave them. VM Sigman said the rest of the taxes would go to various school districts, the county and townships as listed on the tax bill.

How would valet parking be enforced? Director Gutierrez responded that they would monitor it, but mostly it would be on a complaint basis. They would check during the holidays to make sure it was being provided.

Does Mr. Krasny have any financial stake in the proposed project? Mr. McClayton said no, he is 100% seller.

Can you clarify the difference between the neighborhood commercial and the Village Center and what this project is in? Director Gutierrez indicated that this property is zoned Village Center and is recommended for neighborhood commercial in the Comprehensive Plan.

How will medical supply deliveries be handled? Mr. Bennema said that medical supplies would typically be brought through the front door and they could be brought in a number of ways such as UPS or FedEx. They would have one delivery a week that would come in. He acknowledged that a fair amount of the residents will have an oxygen need so there will be oxygen required which is normal for an assisted care facility.

Are there any proposed changes to the power grid associated with the project? Mr. McClayton indicated no.

Mr. Bennema clarified that the definition of behavioral health and Alzheimer's dementia. They are not a behavioral health facility. That is not at all the criteria of the residents that they will be caring for in the communities. These residents have physicians that are in collaboration with other physicians that have quite a bit of experience with Alzheimer's dementia. Some physicians have been the residents for 30, 40 or 50 years. Each resident is cared for through a specific care plan and the family is involved. There will be 11 dementia residents. They do not encourage the over-medication of the residents. They have a patented memory care program that involves mind, body and spirit. They are not a behavioral health community.

Trustee Roszak said he has read all the materials that were provided and read all the resident letters. His father was recently in a memory care facility so he is familiar with this. In analyzing these projects, he starts reviewing the standards of review and mandatory finding for a special use. One is that the special use shall be compatible with the uses of surrounding properties and with the character of the neighborhood in which the special use is to be located. Another one is the establishment, maintenance and operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort and general welfare. Residential single family next to an assisted facility and looking at the recent projects that have been reviewed such as the Willow Road and Winnetka Road project. There was a question of

density and quality. There were one acre single family lots and single family quarter acre lots on Willow Road. In the Winnetka Road project, there was a family with the question of density next to other multi-family. They were compatible uses. This project is different. He thinks there is a use problem. He doesn't believe they are compatible having an assisted memory care facility next to 200 homes and would cause extreme hardship on the neighbors. He can see a conversion to an apartment building or condo because it would be more compatible. There are patterns of traffic. An office use, which it was, would be fine. These uses would not be detrimental to the neighborhood. He said it is a very good use for the Village and they are studying the Comprehensive Plan, but the owner should find another place to address the need.

Trustee Kaplan echoed what Trustee Roszak said. He too thinks it is needed demographically, but the building to start with, he doesn't know why they weren't complaining when it was built. He can't see granting further variances. He tried to turn around in the alley and turned out to be an 8 point turn. He said he can't vote for it.

Trustee Lungmus echoed Roszak and Kaplan saying there is a need for a facility like this, but this location doesn't work for him. He went to the meetings and have looked into it but at the end of the day, he has a problem with the structure itself being used as memory care residence.

Trustee Terrill also echoed the trustees. He has done a lot of research on it and it doesn't match what the neighbors are calling for. The audience is impressive to be so responsive to it. He too believes there is a need for it, but can't sanction this particular project.

Trustee Gregorio said he does his duty as a trustee to act in the best interests of the Village as a whole. In his mind, there is no east, west or south Northfield; only one community. He carefully reviewed all the materials, read all the letters and emails and visited the site a few times and takes his position seriously. He takes great compassion with people that have dementia and Alzheimer's which has affected his family and he thinks facilities like this and this operator is probably an excellent operator, but he has too many issues with the parking, traffic, deliveries, traffic safety, and ambulance calls. He cannot support something that a resident would have a semi blocking their garage. He said he thinks the presentation was fine and the operator was fine, but cannot support the location.

Trustee Goodwin said as a former east sider and now representing all of Northfield, he tried to wrap his head around this a number of different ways to be objective. To him, it came down to the physical space. He likes the operator and the concept and believes there is a need. He went to the alley two times and imagine himself in the outdoor area and he has been in

health care his whole life and to try to think that that is where some of the folks will go and sit and it doesn't work for him.

Mr. McClayton then asked for a continuance until the next meeting. President Frazier said the answer is respectfully no. She said she appreciates his interest in Northfield and hopes another location would work out. She agreed with the trustees and added that the valet part where people would be running across the street from the Forest Preserve to the facility is the most dangerous scenario she can think of. She also pointed out in the end, a lot of the enforcement will fall on the Village and the Village has limited resources. The Village staff wants to do things, but there are only a few of them. She also said the employees will likely park on Linder or Lockwood. People coming to see their relatives don't want to park across the street, they will park on the side streets. Residents would have to call the police department and asking them to enforce the parking, but we need the police to do other things. Public Works can't be there all the time making sure that the snow mounds are not blocking Lockwood. She has safety concerns and doesn't see any remedies.

President Frazier then requested a roll call vote to approve a special use ordinance to allow for an assisted living and memory care facility at 1622 Willow Road.

AYES: 0	NAYS: Roszak	ABSTAIN: 0	ABSENT: 0
	Kaplan		
	Lungmus		
	Terrill		
	Gregorio		
	Goodwin		

**CONSIDERATION AND APPROVAL OF A RESOLUTION AUTHORIZING THE EXECUTION OF AN INTERGOVERNMENTAL AGREEMENT AMENDMENT WITH COOK COUNTY TO AUTHORIZE THE VILLAGE TO ADDRESS ISSUES WITHIN THE COUNTY'S RIGHTS OF WAYS**

Trustee Lungmus made a motion, seconded by Trustee Terrill, to approve a resolution authorizing the execution of an Intergovernmental Agreement Amendment with Cook County to authorize the Village to address issues within the County's rights of ways.

VM Sigman said about 6 months ago we entered into an Intergovernmental Agreement with Cook County to facilitate the repaving of Happ Road. We have been working with the county on other issues and most recently there was a collapsed convert that is in their right of way along Winnetka Road at Coventry. In our recent meetings, we decided it would behoove both parties to expand that Intergovernmental Agreement to allow the Village to undertake certain projects on their behalf because we can get to it faster and less expensively than the county. Under this Agreement if the Board approves it, it gives the Village the authority to do

this work and it would all be done in conjunction with Cook County and Cook County would pay 100% of the cost. They would reimbursement the Village for its expenses. The amendment is written broadly and the next item on the agenda is the first project proposed to be done under this. As written, it would also give the Village the flexibility if other areas come up. She added that she hopes this is the beginning of a much broader, long term commitment with the county.

President Frazier then requested a roll call vote to approve a resolution authorizing the execution of an Intergovernmental Agreement Amendment with Cook County to authorize the Village to address issues within the County's rights of ways.

AYES: Roszak      NAYS: 0      ABSTAIN: 0      ABSENT: 0  
Kaplan  
Lungmus  
Terrill  
Gregorio  
Goodwin

**CONSIDERATION AND APPROVAL TO AWARD A CONTRACT TO CANYON CONTRACTING IN THE AMOUNT OF \$59,461.00, PLUS A 10% CONTINGENCY FOR THE COVENTRY LANE EMERGENCY CULVERT REPLACEMENT**

Trustee Lungmus made a motion, seconded by Trustee Roszak, to award a contract to Canyon Contracting in the amount of \$59,461.00, plus a 10% contingency for the Coventry Lane emergency culvert replacement.

VM Sigman indicated if this is approved tonight, we will undertake this right away. The Village has already coordinated with Cook County on the design. They have approved the design, gone through the permitting, and approved the reimbursement. Because the asphalt plants will likely close, final patching will be done in the spring. Staff feels it's important to go ahead and do the culvert replacement now. That way, the culvert will be in place for the spring rains. Currently, the roadway is collapsing and so there are two plates on the road now.

President Frazier then requested a roll call vote to award a contract to Canyon Contracting in the amount of \$59,461.00, plus a 10% contingency for the Coventry Lane emergency culvert replacement.

AYES: Roszak      NAYS: 0      ABSTAIN: 0      ABSENT: 0  
Kaplan  
Lungmus  
Terrill  
Gregorio  
Goodwin

**CONSIDERATION AND APPROVAL OF AN ORDINANCE AMENDING CHAPTER 11, FILM PRODUCTION**

Trustee Goodwin made a motion, seconded by Trustee Gregorio, to approve an ordinance amending Chapter 11, Film Production.

VM Sigman indicated we have a code in place right now that requires people to post a \$10,000,000 umbrella policy naming the Village as an additional insured if they are going to be filming in the Village. The Code currently reads that it can be reduced to \$2,000,000 if they can demonstrate a hardship and upon written advice by the Village Attorney that will not expose the Village to any undue liability. The only change recommended is that authority be given to the Village Manager to make that call. The reason is that the timing can be problematic since we only meet once a month. There was an issue a couple of months ago when the homeowner wasn't able to proceed with the filming of a commercial completely within their house, which they very much wanted to do, because we didn't have a mechanism that they could appeal to reduce that insurance policy because there wasn't a Board meeting. Every other provision in the code stays the same and the Village Attorney would still have to review it and if they proved a hardship, it would go to her and if she felt uncomfortable making the call, she could refer it to the Board.

President Frazier felt there were two compelling reasons to do it. One because of the timing issue and the other is that she is satisfied that this is somewhat of a technical issue and it would be vetted by VM Sigman anyway and with a written recommendation from the attorney should adequately protect the Village.

Trustee Roszak questioned what the hardship would be. Attorney Hill said it is really balancing the cost and in some instances they simply can't get the \$10,000,000 for the production so it's a matter of balancing the cost versus the risk. For instance, the one that will be filmed in a home without trucks parked outside, \$10,000,000 did not seem to be necessary. Trustee Roszak then asked if you are doing a small production and not making much money per day, and if it's a big production like HBO they can pay. VM Sigman said most of the filming we see have been internal filming so there hasn't been any outside impact.

President Frazier then requested a roll call vote to approve an ordinance amending Chapter 11, Film Production.

AYES:	Rozzak	NAYS: 0	ABSTAIN: 0	ABSENT: 0
	Kaplan			
	Lungmus			
	Terrill			
	Gregorio			
	Goodwin			

**PUBLIC COMMENT**

None.

President Frazier said this concludes the Action items for this meeting and asked for the monthly departmental updates.

**Department Updates**

**Administration**

VM Sigman reported that things are going well and President Frazier and her will be speaking for the League of Women Voters at their holiday tea in Winnetka at the Community House.

**Community Development Department & Building Department**

Director Gutierrez indicated he didn't have anything to add.

**Finance Department**

Finance Director Noble reported that in the packets are the financial statements for October 31<sup>st</sup>. Things are going well and all the departments are below their year to date budget.

**Fire-Rescue & Public Works Departments**

Public Works Director and Fire Chief Mike Nystrand had left the room.

**Police Department**

Chief Lustig advised the Board that the command staff has been practicing different types of table top training scenarios for example barricaded subjects inside building, and how we address that type of incident. Also, the Department was researching adding additional equipment such as a portable table to the Watch Commanders car.

**ADJOURNMENT**

There being no further discussion or issues to come before the Board, Trustee Terrill made a motion, seconded by Trustee Goodwin to adjourn the meeting.

Upon the following roll call vote, the motion was approved.

AYES:	Roszak	NAYS: 0	ABSTAIN: 0	ABSENT: 0
	Kaplan			
	Lungmus			
	Terrill			
	Gregorio			
	Goodwin			

The meeting was adjourned at 10:15 p.m.