

ARCHITECTURAL

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

COMMISSION

REPORT OF PROCEEDINGS had before the Village of  
Northfield Architectural Commission taken at the Northfield  
Village Hall, First Floor Board Room, Northfield, Illinois  
on the 6th day of February, 2018, at the hour of 7:00 p.m.

MEMBERS PRESENT:

JASON FELICIONE, Chairman  
DAVID AUL  
TEV BOND  
PATRICIA MORRELL  
PETER WACHTER

MEMBERS ABSENT:

MATT KINNICH  
JOHN ISSA

ALSO PRESENT:

STEVE GUTIERREZ, Community Development Director  
LINNEA O'NEILL, Urban Planner

1           CHAIRMAN FELICIONE: Hello, everyone. I'd like to  
2 welcome you to a special February meeting of the  
3 Architectural Commission. My name is Jason Felicione  
4 and I'll be your Chair.

5           AUDIENCE PARTICIPANT: We can't hear you.

6           CHAIRMAN FELICIONE: Is this better?

7           AUDIENCE PARTICIPANT: A little.

8           CHAIRMAN FELICIONE: Okay, I think this is the best  
9 I've got since I can't get closer to the microphone.  
10 I'd like to welcome you all to a special February  
11 meeting of the Architectural Commission. My name is  
12 Jason Felicione and I'm your Chair. I'd like to start  
13 by introducing other members of the Committee; I'll  
14 start on my left. We have Commissioner Tev Bond,  
15 Commissioner David Aul, Commissioner Patricia Morrell,  
16 and Commissioner Peter Wachter.

17           Can we start our meeting by affirming the minutes  
18 of the previous meeting please?

19           COMMISSIONER WACHTER: Will the Chair entertain a  
20 motion to approve the minutes from the last meeting?

21           CHAIRMAN FELICIONE: Very well, can I have a  
22 second?

23           COMMISSIONER AUL: Second.

1 COMMISSIONER BOND: Second.

2 CHAIRMAN FELICIONE: All those in favor?

3 (Chorus of ayes.)

4 CHAIRMAN FELICIONE: Motion passes. We have one  
5 item on our agenda this evening, 1725 Winnetka Road,  
6 consideration of a request for approval of site plan,  
7 exterior facade, lighting, fencing, landscape,  
8 hardscape, and signage for the proposed 28 rental  
9 townhomes on the roughly 2.5 acre site.

10 A couple of procedural items for this evening  
11 please. When you want to be sworn in and you want to  
12 speak, I'll give you the opportunity. First, I'll give  
13 the Petitioner a chance to talk to us about his project.

14 Each person that comes to the microphone, and I'll give  
15 you all a chance, needs to be sworn in. You'll raise  
16 your hand, I'll read a nice statement, you give us your  
17 name, we'll put you on the record. I would like only  
18 those people at the podium to speak so that I can better  
19 understand what the issues are, and the Committee can  
20 better understand the issues one on one.

21 Before we start this evening, Mr. Unger has a  
22 petition to postpone, and I'd like to introduce him  
23 right now and have him sworn. Mr. Unger?

1 MR. UNGER: Thank you.

2 (Witness sworn.)

3 CHAIRMAN FELICIONE: And with you?

4 MR. CHERVENY: I'm with him.

5 MR. UNGER: John Cherveney.

6 CHAIRMAN FELICIONE: John Cherveney?

7 MR. CHERVENY: And I live on Arbor Lane.

8 (Witness sworn.)

9 CHAIRMAN FELICIONE: Thank you. The Chair will  
10 entertain your motion.

11 MR. UNGER: Thank you. It should be in your packet  
12 I believe, the letter that six of us put together very  
13 quickly over the weekend and filed yesterday requesting  
14 that this meeting be postponed given the shortness of  
15 time for us to study the Staff report that you just made  
16 available on Friday. By the way, I noticed the  
17 attachments to the Staff report are not online. So, we  
18 haven't seen any of the attachments either. So, that's  
19 one thing.

20 The other thing is in the Staff report, there are  
21 two places that indicate that the Petitioner will be  
22 submitting new drawings for the first time tonight in  
23 order to respond to findings in the Staff report

1 regarding certain elements that were found to be, in my  
2 terms, substandard or could be improved. So, for those  
3 reasons, we have asked for the postponement to give us  
4 an opportunity and other citizens of Northfield to  
5 please have time to look at this, and to give yourselves  
6 time to look at it, and to give Staff time to look at  
7 it. They are just seeing it, as I understand it, this  
8 evening also.

9 So, you're about to proceed on a hearing without  
10 having all of the information briefed by Staff, without  
11 having you the chance to look at it for yourselves.  
12 Those are the reasons. We're not asking for you to deny  
13 anything, just postpone it until March. In fact, that is  
14 suggested in the Staff memo that could be done with it.  
15 That's the summary of our letter.

16 CHAIRMAN FELICIONE: Thank you, Mr. Unger.

17 MR. CHERVENY: We represent more than just the six  
18 that signed the letter also. We represent pretty much  
19 the entire village of Meadowlake which is 240 residents.  
20 I'm sure more of them, we had a meeting over the  
21 weekend, and more of them would have been at this  
22 meeting and would have been here to comment; however,  
23 with the unknown of what was going to be presented, the

1 changes that were going to be made, there was going to  
2 be a possible new proposal now, they decided not to come  
3 and participate in anticipation that there wouldn't be a  
4 vote tonight on this.

5 CHAIRMAN FELICIONE: Thank you. Okay, so, Mr.  
6 Unger, ultimately, I'm going to deny the petition.  
7 However, give me a second. I agree with a lot that was  
8 said in your letter, and I have a duty as does every  
9 member of this Commission to examine these materials to  
10 the best of my ability, think outside the box and think  
11 about what Northfield needs.

12 I'm for this development. I said it before, I'll  
13 say it again. I think that the James Company is known  
14 for excellence and setting a standard of luxury in  
15 Northfield and in the North Shore. However, I don't  
16 feel I have enough information in my packet, as I sit  
17 here tonight, to bring anything to the members of this  
18 Committee for a vote.

19 But I would like Mr. James to proceed, starting  
20 with some design guidelines. We will not vote on  
21 anything today. But we will give him our feedback so we  
22 can better prepare Mr. James and the citizens of  
23 Northfield for the development that's coming. It's just

1 not enough tonight.

2 I do believe that Mr. James will take every  
3 suggestion we make tonight wholeheartedly, I think he  
4 believes in the project, then come back. But I want to  
5 assure the members of the audience one more time, we  
6 will not have a vote on this tonight because we do not  
7 have enough information, okay?

8 MR. UNGER: I think Mr. James knows this as we've  
9 met five times with them separately from this. We're  
10 not opposed to this development, sometimes as  
11 mischaracterized. We're for development, a multifamily  
12 development on that site. We have a problem with the  
13 design and the density of the development. So, that's  
14 the point that we have raised in opposition, not to Mr.  
15 James or his companies.

16 CHAIRMAN FELICIONE: Thank you.

17 MR. UNGER: Thank you.

18 CHAIRMAN FELICIONE: I'm going to turn the  
19 microphone off to the audience for now and I'm going to  
20 give the Petitioner a chance to introduce his project.  
21 Keep in mind that density is not something we govern in  
22 this Committee. You know, we judge the beauty, so we're  
23 here to talk about specifically the aesthetic of this

1 project today. He's going to talk about site plans,  
2 he's going to talk about signage, those are the things I  
3 imagine.

4 But I think the biggest miss here is information.  
5 We don't have enough information today as a Committee to  
6 move forward. So, thank you, Mr. Unger, thank you,  
7 citizens of Northfield.

8 MR. UNGER: Thank you.

9 CHAIRMAN FELICIONE: Mr. James, can I swear you in  
10 please?

11 (Witness sworn.)

12 CHAIRMAN FELICIONE: Mr. James, proceed please.

13 MR. JAMES: Commissioner, Chairman, members of the  
14 Commission, members of the public, thank you for taking  
15 the time tonight to schedule this meeting, I very much  
16 appreciate it. I also appreciate your comments in  
17 regards to our prior work. I also acknowledge the  
18 comments about the information. Above all, I appreciate  
19 the opportunity to be here tonight to explain what we've  
20 done, how we've gotten here, what we've got so far, and  
21 most importantly, to get your feedback.

22 It is important to us, and I think that we've been  
23 through this now for, we've been at this for over two

1 years, and through that course of time, we have designed  
2 many, many different designs all of which have redeeming  
3 features, none of which are perfect. At some point, the  
4 expression waving at windmills, that's what it feels  
5 like. So, it's best to come here before you and to get  
6 your input. It's been since September since we last saw  
7 you, and since that time the plan has changed.

8         So, parenthetically, for the record, I have run a  
9 marathon. I had been to the Khumbu Icefall in Mount  
10 Everest. This is proving to be more difficult than both  
11 of those, so we'll hopefully get through this. I'm going  
12 to try and do it shorter than last time, but I would  
13 like to go back since it has been months since we last  
14 spoke.

15         I'll just get this going. This is the site, I  
16 think you're familiar with it. If you're not and there  
17 are any questions, please you can always interrupt me.  
18 But this picture is simply designed to underscore the  
19 challenges that I just alluded to. It is an extremely  
20 small site bounded by differing uses including M-1 to  
21 the north, residential to the east and south, you've got  
22 some utility lines to the west, institutional in the  
23 form of the Fire Department, and you've got a fairly

1 busy road. So, each of those factors comes into play  
2 here in terms of how to design a site that not only will  
3 look and respect the surrounding uses but will also  
4 operate properly for the occupants and I think deal with  
5 some of the factors that the site presents itself, not  
6 the least of which is the flood plain, the easements and  
7 so forth. So, it's a difficult site.

8       That all being said, it's an ugly use right now.  
9 It's obsolescent, and I think we know that. So, one of  
10 the things that I think I wanted to underscore for you  
11 as we go through the architecture is that whatever we  
12 come to, I think it's going to be a demonstrable  
13 improvement on what we're seeing today. I also believe  
14 sincerely that it will be a demonstrable improvement  
15 over what you see today and what has been there for  
16 sometime, or what could be there under the current  
17 zoning. As I've emphasized before, since we undertook  
18 this engagement, I've been approached by several users,  
19 some of which have occupied the building short term, and  
20 I have every reason to believe that there are other  
21 users that would avail themselves of the location here  
22 under the M-1 use, okay. That is certainly not what we  
23 want to do, but I think the underlying point is that

1 what we're proposing here, while it may not be perfect  
2 in the eyes of everybody, it will be a reflection of the  
3 forces that I've alluded to and the inherent site  
4 characteristics.

5 This is simply to remind everybody, I think we get  
6 lost sometimes when we go on as long as we have at this,  
7 but we've been at this since November or earlier, mid  
8 2015, and we're now at '18. As a consequence, you know,  
9 people forget that there was a plan that was adopted. I  
10 think it was in response to the obsolescence of this  
11 area, this corridor, the site. They met several times,  
12 they met over months if not a year, and also they  
13 adopted this plan in '16.

14 I think the primary recommendation was a four-story  
15 building. They did mention parenthetically the  
16 townhomes or some other multifamily uses, I'm not sure.

17 As we go forward, you know, we've gotten down to the  
18 point frankly where we're at kind of a bare minimum here  
19 in terms of the townhomes we could viably do. It may be  
20 of no concern to other members of the community, but  
21 ultimately for me to complete an aesthetically pleasing  
22 development with quality architecture and landscaping,  
23 there has to be a threshold of units below which I can't

1 even do it. So, it would almost be better to go back to  
2 the four-story building quite frankly.

3 CHAIRMAN FELICIONE: Mr. James, you understand that  
4 we don't govern the zoning at all, right?

5 MR. JAMES: Yes. But I think what I want to  
6 emphasize is the context of this, and I think my comment  
7 is wholly on the idea because we're going to give you  
8 the architecture and some of the things we wanted to  
9 embellish this. But my capacity to do what we've done  
10 in the prior communities here in Northfield has been a  
11 direct function of what has been given permission to me,  
12 the permission that's been given, excuse me. In other  
13 words, you've got to have gas in the tank to make the  
14 car go. I have to have so much units to make it go.

15 CHAIRMAN FELICIONE: But you've already got that  
16 favorable vote.

17 MR. JAMES: Okay, right.

18 CHAIRMAN FELICIONE: So, we're here for  
19 architecture.

20 MR. JAMES: I hear you, all right. We'll keep  
21 going. So, I'm going to belabor this point, but this  
22 picture in the right-hand corner gives you an idea of  
23 how it articulates. I think we can come back to that if

1 you'd like, but I think it's important in terms of the  
2 relationship between these buildings and the surrounding  
3 uses. There'll be some larger images.

4 One thing I did want to say to you is that since  
5 our submittal, we will and have given to you an  
6 illustration of a building that is now 38.5 feet, and  
7 that is different than what is in the packet. We'll  
8 explain that in more detail, but that is in addition to  
9 these variances a change. Now, that 39 feet corresponds  
10 incidentally roughly to the Landmark height.

11 These are some of the objectives that I've already  
12 enumerated. I won't go through those but they're in  
13 your packet so you can see those.

14 This is simply to explain how we got here. The  
15 lower right-hand corner is the current plan. The prior  
16 plans and the evolution, I mean those occurred over the  
17 last two years.

18 Okay, this is the plan. You've seen it. This  
19 consists of six buildings. The orientation of the  
20 buildings is different from the prior plans. This one  
21 really emphasizes the interior aspect of the courtyard  
22 while at the same time giving more space at the frontage  
23 and corners along Winnetka Road where we think we can

1 utilize landscaping and hardscape to embellish the  
2 project as it's experienced from the public from an  
3 aesthetic standpoint. We think that's important.

4 From a livability standpoint, each of these units  
5 now is better than we think in the past in the sense  
6 that it has patios off the back, it has a full deck off  
7 the courtyard, over looking the courtyard. It also has  
8 apron parking in addition to the attached parking. All  
9 of eight of 28 units have two-car and then there are  
10 eight one-car smaller units, but every unit either has  
11 two or one-car parking in front of it and an apron. So,  
12 now we have a ratio that is at 3.82 spaces.

13 Okay, that's just a recitation there. One car is  
14 represented by the stars, okay. This you can look at,  
15 at your leisure. I'll just ask, I noted in the lower  
16 right-hand corner that we have amended the architecture  
17 to 38.5 feet in response to some of the concerns and  
18 comments that we received previously.

19 This is another aerial view, larger, all right.  
20 So, you can get a feel as to the orientation there. You  
21 see in the upper right-hand corner the white buildings,  
22 and then you can see the R-4 Residential in the lower  
23 right-hand corner there, the single-family homes. Then

1 the Landmark as we're going clockwise to the bottom of  
2 the scene there, and then across the street is  
3 Meadowlake. Then the upper left-hand corner is the Fire  
4 Department, you can't see it. Then we have the utility  
5 lines on our west.

6       You'll see the greenspace to the north, and that's  
7 essentially set aside for floodplain. You can see the  
8 green boundaries here. One of the differentiations  
9 between this plan and the others is that we now have  
10 more greenspace on the perimeter than we did in prior  
11 plans.

12       I emphasize, and I talked to you about the  
13 courtyard, and this is what that looks like. One of the  
14 features, and I apologize, I should have a pointer here,  
15 maybe I do have one. There you go. This is meant to be  
16 a signage and we'll bring you more detail to that in our  
17 subsequent meetings. You can see that, but that's  
18 meant, so as you look in here, you can see this adorned  
19 with the sign, you know, whatever you want to call it,  
20 with trees and some type of color, okay, at the base.  
21 So, as you see that, that's what you're going to see,  
22 and we think that's an attractive view.

23       The courtyard is meant to be an enclave. There's

1 green area where people can come out and walk their dogs  
2 and congregate. I'm not going to, you know, over-bronze  
3 or oversell that this is some vast park in the middle of  
4 this. It's not. It's just a piece of it. But it is  
5 designed to be some sort of passive recreation area  
6 people can walk out, okay.

7       There's a lot of air and light in this plan than in  
8 the prior iterations in terms of relief and distance  
9 between units.

10       So, we've talked about these. You have an internal  
11 courtyard, central common, you have an expanded  
12 greenspace along the eastern perimeter in deference to  
13 some of our neighbors, increased parking, increased  
14 internal landscape. One thing that is perhaps evident  
15 to you as planners is that with the aprons now, we can  
16 break up the parking islands and bring small trees and  
17 some evergreens that are low-lying to add more greenery  
18 into the inside of this as opposed to the prior plans  
19 which simply had no apron parking, we're utilizing or  
20 demising between parking. We think that's a nice aspect  
21 of this plan.

22       Unit orientation, unit entrance, excuse me. Those  
23 are all facing inward at this point except for the end

1 units. You'll see in some of the illustration that the  
2 two end units facing Winnetka have their front doors  
3 facing south. So, it's a positive address if you will  
4 to the street on the end units there as they are for all  
5 the end units with the entrance on the side. All of our  
6 entrances are facing the internal courtyard.

7 I already mentioned the increased outdoor space.  
8 Comments that were made about the condensers, we now can  
9 put the condensers at the rear of the units. We now  
10 have expanded floor offer rates. We have a wider  
11 ranging units than when you first saw this in September.  
12 They range from 1,790 to 1,800 up to 2,400 feet.

13 Of course then we have the revised Winnetka Road  
14 frontage which I think is important to all of us. I'll  
15 give you some illustrations of that later on. You know,  
16 the reason why this has taken us so long is not because  
17 we don't know what we're doing but because we want to do  
18 the right thing. It's a tight site, we want it to look  
19 right. Frankly, you know, when you've got a batting  
20 average that's pretty good with the prior two  
21 developments, the last thing you want to do is to strike  
22 out. So, we do really take this seriously and want to  
23 get it right.

1           This is the summary of the density, we're not going  
2 to talk about that, but it's in your data.

3           Setbacks. I don't know if this is something you  
4 want to talk about, but I think it's relevant to the  
5 landscaping.

6           CHAIRMAN FELICIONE: It is in the site plan.

7           MR. JAMES: Pardon me?

8           CHAIRMAN FELICIONE: I think we should talk about  
9 that because it's part of the site plan.

10          MR. JAMES: Yes, thank you. Thank you. So, this  
11 and another couple of slides that I will show you in a  
12 second really highlight the wisdom of this plan in our  
13 view because what we've done is we had 32 units, 34  
14 units, we could easily provide 30 feet setback. But we  
15 challenged ourselves and said, okay, we've heard  
16 concerns about density and so forth, we don't think  
17 that's even, we know traffic is not an issue, so the  
18 question is what advantages are there to changing the  
19 plan orientation. I think we've already highlighted  
20 some of the advantages in terms of the internal  
21 courtyard, more air and light, greater greenery around  
22 the perimeter, more outdoor space for the units, apron  
23 parking, more landscaping inside. All of that we could

1 achieve if we went and dropped the 32, went from 32 or  
2 34 down to 28 units.

3 Now, economically that hurts. But in the end, this  
4 is not about economics from your standpoint. It's about  
5 what's going to look best and what's best for the site.

6 We think this plan has some really, really nice  
7 opportunities to create some attractive frontage here.  
8 We've gone from 16 that's facing the street to only two,  
9 and it's two at the sides so it's not quite the same,  
10 but there's clearly less actual building frontage along  
11 the periphery, and there's more green area in this area  
12 that we can now work with. We've added some fence  
13 detail that I'll explain to you, and we've added one  
14 entrance approximately aligned to Meadowlake as opposed  
15 to the two we had prior or the three that exist today.

16 Now, why is that relevant? You can see here the  
17 setback, it is 15 feet, but it's 52 feet from here to  
18 here. Now, we're required under code, under the R-6  
19 side yard, six feet. There is an easement here, so  
20 that's 12 feet. So, for all intent and purposes, we'd  
21 be up at 12 feet, okay. The reality is that this is 52  
22 feet and these are 25 feet I believe right here.

23 So, we've added quite a distance and we think that

1 although we're closer to the road with this building,  
2 because we're so far away from here as the air and light  
3 studies that we did or shadow studies will show, there  
4 is no impact on this unit and this building whatsoever,  
5 okay. So, from that standpoint, we believe that the  
6 setback, the tradeoff to where that we can create more  
7 greenspace up front and we can do a wider setback for  
8 this immediate neighbor to the northwest than we would  
9 otherwise do. We think it's a nice compromise that  
10 actually has some real advantages to it.

11 Engineering we won't dwell on except to say that we  
12 have complied with the ordinance. We're not asking for  
13 any variations, and we know that by virtue of the  
14 detention, it would improve the stormwater management in  
15 this area.

16 CHAIRMAN FELICIONE: You're asking for a variation  
17 with the fence though?

18 MR. JAMES: Yes.

19 CHAIRMAN FELICIONE: Okay.

20 MR. JAMES: Yes, yes, and I'll get to that. So,  
21 these are the floor plans. I'm not going to spend a lot  
22 of time but I have them in the packet in case you have  
23 questions about them, okay. But each of them offers

1 three bedrooms, as I said, ranging from 1,800 to 2,400  
2 square feet there, three floors. What's relevant about  
3 this is that these plans I think offer, as was said in  
4 the Staff report, a dimension in the housing stock that,  
5 you know, today you can find a townhome but you can't  
6 find an attached underground parking or parking inside  
7 units, all right. You can't find nine-foot main floor  
8 ceilings of height, and you can't find the granite  
9 countertops and some of the nicer furnishings that we  
10 will have in these units.

11 So, this is going to be for that resident that  
12 could otherwise buy but would instead prefer to rent by  
13 choice and needs the extra space, wants the extra space  
14 because they expect to live here for, you know, a  
15 reasonable periods, a year, and they appreciate the  
16 extra space.

17 A little larger blowup of this. Okay, so this is  
18 in your packet, and this is what we worked on. This  
19 represents one of many iterations. We started out with  
20 stone and stucco, we then moved to brick and stucco in a  
21 different form, and then we got to this. Then we looked  
22 at shingle siding which you haven't seen, that didn't  
23 work. Then we finally, you know, we had to get this in,

1 so we did. We knew that we were going to be looking for  
2 feedback tonight which we want, but we also said we  
3 might as well bounce the ball by continuing to draw and  
4 we did so. So, we came up with these drawings, and I've  
5 got pictures of them in here so the audience can see  
6 them better.

7 CHAIRMAN FELICIONE: But that's not this?

8 MR. JAMES: Yes, it is. That's not, what's on the  
9 slide here is not this, you're correct, right.

10 CHAIRMAN FELICIONE: Right.

11 MR. JAMES: You got it. So, keep that thing in  
12 mind. That's 1/17/18, that was in the Plan Commission  
13 package, and these are just elevations. I want to show  
14 you some comparisons because I want, forget this, but  
15 this gives you an idea of the scale. You're not going  
16 to see this, these are the, I shouldn't say you're never  
17 going to see it because you can drive inside the  
18 courtyard and see it.

19 Okay, so this is the new architecture. I say new  
20 in the sense that this is another form of architecture.  
21 The date is 2/6, the meeting date, so we can refer to  
22 it as that. But we are working with a form, essentially  
23 it's about, not about, it is 36 feet long. We have a

1 dimension that ranges from I think 18 feet wide at the  
2 minimum to as much as 22 or 24 feet.

3 All right. We want to get parking in there  
4 underneath, and we want to provide the outdoor spaces  
5 and so on. We want to keep the buildings to a certain  
6 height. Now, in the 1/17 original drawings, we're at  
7 41.5 feet. What you'll see in a moment is there's a few  
8 things we did differently there, and the next slides  
9 will show you that in more detail.

10 Okay, so this slide is supposed to give you a  
11 little bit more of the feeling of what we've done, all  
12 right. Now, we were told more detail please, all right.

13 There's myriads of ways that we can, as you know,  
14 design architecture. I've been doing this for maybe 35  
15 years, but in any event, I don't pledge to have all the  
16 answers here, but I do pledge to give it a lot of effort  
17 to try and find the answers with your help. So, that's  
18 kind of what we think.

19 Now, this is the 1/17 architecture. You see how  
20 we've got that mixed up, the stucco and the brick. We  
21 have the metal shed roofs. We took peaks like this that  
22 were at a 14/12 pitch with -- or slow piece, call it  
23 what you will, and we ended up with a design that is

1 like you see here. You have brackets underneath the  
2 corbels depending on what you would call them. We have  
3 some stone sills underneath. We have some metal panels  
4 that break up the windows here, all right, and then we  
5 have some stone elements here over the windows, under  
6 the windows, and at the banding here between the first  
7 and second floor.

8       So, we asked our architects, what can we do to get  
9 the height down? Incidentally, Jeff Mulcrone from BSB  
10 is our lead designer, he's here tonight with me, okay,  
11 and I wanted him here tonight to hear what you have to  
12 say. But with this new architecture, I say new,  
13 modified, different rendition, shows is reduced our roof  
14 pitch to bring the roof down to three feet, 3.5 feet,  
15 and I think the Landmark's at 38.2 to 38.5, it should be  
16 38 feet six inches, excuse me. We replaced the panels  
17 with brick. So, you see panels in here, we put brick in  
18 here. What you can't see is those are herringbone  
19 details, okay, and there is some relief in and out. A  
20 little hard to see here, but we can, we'll give you a  
21 bigger image in a second.

22       We also illuminated the slopes here, okay,  
23 simplified it. We added another gable here, or we will

1 add more gables on the other, on the longer renditions  
2 of the building to break it up. We went to a darker  
3 window frame here to punch out those windows and give it  
4 more of a European feel if you will. We replaced the  
5 second floor stucco with brick, okay, and we used brick  
6 versus stone on the windows. So, you can't see here,  
7 you will in a moment, but these are soldier course  
8 details, soldier course underneath here.

9 CHAIRMAN FELICIONE: Herringbone, right?

10 MR. JAMES: Herringbone is right in the panels  
11 underneath, okay, and you've got soldier course here,  
12 and you've got, actually what do we call this?

13 CHAIRMAN FELICIONE: Soldier course banding.

14 MR. JAMES: Soldier course banding. These are  
15 things that, when we designed the other community, we  
16 did this four-story building and we said put all this  
17 pattern in there, and they forgot to in and out the  
18 brick so there's some relief in shadow lines. I said,  
19 guys, why did we go to the effort of doing all that if  
20 you didn't bring, you know, 1.5 to two inches of relief  
21 in and out on the brick? Because it really makes a  
22 difference. It's subtle but it's material, and that's  
23 what you will see in these designs, all right.

1           So, you've got some shadow lines here and it  
2 doesn't look like just a flat unbroken expanse of brick.  
3           Sometimes less is more, and our belief is that this  
4 latest rendition actually may work that way where we  
5 simplified a bit, but punctuated with some of the brick  
6 detailing we're talking about. Then we've got a couple  
7 of other things that we did.

8           Now to the end unit. I don't even see it here, but  
9 I asked them to, you'll see larger versions but this is  
10 for comparison purposes. You see down here, that's the  
11 slope gable here at the end, all right. That was a  
12 little bit like, I don't know, dunce cap? Maybe not,  
13 maybe it's not that. In any event, in that scale, it  
14 did seem to carry its weight. So, I said can we do  
15 something here? What we'd asked them to do is some  
16 stone surrounding the entrance with a simple shed roof  
17 that carries this, okay. That should be centered, by  
18 the way, I'm not sure why it's not there. But that's  
19 the end unit, that's what would be facing Winnetka.  
20 Obviously, I'm showing it, we're showing it with less  
21 landscaping than you're going to see, but we wanted you  
22 to see what that looks like.

23           Now, that's a bigger version, you can see it more

1 clearly. I'm not sure much more what I could add to it,  
2 except that we're trying to break up the units here.  
3 There is a break in the roof as you can see subtly here,  
4 but you know, this I think, in our opinion, is  
5 luxurious. It's every bit as nice as the materials that  
6 we've used at our prior developments, Fox Meadow as an  
7 example. The roofline is a little simpler, but by no  
8 means is this going to be considered, this is anything  
9 but rental construction quite frankly. You know, it's  
10 just a very expensive approach to this type of project  
11 but it's also worthy of it I think.

12 Now, this is the rear of the building. This is a  
13 four-unit building. You'll see at the bottom an  
14 entrance here. What you don't see is some landscaping  
15 and so forth that we can do. You could see a little bit  
16 in here, but this isn't designed to show the landscaping  
17 as much as it is to give you a feel to as how the units  
18 are operating.

19 Now, one of the things about the design here that I  
20 think is pretty neat. These are porches that expand the  
21 length of the unit and, you know, that's pretty out of  
22 the ordinary for this type of product, for any type of  
23 townhome. I think it's really nice, it opens up light.

1 But then they have a covered area overhead, okay, so  
2 these balconies are done proud if you will of the  
3 fascia. They don't stick out like that anymore during  
4 my time, but they're actually built into the facade.

5 The other advantage of this now is that we bring  
6 then this deck out over the garage doors. So, what that  
7 does is it recesses the garage doors and brings them  
8 farther out, or it makes them recede more than they  
9 would if they were proud and flush with the elevation.  
10 That's an architectural element that maybe gets lost in  
11 a two-dimensional presentation.

12 This is a bigger version of the what we showed you  
13 in the end, okay. So, you can start to see some of the  
14 relief here. That's herringbone in there. Jeff, I  
15 don't know if there's anything you want to add to this  
16 but this, by the way, is hardy board, the entire side,  
17 and that's a composite material. It's much more  
18 resilient than natural wood. It doesn't fade or crack  
19 the way wood does, at least not at the same rate, and I  
20 think over time it looks a lot better than some wood  
21 that you can see around town or to the older buildings.

22 All right. Anything else, Jeff?

23 MR. MULCRONE: Architectural shingles.

1           MR. JAMES: Architectural shingles. Incidentally,  
2 we have some samples here, and we are open to your  
3 comments obviously to colors. But this one is, you  
4 know, it's got kind of a correlation to it that in the  
5 distance is supposed to emulate something that looks a  
6 little like slate. Obviously not here, this close, six  
7 feet away, but if I find you six feet away from my roofs  
8 I'll have you arrested.

9           CHAIRMAN FELICIONE: There's a nice picture of that  
10 that shows what it looks like.

11          MR. JAMES: All right. So, you get that. This  
12 board right here is representative of some of the  
13 material. At your convenience, you can come up. We're  
14 not going to try to lift it because it's really heavy,  
15 but it gives you a feel for the stucco material. The  
16 stucco material is real material, it's real stucco, the  
17 definition of real, so it's not EIFS, it's a  
18 cementitious application. Then we have real brick, not  
19 brick veneer, and then of course the shingle siding.

20          Our colors are, you know, are representative but  
21 nothing is cast in stone, no pun intended. So, you can  
22 see this building on the left you can see this building  
23 on the right, that's what you see on Winnetka, and then

1 you have the center entry, but you really wouldn't see  
2 all that because we're going to have trees and  
3 landscaping and the fence which we'll get to in a  
4 moment.

5       Okay, so we wanted to note that this now has a  
6 service area for service vehicles, an extended area of  
7 depression here at the north end so that people could,  
8 trucks can pull in there and park. Okay, so I said to  
9 you that this is shadow study, and it's so hard to see  
10 in the screen, but it's 41.5 feet. What's relevant on  
11 this is that during March, you really don't, there  
12 really are no shadows. June, really none. You start to  
13 get it more here. Now, you do start to get some  
14 shadows, not at 8:00 a.m., okay, these are all 8:00  
15 a.m., so there's nothing here that's affecting our  
16 neighbors, right, this is all coming from the south,  
17 east I should say.

18       We get into noon, obviously no shadows. We get  
19 into, this is 1:00 p.m., 5:00 p.m., excuse me, not 1:00  
20 p.m., 5:00 p.m. Now, the shadows here during the  
21 wintertime, right here, they obviously affect the  
22 Landmark. That, however, is somewhat misleading because  
23 you've got trees there on the border and just about

1 anything, not anything, I shouldn't say that, but  
2 shadows are pronounced during this time of day. It's  
3 just the way things go. That's at 4:00 p.m., obviously  
4 at that time of year, the shortest time, it's dark in a  
5 half hour.

6 Now, this is a comparison at 35 and 38 feet. What  
7 I wanted to note here is the shadow lines, and the  
8 really indistinguishable difference between 35 and 38  
9 feet as with respect to Landmark. Now, this is the  
10 worst time of the year, so the rest of it are kind of  
11 moot. But we wanted to show you this, to show you the  
12 comparative difference and to point out that with the  
13 way we've set these buildings on the side yard,  
14 notwithstanding the 15-foot setback, there is no shadow  
15 line on our neighbor here, okay, the immediate neighbor.  
16 That is the Gambacorta townhomes. So, there's no  
17 difference in shadows on the 35 and 38, 38.5.

18 I'm not going to go through all of this, but you  
19 can comment on it if you'd like. I've already mentioned  
20 generally what we have in the way of materials. The  
21 only thing I want to score is that the materials are  
22 entirely consistent with what we've done at Fox Meadow  
23 in terms of quality.

1 I'm not going to dwell on this, it's the existing  
2 conditions. We can come back to it if you like. It's  
3 just there and I can do it.

4 Existing trees, we have the one tree here.  
5 Unfortunately, that little guy goes. But we are adding  
6 quite a bit of additional vegetation to the site.

7 That's the landscape plan. You know, hard for me  
8 to elaborate on this, but I want your comments, and you  
9 can see it, but as you know, a couple of things. One,  
10 the James are known for their landscaping and we take a  
11 lot of pride in that and we really have fun with it. I  
12 say fun, we consider it to be the thing that can make me  
13 good for break, right, and it's done well. Oftentimes,  
14 you know, you'll put together a plan, it won't be until  
15 you get out in the field, like regardless of what we  
16 said, oh, we've got to do, we've got to have this, we've  
17 got to have that, and work with the Village. But  
18 ultimately, we come up with something that we think is  
19 really, it works.

20 Now, in this case, one of the things you'll see is  
21 a wall here. Now, this wall is articulated with a metal  
22 fence and some columns at the entrance. It is meant to  
23 be a knee wall with about 5.5 foot of column, portions

1 of the wall are five feet, and that violates, not  
2 violates, I'd say exceeds the four-foot maximum in the  
3 front yard for the R-6 District. So, there is a  
4 variation, I mentioned that and I would mention that.

5       What we're trying to do is to present a kind of a  
6 window if you will here. We want you to drive in and we  
7 think most of the experiences in this development will  
8 be, you'll have the most experience driving this way and  
9 driving this way, because you'll have the longest period  
10 of time to see it. Once you're here, it's a momentary  
11 passing, right? Now, if you're walking, you can see it  
12 and we want you to see that view in there.

13       We will come back with some elevations. They're  
14 going to be much, much more detailed and attractive than  
15 you can see. But for us to do that would be not only  
16 time consuming but extremely expensive to do it the  
17 right way, and we don't want to do that until we get  
18 your comments. Once we get your comments, then we can  
19 go ahead and make the tweaks and changes we have to do.  
20       Then we'll put it all together in pictures and you can  
21 see it and the public can see it. That's our goal for  
22 the next meeting, but we just didn't want to go to that  
23 level at this point.

1           What we do want is to underscore the basic elements  
2   that I've just described. This corner and this corner,  
3   because we pull these buildings in like this, we can now  
4   take advantage of the extra space to bring a combination  
5   of flowering and deciduous trees, bushes, shrubs, as  
6   well as some coniferous trees to provide the shielding.  
7   There are some mechanicals in here, there's a lift  
8   station that is underground, but there would be some, I  
9   should say a generator that has to be shielded and so  
10  on. So, I mean you've got the AT&T vault here, so we  
11  have to do a little shielding with conifers and bushes  
12  and so forth.

13           But one of the things that we think is pretty neat  
14  about this is that we would want to have shade trees  
15  along the parkway. Then here we're talking about a  
16  Chanticleer pear tree. If you haven't seen them, we'll  
17  bring back elevations so you can see it. But it's a  
18  fairly tall tree, it's more of a, it's a tighter canopy.

19   The idea is to line it up in front of the wall in a  
20  systematic fashion, one, two, three, four, five, six,  
21  seven, eight, and then supplement that with greenery at  
22  the base of the wall and so on. When you drive by it,  
23  it's going to really look almost, if you've driven by,

1 gosh, in Europe down some of those narrow streets, or as  
2 you drive down and you see these trees, they align. Or  
3 you can go by Locust Road south of Winnetka Road,  
4 there's a huge house that was built, you may know it,  
5 it's the biggest house in the North Shore. They did  
6 something with these types of trees, and it's really  
7 formal. You don't even see them, the 30,000 foot  
8 building which is huge.

9 CHAIRMAN FELICIONE: Le Grand Reve.

10 MR. JAMES: What's that?

11 CHAIRMAN FELICIONE: Le Grand Reve.

12 MR. JAMES: Yes, exactly. So, you're familiar with  
13 it. But the idea was to create that type of look, not  
14 identical but to aesthetically make it look attractive  
15 but it will also screen it, okay. That's the plan list  
16 and a blowup of that.

17 So, we talked about some of the fencing. What we  
18 are proposing to do is an eight-foot fence along the  
19 perimeter, board-on-board cedar, nothing over the top,  
20 but it is over the height at eight feet, you know. It's  
21 only over the height when we get to this portion which  
22 is R-4, and that's six-foot-two is the height max and  
23 we're at eight feet. We did that because we want to be

1 able to give them privacy from our units here, all  
2 right.

3         The setback on these buildings complies with 25  
4 feet. You can see pictures of what it looks like now.  
5 Okay, so this is the courtyard and, you know, again a  
6 chance to bring in more plantings here but really start  
7 to break this thing up. I think that's a really nice  
8 aspect of what this plan does compared to the other  
9 plan. This also gives us, you can get a road along in  
10 here, this is now greenery, okay.

11         This is a blowup, and you can see what I just  
12 mentioned in here. This wall comes along in here and  
13 here. There is the front.

14         There is a retaining wall in a portion of the site,  
15 and that's an example of the material, not to show you  
16 the height, just the material. That's the eight-foot  
17 board fencing we talked about. That's an illustration  
18 of the fence detail along Winnetka. It has a partial  
19 aluminum black fence with columns interspersed along it.

20         This go to height of five feet, and it's like 5'6,  
21 correct?

22         Lighting, we incorporated two single fixtures at  
23 the entrance here along with periodic placement in here.

1 Unlike this other plan in the prior plan, we've  
2 eliminated lighting along the back and any entrances  
3 along the back. So, from that standpoint, foot candle  
4 spillage is not an issue for our neighbors. There is  
5 lighting in the back for safety and security, and  
6 there's coach lights that, this is the photometric, this  
7 is the single fixture, that's the coach lighting, that  
8 will be on the building. There will also be photometric  
9 south for the entries so they will have a light in the  
10 ceiling that shines, light that shines down and that's  
11 controlled by a photoelectric cell. So, there will  
12 always be light over the entrance for security purposes.

13 That's not supposed to be there but that was just  
14 done, an illustration of architecture in case you want a  
15 quick peak at that.

16 CHAIRMAN FELICIONE: What slide does that  
17 reference?

18 MR. JAMES: What slide, this slide?

19 CHAIRMAN FELICIONE: Yes, what would you like to  
20 call that?

21 MR. JAMES: You can call this the last slide.

22 CHAIRMAN FELICIONE: Okay.

23 MR. JAMES: Sorry.

1           CHAIRMAN FELICIONE:   Sure.

2           MR. JAMES:   So, that's it.   You know, I mean just  
3 to summarize, you know, I mean height is an issue.   A  
4 couple of things, you know, when you're dealing with  
5 restrictions on the base of your building.   Here we are.  
6 You know, you drive a certain style of architecture.   36  
7 feet deep is what it is, but because it's 36 feet, I get  
8 the apron parking, I get more landscaping in front.   So,  
9 there's tradeoffs.

10           Typically, you might see, you know, I say typically  
11 but you could see 40 feet.   That might be, you know, an  
12 extra four feet here and there.   But it creates, it kind  
13 of sets, no pun, the base if you will for the building,  
14 and then you work from there.

15           The parking, listen, if you look around town, you  
16 see structures today, most of that parking is at grade,  
17 it's not attached to the building.   So, you can take  
18 them down to two-story buildings.   You can do mansard  
19 roofs which were popular in the 70's.   We're not a big  
20 fan of them for a variety of reasons.   But all those are  
21 methods and means to reduce the height of the building.

22           Once you start to go though to a certain level of  
23 height, we think the architecture starts to look better

1 when you increase the pitch of the roofs and do some  
2 things that are shown in this illustration versus making  
3 them flatter. That all being said, we don't feel that  
4 what we're proposing in the 2/6 plan, thank God for that  
5 handout, is bad. We don't think it's a flat roof, we  
6 don't think it's a shallow pitch. It just doesn't, you  
7 know, it's three feet shallower, or I should say three  
8 feet lower than this design. This architecture  
9 obviously is from prior iteration in September when we  
10 had the front doors on either side of the building.

11 So, thank you for your time. We'll look for your  
12 comments.

13 CHAIRMAN FELICIONE: Let's have you stay there,  
14 okay?

15 MR. JAMES: Sure.

16 CHAIRMAN FELICIONE: I'm going to begin as Chair if  
17 that's okay. Can everyone hear me? No? How about now?  
18 Getting better? Okay.

19 Mr. James, I know you feel that I'm giving you the  
20 hammer tonight, but I assure you it's covered in velvet.  
21 I want this development, I'm for it. I've talked to  
22 people in this community. You already have your  
23 density, okay. But I have some very specific questions

1 on the whole of it.

2 At the last meeting in September, I asked  
3 you to come back with specific materials, and I'm a  
4 James fan. Fox Meadows is great.

5 MR. JAMES: I've told you, I've been to tough  
6 places --

7 CHAIRMAN FELICIONE: Hibbard Road is great, I  
8 was here, I championed for you, okay. That's a tough  
9 site, I know that site very, very well. It's a no man's  
10 land. It doesn't belong to the Park District, it  
11 doesn't belong to Northfield, it doesn't belong to  
12 Winnetka. It's a tough one, I know. This one has  
13 similar feelings to it, I get it.

14 But when I asked you to come back with  
15 specific examples of scheme, signage, architecture,  
16 where is signage in this book? Missing. So, you asked  
17 us for a vote tonight and you asked us to come in for  
18 that.

19 MR. JAMES: No. No, no, no. I actually, I  
20 think what I would say if you give us a vote tonight,  
21 I'd say great.

22 CHAIRMAN FELICIONE: But you don't want that,  
23 you don't want us to vote tonight?

1           MR. JAMES: No, of course I don't. The reason why  
2 I came here tonight is because if I gave you receipts  
3 for the architectural drawings and styles that we put  
4 forth, you'll realize that we're really trying to  
5 understand what it is that you, the direction you want  
6 us to go on. Once we know and get that feedback, I can  
7 assure you, you will get all that information. So, I'm  
8 not asking you or expecting a vote.

9           CHAIRMAN FELICIONE: Then let's soften it up a  
10 little bit and take that approach.

11          MR. JAMES: Okay, thank you.

12          CHAIRMAN FELICIONE: You know, I'm going to use a  
13 Le Grand Reve real quick as an example. I don't expect  
14 anyone in this room to know that house except for you  
15 and I.

16          MR. JAMES: Okay.

17          CHAIRMAN FELICIONE: I'm in the business, you're in  
18 the business. Le Grand Reve is a phenomenal piece of  
19 architecture, and the landscaping is absolutely  
20 exquisite. If you're going to copy that "alley of  
21 trees" in the front here, where did you show me that in  
22 the color elevation of it?

23          MR. JAMES: Again, I had a choice to make. I don't

1 have enough information, I know that. But I think in  
2 order for me to give you that, I was ready to pull the  
3 trigger on that elevation which would show you exactly  
4 that, okay. But for me to do that and put my best foot  
5 forward and ask for a vote, I'd need to spend \$6,000 on  
6 it to do it. If you tell me tonight that you don't like  
7 the architecture behind this and I put that picture  
8 together and it's all wrong; I've got to restart the  
9 whole thing again.

10 CHAIRMAN FELICIONE: Yes, I get the soft cost. I  
11 just, I've got to be honest with you, on behalf of the  
12 Commission, I don't want to hear about it anymore. I  
13 want the right packet here. I live in this town. I've  
14 been here for 13 years. I raise my kids here, my kids  
15 are young, I'm not going anywhere, and I owe everybody a  
16 duty here.

17 MR. JAMES: I understand.

18 CHAIRMAN FELICIONE: We're taking a leap on this  
19 one, and you have proven absolute excellence in what  
20 you've done in the past, okay. It needs to be the same  
21 thing. Before I turn it over to other members of the  
22 Committee, and again the hammer is covered in velvet,  
23 please, okay?

1 MR. JAMES: I take your kindness.

2 CHAIRMAN FELICIONE: You cannot have one monolithic  
3 roof, apartment-looking building like this. My comments  
4 to it is no, no, no, okay? So, let's finesse it. Let's  
5 make it pretty; let's all work together. Get  
6 information from the audience as well, and let's build a  
7 beautiful building. You already have the density, okay,  
8 and the pitch is because, the height restriction is  
9 because you want the right pitch? Or what is with the  
10 height now and the change to that? You want to elevate  
11 the building up a stair?

12 MR. JAMES: No. We simply can go to 14, that's a  
13 14/12 pitch. The other pitches are 12/12 with a gable.

14 CHAIRMAN FELICIONE: So, it is pitch.

15 MR. JAMES: Yes, pitch.

16 CHAIRMAN FELICIONE: Okay, thank you. I mean I got  
17 you, it wasn't explained to me. Okay, sorry.

18 MR. JAMES: Yes, it's all this.

19 CHAIRMAN FELICIONE: Thank you for your patience, I  
20 appreciate it.

21 MR. JAMES: No, no. I appreciate your comments and  
22 I'd say I apologize for not giving you, and I meant no  
23 disrespect to the Commission or the community. We

1 simply want, I do not want to bring anything before you  
2 that we think is going to be wow, is banging, and  
3 suddenly have to go, well, that's --

4 CHAIRMAN FELICIONE: You have to understand, and  
5 then I'll let it rest, you have to understand Staff is  
6 working tirelessly on this. They really are.

7 MR. JAMES: Right, yes.

8 CHAIRMAN FELICIONE: You know, I counted four  
9 sarcastic/frustration responses to you about how long  
10 this was taking. This is far from Everest, I mean come  
11 on. I understand the soft costs. You have a very  
12 successful company. I know how it goes. Again, I'm a  
13 fan. But look at all the people in this room that have  
14 been organizing at the last minute to stop this meeting.  
15 You know, those people are of the opinion that you  
16 wanted a vote tonight and we're not prepared for it.

17 MR. JAMES: That's true.

18 CHAIRMAN FELICIONE: Okay, so let's open it up.

19 COMMISSIONER BOND: First, I'm curious, is it the  
20 same architect?

21 MR. JAMES: Yes.

22 COMMISSIONER BOND: Is this the same architect  
23 throughout?

1 MR. JAMES: Yes.

2 COMMISSIONER BOND: I felt that the September  
3 proposal, the architecture was more successful than the  
4 current. I wholeheartedly agree that the current feels  
5 like an apartment building where the September proposal  
6 felt more like townhomes. I thought that the  
7 articulation of the elevation is more successful there.

8 I would actually prefer to trade the brick and put  
9 the brick where the stucco is and then keep that  
10 composite panel by the windows to break up that  
11 elevation. Like that elevation on the left I think is a  
12 successful elevation as far as proportion and detail.  
13 Well, it's gone now.

14 But I also do strongly feel that the brick should  
15 continue to the third floor because of the Landmark  
16 also. It's a very successful-looking building because  
17 of the continuity.

18 The other difference I noticed between your  
19 September proposal and this current proposal is that in  
20 your September proposal, you had more horizontal  
21 elements that helped to break up that massing. The  
22 other thing that you had was undulation in that  
23 elevation. So, it wasn't just the two-inch relief from

1 brick, you actually looked like you had a foot or an 18-  
2 inch relief on the building which also helped to give  
3 you that idea of a townhome, right? I felt that it was  
4 just more successful. I'm hoping you can go back to  
5 that feeling.

6 I agree with Jason, you do beautiful work but it  
7 seems like there's a disconnect. That to me, I would  
8 maybe say, oh, that looks like yours. This doesn't look  
9 like something you would produce.

10 Let me see, I wrote down a couple more. Oh,  
11 prospectus. So, in September, we had requested a  
12 prospectus, so if you could come back with a prospectus,  
13 especially that central area. I'm a bit lost on your  
14 central area now. I think I understood it better in  
15 September than now. I'm a bit confused on exactly how  
16 big or what that looks like. So, that central  
17 courtyard, I think that's important.

18 Then when you give us the elevations, I would like  
19 to see a complete elevation of the south side, the  
20 Winnetka Road, without landscaping and with landscaping.  
21 So, just turn off the landscape layer, print it, turn  
22 it back on and print it. The same thing on the west  
23 side, because those are your two that's dominant.

1 MR. JAMES: Right.

2 COMMISSIONER BOND: I do think that the site plan  
3 overall breathes better than your other site plan. You  
4 know, it has a little more generous feel for the units  
5 because you don't have as many units. I agree with  
6 Jason, I actually, I think that this development can be  
7 very successful. You've just got to get it there,  
8 right?

9 MR. JAMES: Yes, thank you. I appreciate the  
10 comments. One comment in response. The brick on the  
11 third floor cannot be done because of the structural  
12 elements in the building. In other words, that level  
13 there, and I say this because I've talked to you already  
14 guys about this, but from that standpoint, the weight of  
15 the brick and the way that the third floor is  
16 cantilevered out over the second, you know, that  
17 recessed balcony, creates a problem for putting a heavy  
18 material like brick on the third floor.

19 CHAIRMAN FELICIONE: On that elevation, but on  
20 another elevation, so that's, if you go to the front,  
21 you all right?

22 COMMISSIONER BOND: No, that's okay, go ahead.

23 CHAIRMAN FELICIONE: On the front elevation.

1 MR. JAMES: Yes.

2 CHAIRMAN FELICIONE: This is, this, can you go back  
3 to this one?

4 MR. JAMES: Yes, yes, I'm getting there, sorry.

5 CHAIRMAN FELICIONE: No, I think we'd all be much  
6 better if you used that last page as a reference, Mr.  
7 James.

8 MR. JAMES: The last page?

9 CHAIRMAN FELICIONE: Yes.

10 MR. JAMES: Okay. I wasn't even going to have that  
11 slide there, but I'm glad I did.

12 CHAIRMAN FELICIONE: We're glad you did, too.

13 MR. JAMES: Well, and while I'm getting there, that  
14 elevation is a distinctly different plan because it has  
15 the entrance on the other side. There's no --

16 CHAIRMAN FELICIONE: Yes, I understand, but let's,  
17 it appears you could still have some --

18 MR. JAMES: Yes.

19 CHAIRMAN FELICIONE: -- you know, the left drawing  
20 where you have the windows and the frame between them  
21 and then you rise up, you can continue the break off to  
22 the gable, can't you? There's no bump out there?

23 MR. JAMES: There is here

1           MR. MULCRONE:  There is, it's a two-foot  
2 cantilever.

3           CHAIRMAN FELICIONE:  So, that second floor, that  
4 cantilevers out?

5           MR. JAMES:  Yes.

6           CHAIRMAN FELICIONE:  I tell you what, if that's the  
7 case, then I agree.  How about you bump the door?

8           MR. JAMES:  Out the door, we could do it.

9           CHAIRMAN FELICIONE:  Okay, so there's, I'll tell  
10 you this right now, to echo Commissioner Bond's  
11 sentiment, I like the way the windows are broken.  You  
12 know, if you want to save the money, take the  
13 herringbone out in between those panels and put the  
14 herringbone and then throw it on top.  I mean, but we  
15 need to break the, we've got to start here.  While I  
16 understand the cost of doing this, it's got to be done  
17 right.

18           You also did a great job of providing the smaller  
19 building elevations.  This is what we have the problem  
20 with.

21           MR. JAMES:  I hear you.

22           CHAIRMAN FELICIONE:  That really is what we like.  
23 You know, I understand why you took the stairs out, I

1 get it; huge cost, okay. But the stairs are good, they  
2 were very subtle. I understand why you took the side  
3 light out next to the door. I studied this up, down,  
4 left and right; I understand all of it, okay. But you  
5 can't take it all out.

6 MR. JAMES: No, no. We're not, there was never,  
7 and Jeff can back me on this, but I don't think there's  
8 once that I've said to this team we can't do that  
9 because it's going to cost too much. That is not what  
10 I've ever said on this project. What I have said is  
11 that I've got to get something that is consistent with  
12 what we've shown to this Village before. What I'm  
13 seeing right now isn't there, and I've been frustrated  
14 which is why I'm here tonight to say give us this list.

15 I'm glad you told me about the herringbone because  
16 we can easily put the panels back in. I'm glad that you  
17 recommended it.

18 CHAIRMAN FELICIONE: Yes, do it.

19 MR. JAMES: We'll do that.

20 CHAIRMAN FELICIONE: You have to hear from other  
21 members of this Committee, by the way, I'm just one  
22 member, okay.

23 MR. JAMES: No, I understand.

1           COMMISSIONER BOND:  And that's, it feels like this  
2 most current proposal has been cost cut, has been  
3 budgeted down, and that's how it feels.  When I looked  
4 at it, I was like, oh, I guess you're trying to save  
5 cost.

6           I also, on that left elevation, I like the  
7 verticality of those windows and then that horizontal  
8 band.  I mean you're actually, like looking at that  
9 elevation, you're creating interest.

10          MR. JAMES:  Yes.

11          COMMISSIONER BOND:  So, you've got vertical and  
12 horizontal and it's, you know.

13          MR. JAMES:  Yes, I mean, yes, I understand that.  
14 Listen, that's an entirely valid comment and  
15 observation, and I appreciate that.  We can work with  
16 that, Jeff, can we?

17          MR. MULCRONE:  Yes.

18          CHAIRMAN FELICIONE:  On your right side elevation  
19 underneath the window that has the shutters, it appears  
20 to me that under that window you have a sill and apron  
21 that frame the window.

22          MR. JAMES:  Do you mind if I go to that?

23          CHAIRMAN FELICIONE:  Please.  Peter, don't worry,

1 we're going to get to lighting.

2 MR. JAMES: I apologize.

3 CHAIRMAN FELICIONE: Right there.

4 MR. JAMES: Okay, here we go. All right.

5 CHAIRMAN FELICIONE: Okay, on the second floor,  
6 that window seems to have a sill and apron on it. I've  
7 got to tell you, that little touch and detail carried  
8 into the other windows, just, you know, we're in  
9 Chicago, we're famous for double-hung window. That's  
10 what that is, right?

11 MR. JAMES: Right.

12 CHAIRMAN FELICIONE: Okay, I love it. Look,  
13 that's, love it. Any architecture buff, and this is the  
14 Architectural Commission, go back to a sill and apron  
15 underneath that. Make it iconic. It's so simple, it's  
16 just slightly more work with the miter cut.

17 MR. MULCRONE: Are you talking about the third  
18 floor window?

19 CHAIRMAN FELICIONE: Yes, so where we have the  
20 stucco element and you have the textural board around  
21 it, cut the bottom, have a reveal on each side, have a  
22 sill and apron. You know, the top is fine framed in  
23 that, it looks like flat side actually.

1 MR. MULCRONE: Yes.

2 MR. JAMES: Great comments. I wholeheartedly get  
3 where you're going on this. But the question I have for  
4 you though is are you okay with the brick?

5 CHAIRMAN FELICIONE: Well, again she's one voice,  
6 we've got five people up here, sometimes we have seven,  
7 right?

8 MR. JAMES: Yes.

9 CHAIRMAN FELICIONE: But we're starting to build a  
10 beautiful building, Mr. James. Like, you know, you had  
11 some great bones here and we had the salad but we didn't  
12 have any dressing or tomato or carrot, okay.

13 MR. JAMES: Sir, I like the metaphor.

14 COMMISSIONER BOND: So, I struggle with the brick  
15 and the stucco together. It's not, I struggle with this  
16 color palette, too.

17 MR. JAMES: Well, we can, the color is something  
18 that I'm not wed to. We could bring you other samples  
19 and look at it. I'm not married to this at all. But the  
20 one thing about the brick, I will say this, we did look  
21 at shale in lieu of the stucco. In some respects, you  
22 know, it might be less expensive to do that, you can  
23 build easier because we don't have weather concerns and

1 so on. But when we looked at the elevation, we said,  
2 oh, that is just not working here. It was starting to  
3 look like it was really mish-mash.

4 This is reflective of what we've done at Fox  
5 Meadows, it's the same thing. Now, colors we can do  
6 differently, and I think the comments about the panels  
7 and breaking it up, and some of your comments about  
8 mixing in the horizontal with the vertical, I guess my  
9 question would be, you know, this detailing in here is  
10 soldier course, you know, we can come back in and do  
11 that limestone banding if that's something that you  
12 prefer to see.

13 COMMISSIONER BOND: I'll let the other  
14 Commissioners comment and see where we're going, if they  
15 want to.

16 CHAIRMAN FELICIONE: While you have that elevation  
17 up, why didn't we go to the shed dormer away from the  
18 head? Because that was, I mean the head here and on  
19 top, I mean it's just, I thought, that's the Winnetka  
20 view, right?

21 MR. JAMES: What?

22 CHAIRMAN FELICIONE: Right there.

23 MR. JAMES: I mean, well, this, that's going to

1 cost me a lot more money than the prior one.

2 CHAIRMAN FELICIONE: Yes, I've got you.

3 MR. JAMES: I'm trying to add something that looks,  
4 it looks like an old world, you know.

5 CHAIRMAN FELICIONE: Well, I'll tell you what. I  
6 understand that there is going to be, I understand why  
7 you can't put brick on the second floor, I get it.

8 MR. JAMES: Third floor.

9 CHAIRMAN FELICIONE: Third floor, I'm sorry, and I  
10 understand the costs, like I've got it, okay. So,  
11 there's other things that we're going to have to give  
12 and take. If the gable over the front door can't go in,  
13 that's too bad because it's pretty.

14 MR. JAMES: We can do those.

15 CHAIRMAN FELICIONE: If you just did that on the --

16 MR. JAMES: You mean right here?

17 CHAIRMAN FELICIONE: Yes.

18 MR. JAMES: Across the shed?

19 CHAIRMAN FELICIONE: Yes.

20 MR. JAMES: Done.

21 CHAIRMAN FELICIONE: But I mean do that on, you  
22 don't have to do it, everywhere that you have the sheds  
23 on the interior, there are certainly places where you

1 can't get away with it because of the window height,  
2 okay.

3 MR. JAMES: Right. Right, right.

4 CHAIRMAN FELICIONE: But if you can on just the  
5 outside areas, yes, do it.

6 MR. JAMES: Mr. Chairman, we have no issues, this  
7 is simply subjective effort on our part to show you how  
8 it would look differently with that stone, limestone  
9 detail around the areas.

10 CHAIRMAN FELICIONE: When they're reviewing the  
11 minutes for the meeting, this elevation in the previous  
12 packet with the gable and the two posts, it's really  
13 pretty, okay. You've heard it.

14 MR. JAMES: I've got it.

15 CHAIRMAN FELICIONE: Okay, and now I promise I'll  
16 turn it off.

17 MR. JAMES: No, that's good comments, thank you.

18 COMMISSIONER BOND: Yes, and here I go again, sir.  
19 I wonder if like on the rear elevation, could you  
20 change that double door to perhaps have the other  
21 detail? Because on the rest, you're going to be seeing  
22 that.

23 MR. JAMES: On the rear elevation? Hang on, let me -

1 COMMISSIONER BOND: The rear elevation.

2 MR. JAMES: Right here? This one?

3 COMMISSIONER BOND: This one, right. Maybe you can  
4 have, it's called the rear here maybe, I don't know.  
5 Maybe it would be a bit much when you see it all the way  
6 across the west that it might be worth just looking at  
7 it.

8 MR. JAMES: What did you want to do? Show me.

9 COMMISSIONER BOND: Because the west elevation will  
10 be the most visible and isn't that the rear that  
11 is --

12 MR. JAMES: You see this expanded, right.

13 COMMISSIONER BOND: Won't the west elevation be the  
14 rear?

15 MR. JAMES: Yes, yes, yes.

16 COMMISSIONER BOND: So, that's what I'm saying,  
17 maybe that detail could happen on that elevation.

18 MR. JAMES: Ah, I get what you're saying, here  
19 instead of the sheds.

20 CHAIRMAN FELICIONE: To echo her sentiment, she's  
21 an architect so she's picking up on this, right. It  
22 doesn't meet, so you've got, those two outer units have,  
23 or the one outer unit now has a single window above it.

1 MR. JAMES: Right. You could do it there.

2 CHAIRMAN FELICIONE: Yes.

3 COMMISSIONER BOND: Right. Right, so you start to  
4 create --

5 MR. JAMES: Yes, in other words, what I'm hearing  
6 you say though is create more rhythm in the length of  
7 the building so it looks more individual.

8 CHAIRMAN FELICIONE: Right.

9 MR. JAMES: As opposed to a monolithic building.

10 COMMISSIONER BOND: Right, yes.

11 CHAIRMAN FELICIONE: Right.

12 MR. JAMES: Am I right?

13 COMMISSIONER BOND: Yes, make it look more townhome  
14 and less apartment.

15 MR. JAMES: Got it. I'm with you on that, okay.

16 CHAIRMAN FELICIONE: It's got to look like  
17 individual units from afar, and just that doesn't do it.

18 MR. JAMES: I'm glad he's here tonight because I've  
19 been crying about this for a long time. I'm not blaming  
20 anyone, okay.

21 COMMISSIONER AUL: Mr. James, with your 15-foot  
22 setback, you're really bringing that entrance a lot  
23 closer to Winnetka.

1 MR. JAMES: Yes.

2 COMMISSIONER AUL: I'll echo Commissioner Bond and  
3 Chairman Felicione's comments about the architecture,  
4 but I'm going to focus specifically on the entrance  
5 here. The columns that you have flanking the entrance,  
6 do you intend to have the Northfield Mews logo, some  
7 sort of signage in those columns?

8 MR. JAMES: If we have anything there, it would be  
9 a plaque buried in the face that would just say  
10 Northfield Mews. We can do that cast stone with the  
11 logo, it might be just an MM, you know, but very subtle  
12 with a soft upright to it, similar to what we did here.

13 COMMISSIONER AUL: So, if you do that, do you still  
14 need a sign on that courtyard then?

15 MR. JAMES: No.

16 COMMISSIONER AUL: Given that, is there any way we  
17 can obscure the amount of asphalt that I think we're  
18 going to see from Winnetka? Especially for the -- from  
19 across the street as they're leaving -- they're going to  
20 be staring at 100 plus feet of asphalt.

21 CHAIRMAN FELICIONE: Are you planning, sorry, are  
22 you planning on bordering the asphalt with a band or  
23 like concrete as you did in Hibbard Garden?

1 MR. JAMES: Well, we weren't going to do it a lot  
2 because I think that's just a massive band, and frankly  
3 I'm not sure that it does much. But at the entrance, we  
4 think that we have paver treatment at the entrance.

5 MR. MULCRONE: A what?

6 MR. JAMES: Pavers at the entrance.

7 MR. MULCRONE: Yes, we did.

8 MR. JAMES: We have pavers from the entrance on  
9 into that first set of driveway. So, you can see --

10 MR. MULCRONE: It is on one of your slides.

11 MR. JAMES: It is on one of the slides.

12 CHAIRMAN FELICIONE: So, you're not planning on  
13 doing the same band that you do at Fox Meadows?

14 MR. JAMES: Well, as you can see right in here, and  
15 let me just address what you're talking about because I  
16 understand where you're coming from, and I think the  
17 elevation, or the renderings when we show you, I think  
18 will give a better flavor. But our intent is to wrap  
19 this entrance in landscape and do it in a way that we  
20 can mitigate the views, and what you do see is going to  
21 be more foliage and not as much asphalt as you would  
22 otherwise see. There is no question that I share that  
23 concern. No question. I think I will show you with a

1 landscape plan our hardscape, how I want to envelope  
2 that entrance so that it looks, you know, less like a  
3 sea of asphalt and better.

4 Now, let me ask you a question. Am I understanding  
5 you, Commissioner, that you'd prefer to see us make a  
6 subtle sign here, maybe scratch over this and go with  
7 the landscape and the prettiness?

8 COMMISSIONER AUL: Yes, and I don't know what sort  
9 of flexibility you have with the AT&T vault there in  
10 terms of pulling those two front units and those two  
11 buildings in the back. But I would prefer to see more  
12 landscaping, I'd prefer to see the landscaping brought  
13 entire and the buildings pulled back. But I don't know  
14 what sort of flexibility you've got there.

15 MR. JAMES: We're pretty maxed out in terms of the  
16 distance to that vault. But the entire intent of this  
17 plan was to choke the entrances, reduce it from two to  
18 one, and really, you know, it's tradeoffs because, you  
19 know, in the prior plan you could put the parking, no  
20 aprons and so forth and so on. You might get less when  
21 you're in the courtyard, but once you're in the  
22 courtyard you've got no views because it's a little  
23 tiny, and you'd have no landscape the way we do here and

1 so forth.

2 So, I think there are tradeoffs, and where I'm not  
3 doing myself a favor by is showing you how some of those  
4 plantings will look. I think I'll ask my designers to  
5 come back and show you per Commissioner Bond's request  
6 what it looks like in that courtyard from the landscape  
7 standpoint when it's done.

8 COMMISSIONER AUL: Okay.

9 MR. JAMES: Okay.

10 COMMISSIONER BOND: And if it's possible, you could  
11 change the urban dynamic, if you could create maybe  
12 pavers around that central courtyard also, if  
13 you --

14 MR. JAMES: You mean here?

15 COMMISSIONER BOND: Like around the central  
16 courtyard, consider pavers around that area as well.

17 MR. JAMES: All of this pavers?

18 CHAIRMAN FELICIONE: No, no, no, she's saying to  
19 order the central area in some way to break it up, to  
20 make it seem like it's different, correct?

21 COMMISSIONER BOND: Yes, and just soften the  
22 asphalt, the amount of asphalt.

23 MR. JAMES: I've got an idea, and it may be

1 something we can work with. We should start to create  
2 some type of banding at the end of the driveway lanes so  
3 as to distinguish the driveways from the drive itself  
4 and break it up that way. You know what I'm saying? It  
5 might be subtle but it could break things up. I'll have  
6 to check on, well, on how that all works, but I think we  
7 can work something like that.

8 So, the comment here is to break the asphalt up in  
9 ways, some shape or fashion, whether it be banding,  
10 landscaping, or some combination thereof.

11 COMMISSIONER BOND: Yes.

12 CHAIRMAN FELICIONE: Yes, I mean the alligator  
13 cracks alone that will occur on the outside edges of the  
14 asphalt will probably balance itself out over time in  
15 terms of maintenance and repair. I would hope.

16 MR. JAMES: You would hope, yes. Okay, I  
17 appreciate that.

18 COMMISSIONER MORRELL: I'm actually in agreement  
19 with everything that they have said, so there's not a  
20 lot to add. The only thing I want to reiterate is that,  
21 and it may just be the color, I know we can't do brick  
22 on the third floor, but it could be just, it's just that  
23 white look that --

1 MR. JAMES: Yes, too white?

2 COMMISSIONER MORRELL: Maybe it's the white, it's  
3 just so flat, it's so white, maybe when the roof  
4 changes, and maybe the color, pay particular attention  
5 to the color of the stucco in conjunction to whatever  
6 other colors you're using so that it blends more. It  
7 just, it looks like, oh, my gosh, there's this flat,  
8 big, white, cream stripe that doesn't look like our  
9 town.

10 MR. JAMES: This is more in keeping, I mean this is  
11 the actual stuff. Now, I hate to say this but I'll say  
12 it, and that is the stucco I have in my house is the  
13 trickiest thing in the world because depending on the  
14 light, it's going to shade it and then it looks like  
15 white.

16 COMMISSIONER MORRELL: It will shade, it's  
17 different, yes.

18 MR. JAMES: But you have to take that into account,  
19 and the forest of lights that we've got, I mean it's  
20 going to look different in some way. You know, late in  
21 the day it's going to look different. Just, but you've  
22 got to pick a color that is going to tolerate those  
23 differences in shade.

1           COMMISSIONER MORRELL:  Yes.  That would be the only  
2 additional comment, although I wholeheartedly agree with  
3 my fellow Commissioners.

4           COMMISSIONER BOND:  And if you're able to take the  
5 brick onto the third floor in areas that will help to  
6 break that, as she recommended, it will help to break  
7 that massing.

8           MR. JAMES:  Okay.

9           COMMISSIONER AUL:  If I can make one last point,  
10 two actually.  With regard to your setback at 15 feet,  
11 can you bring renderings from Winnetka Road coming from  
12 both directions so we can get a sense of how  
13 that --

14          MR. JAMES:  Done.  I mean we've already, I already  
15 had one but it doesn't reflect these latest drawings, so  
16 it is not the level of quality that I want to show you.  
17 So, I'm going to have to bring that back.

18          COMMISSIONER AUL:  Then you made a comment that  
19 this is not going to be rental construction, it's going  
20 to be James quality construction.  I'm just curious, are  
21 you going to be doing anything inside these units to  
22 make them renter proof?

23          MR. JAMES:  Yes, I mean, renter proof, I don't know

1 what that is, but --

2 COMMISSIONER AUL: Renter.

3 MR. JAMES: Yes, renter proof?

4 COMMISSIONER AUL: Renter proof.

5 MR. JAMES: No, no, I understand what you said.

6 Before, there's materials that you can buy that you'll  
7 see them in, if you go to the produce section, some of  
8 the, if you go to Mariano's, you see wood, but it's that  
9 type of texture so it's very resilient, it takes stains  
10 and so on. It's not carpet. So, we can give that  
11 customer a hardwood feeling and, you know, for us it's a  
12 more resilient renter proof if you will material.

13 Today's renter and this type of level is going to  
14 expect the granite hard surfaces that we would sell in  
15 our homes today. Corian probably not with some of the  
16 course that you do these upgrades and so on, no, we're  
17 not going to do that, but hard surface Corian, Granite,  
18 that type of thing, yes. Stainless type of appliances,  
19 yes. Nine-foot ceiling, yes, on the main floor.

20 So, in answer to your question, I know we're  
21 building out at Voltz in Northbrook, I know that's been  
22 selling at millions plus. The specs that I've got here  
23 are not dissimilar. I shouldn't say that, but they're

1 very similar, from the outside anyway. From the inside,  
2 I can't say if there's anything that, well, I mean I'm  
3 not going to do moldings, okay, I'm probably not going  
4 to do moldings. But we're building this product so  
5 that, you know, it could always be sold if it had to.  
6 You know, Meadowlake started out half rental and  
7 converted.

8 But you know, this isn't going to be a cheap  
9 rental, I say cheap in terms of rents. So, you're going  
10 to have to have finishes that people like, and I know  
11 some customers that are interested and I know the homes  
12 they're coming from, and so it's going to be a very nice  
13 building.

14 Now, all said, I have to reconcile, you know, the  
15 cost of these things with the, and we're going to use  
16 some of them, and the market. So, you know, the  
17 advantage would be is that because it is rental, I have  
18 to get it underwritten. But then again I can recover my  
19 cost over a longer period versus trying to sell this  
20 stuff and that's the difference here. So, it's not a  
21 license to go nuts because the lenders will look at it  
22 and go are you crazy, you can't get those rents, they'll  
23 never ask you, but it's different than saying I've got

1 to sell it tomorrow and my customers won't pay me much  
2 with the stuff to the north.

3       It's going to change, you know, they'll change.  
4 They will change and maybe the north won't be where it  
5 is today. I'm not disparaging the single-family, I love  
6 it, but the stuff to the north, it is what it is. That  
7 has a purpose, that's fine, I respect that. But right  
8 now, for me to sell a luxury for sale program would be  
9 probably detrimental to this area because I couldn't get  
10 the pricing, it would lower the values, it would not  
11 accelerate the values. I couldn't do what I can do  
12 potentially in terms of aspiring to the things we're  
13 talking about because I'd never get my money back, not  
14 in this location at this date. So, that's kind of an  
15 aside.

16       But I wouldn't be here for two years if I wasn't  
17 wrestling with the same things that I think you are  
18 concerned about. You want to do it right, too, and  
19 that's the underscoring and not letting, I guess.

20       COMMISSIONER WACHTER: Jumping back, if I may, to  
21 the courtyard, you know, you had mentioned that the  
22 drivers-by view of the courtyard is inconsequential.  
23 However, you felt that it would be more of an eye-

1 catcher or potential interest to passersby on foot.

2 MR. JAMES: Yes.

3 COMMISSIONER WACHTER: Echoing Commissioner Aul's  
4 point of view on this, I think that any signage in the  
5 courtyard itself would almost be, and forgive the term,  
6 almost self-aggrandizement, because the people that live  
7 there already know what it is and they don't need to be  
8 reminded.

9 MR. JAMES: They're already there, yes, that's  
10 fair.

11 COMMISSIONER WACHTER: So, take that money and take  
12 the same amount of landscaping you have on the north end  
13 of the courtyard and put it on the south end of the  
14 courtyard because there's really no reason to bring  
15 attention to that.

16 MR. JAMES: That's a great input, Commissioner.

17 COMMISSIONER WACHTER: That's an internal amenity.

18 MR. JAMES: It's a fair, not even fair, it's dead  
19 on I think. You know, I want, when you look in there,  
20 to see something in the distance that's really  
21 attractive. That can be a combination of some flowering  
22 material to bring some color to it, some hardscape, and  
23 then also the trees and so forth, to really make it look

1 like, you know --

2 COMMISSIONER WACHTER: Well, the more solid it is  
3 from a landscaping point of view, the less view you'd  
4 have of all of the facades of the buildings that are on  
5 the north.

6 MR. JAMES: Amen, amen. Yes, and it catches your  
7 eye and you're seeing that versus --

8 COMMISSIONER WACHTER: Yes, it's like looking at an  
9 English car, you know, in the center.

10 MR. JAMES: Right, right.

11 COMMISSIONER WACHTER: So, I would take the signage  
12 money in and add it to the landscaping there.

13 MR. JAMES: Thank you.

14 COMMISSIONER WACHTER: As regards to the lighting,  
15 you know, it's kind of hard to read some of these specs,  
16 you know, the post-mounted lighting that you have, we've  
17 talked about this in the past, if you're panning on  
18 using a clear globe, I would very strongly recommend  
19 against that. The specification here is for 150 Watt  
20 A19. For everybody in the audience, that's a standard  
21 light bulb.

22 MR. JAMES: Yes.

23 COMMISSIONER WACHTER: Now, it can be a standard

1 light bulb that happens to be an LED.

2 MR. JAMES: Right.

3 COMMISSIONER WACHTER: Nevertheless, the light is  
4 coming out this way and down, but this way. When you  
5 have a clear glass globe like that, that becomes what  
6 people in the lighting industry call a glare bomb. It's  
7 actually very distracting and can be seen at a great  
8 distance.

9 I would encourage you to buy, to search for a  
10 fixture that has a little bit more of a cap on it, that  
11 has LEDs built into it already that shine down  
12 exclusively --

13 MR. JAMES: I know exactly the type of fixture  
14 you're talking about.

15 COMMISSIONER WACHTER: It would be to your  
16 advantage because you're going to manage the property,  
17 you buy an LED product, you're not going to be re-  
18 lamping it for 22 years.

19 MR. JAMES: I understand. That's right, LEDs, you  
20 know, if they're done with the right color temperature,  
21 are attractive. They're not that harsh white, and they  
22 are far more resilient as you say. Of course, with  
23 diffusers the way you're talking about --

1           COMMISSIONER WACHTER:  It makes your light work  
2  where it's needed to work and it's actually better for  
3  the residents of the property because when they look out  
4  the window, they're not going to be seeing an old  
5  fashioned light bulb in a big glass ball.

6           MR. JAMES:  Right, and even when you're driving and  
7  you're down at that level, you wouldn't want that, you  
8  said glare bombs?

9           COMMISSIONER WACHTER:  Yes.

10          MR. JAMES:  So, I get what you're saying.  Thank  
11  you.

12          COMMISSIONER WACHTER:  Okay, that's the extent of  
13  my comments.

14          CHAIRMAN FELICIONE:  You know, I think we gave you  
15  some really fantastic ideas here.  You know, there's not  
16  a lot of wiggle on this stuff.  We have worked with you  
17  to get to a point where I believe if you take the  
18  minutes here and you move forward, you're going to have  
19  a great vote.

20          MR. JAMES:  Can I ask you a question?

21          CHAIRMAN FELICIONE:  Please.

22          MR. JAMES:  In the past, in some of our prior  
23  developments, we've had the chance to submit concepts to

1 the Staff, and they can then get input intermediate.

2 CHAIRMAN FELICIONE: Without a vote?

3 MR. JAMES: Oh, no, no, this is almost like a  
4 sharing session where we're getting input.

5 CHAIRMAN FELICIONE: For sure, sure. Absolutely.

6 MR. JAMES: Where we don't go, you know, to the nth  
7 degree and then get all elevated and rendered as you're  
8 asking and then we come back and go, well, this was a  
9 waste of time, that was not good.

10 CHAIRMAN FELICIONE: Absolutely. Absolutely.

11 MR. JAMES: So, I will be doing that with our team  
12 and, you know, again I emphasize that I don't consider  
13 this meeting to have been a waste of time at all because  
14 obviously we're not here to --

15 CHAIRMAN FELICIONE: And that's, to echo earlier,  
16 to echo myself, everybody is using the word echo  
17 tonight, to Mr. Unger, that's why this meeting was  
18 important, okay? You know, I understand the timeliness  
19 is not, that's why this meeting was important. We need  
20 to understand what needed to change, okay? So, being  
21 respectful to all the parties involved here, and thanks  
22 so much to the Staff for their hard work, Mr. James,  
23 please submit to them, we'll review it, we'll get back

1 to you, and I get that, for sure. I look forward to it.

2 MR. JAMES: I have two more questions, because I  
3 just want my architect on this. Stone, excuse me, brick  
4 is okay, stucco is okay, as long as we provided that, we  
5 break it up, make it look more individual, break up the  
6 massing so it's not as linear if you will, and introduce  
7 brick on the third floor where we can, reintroduce some  
8 of the gables versus the sheds, bring back some of the  
9 panels that we took out.

10 CHAIRMAN FELICIONE: Go back to that last drawing,  
11 that's a good one for you.

12 MR. JAMES: Yes, all right.

13 CHAIRMAN FELICIONE: And color, lots of color  
14 because --

15 MR. JAMES: Yes.

16 CHAIRMAN FELICIONE: -- I mean, honestly, leave the  
17 existing site, the economics, the zoning and the  
18 frustration, leave that back in the office when you come  
19 back here next time, and let's deal with the color and  
20 samples and architecture and let's go. I understand the  
21 economy and what's going on.

22 MR. JAMES: Then I'll say no more, thank you. I  
23 appreciate your time, thank you very much, and to Staff

1 as well.

2 CHAIRMAN FELICIONE: All right, let's open it up to  
3 the audience. Please come on up and introduce yourself  
4 and I'll swear you in.

5 One second please. I lost my, in the shuffle of  
6 papers, I need to find my swearing in verbiage. I got  
7 it. Thank you, Steve.

8 (Witness sworn.)

9 CHAIRMAN FELICIONE: Please introduce yourself.

10 MS. CROWE: My name is Liz Crowe and I live at 1015  
11 Arbor Lane. I just have a couple of very brief  
12 comments. I have lived in Northfield for only three  
13 years now, I lived 50 years in Winnetka. One of the  
14 things that I have appreciated about Northfield is that  
15 you work very hard to keep your community a lovely, open  
16 sylvan kind of community and I think endeavor to keep  
17 that.

18 So, with that said, I just do want to comment, and  
19 I know that the James build excellent projects, but this  
20 is a massive project. It's going to be built on a  
21 platform that rises like this even before that footage  
22 goes up. So, it's going to be a large massive  
23 construction.

1           One of the things that I am concerned is we've come  
2 to all the meetings, that one of the things that's come  
3 up is the 15-foot setback. All of Northfield has this  
4 lovely, open community where all of the setbacks  
5 everywhere seem to have been 30 feet. I'm very  
6 concerned about the very short setback that's there, and  
7 then with the request to build the even five-foot higher  
8 wall at the entrance which is going to make the  
9 massiveness of this building coming down more onto the  
10 street.

11           That being said, I so appreciate the thoughtfulness  
12 of all of you wanting to make this a great project  
13 because I think we do want to have it be the best. But  
14 it is a brand new kind of project for Northfield, and  
15 one of my final concerns is it is very precedent-  
16 setting. Every decision that has been made, every  
17 allowance that is made is a precedent-setting thing. I  
18 hope you will keep that in mind as you plan for the  
19 beauty of the Village.

20           CHAIRMAN FELICIONE: Thank you. Do we think we're  
21 going to have several members of the audience talk? If  
22 we do, I'll swear you all in at once. Okay, let's do it  
23 one at a time.

1 MR. UNGER: I just have a couple.

2 CHAIRMAN FELICIONE: Sure, Mr. Unger. You're still  
3 under oath.

4 MR. UNGER: Thank you. I appreciate all the  
5 comments tonight very much, and I believe you should  
6 charge for your services and send the bill to Mr. James  
7 for it. But be that as it may, I am a little concerned,  
8 Mr. Chairman, with the concept of submitting plans  
9 privately to Staff who then submits them to each member  
10 who then provides feedback, and all of that is done  
11 without any knowledge or participation of the public.  
12 That's one of the problems that led to the letter that  
13 we sent, and that is that there is no provision for  
14 sharing that information with the public. Your  
15 discussion tonight didn't mention it at all, that we  
16 should have access to that material.

17 CHAIRMAN FELICIONE: The material that hasn't been  
18 presented yet?

19 MR. UNGER: I'm anticipating material will be  
20 presented. You are --

21 CHAIRMAN FELICIONE: I hope so, and we'll check  
22 with the Village Attorney to make sure that's okay  
23 because I'm pretty sure it is. It's also not binding

1 and it's not yet part of an Open Meetings Act; however,  
2 always FOIA-able.

3 MR. UNGER: Yes, Mr. Gutierrez and I know about  
4 FOIAs. But let me say this, that imagine you have  
5 comments to make on a plan as a member of the public,  
6 and you come into this room and you've already seen all  
7 the plans and we haven't. You've already made up your  
8 minds, how is that fair to us? You represent us.

9 CHAIRMAN FELICIONE: Yes, we do, and --

10 MR. UNGER: And you're not doing it properly in  
11 regard to having this private information passed around.

12 CHAIRMAN FELICIONE: We'll check with Village  
13 Counsel on it, Mr. Unger, thank you.

14 MR. UNGER: I wish he was here. The other comment  
15 I wanted to make had to do with the Comprehensive Plan  
16 for the Northfield Road Corridor. I raise it, I have  
17 resisted raising it but Mr. James raised it, and in the  
18 Staff report it's mentioned that there has been a  
19 recommendation that this site is zoned R-6. That is  
20 absolutely wrong.

21 CHAIRMAN FELICIONE: We don't hear zoning for this  
22 Committee.

23 MR. UNGER: It's in your report, the Staff report.

1           CHAIRMAN FELICIONE: I understand, but we don't  
2 govern zoning here.

3           MR. UNGER: I'm trying to make a point if you'd let  
4 me.

5           CHAIRMAN FELICIONE: Sure.

6           MR. UNGER: Thank you, because he mentioned it  
7 also, Mr. James did.

8           CHAIRMAN FELICIONE: And then I asked him to not  
9 talk about it.

10          MR. UNGER: And I'm taking very much less time than  
11 Mr. James, thanks. I refer to the Executive Summary as  
12 to the recommendation for the AT&T site. It says as  
13 follows: "Consider redeveloping the current AT&T site  
14 into a multifamily development." The Staff report says  
15 that it's recommended that it be developed into an R-6  
16 Multifamily development. So, I want that to be on the  
17 record as a correction. It's a misstatement to say that  
18 and I've heard it many times.

19          I think that's all. Again, I appreciate your  
20 courtesies in listening to all the things that you had  
21 to say about the plan. Thank you.

22          CHAIRMAN FELICIONE: Mr. Unger, I hope you feel  
23 that tonight was a victory for you.

1 MR. UNGER: It's not, you know, I have to respond  
2 to that.

3 CHAIRMAN FELICIONE: Sure.

4 MR. UNGER: We're here just like all of you as  
5 volunteers. We're not making any money. There is one  
6 person here that's making money off of this. We're here  
7 to build something that we can be proud of and see  
8 everyday of our lives. That's what we in Meadowlake do.  
9 If you don't respect that, then that's an issue far  
10 beyond this particular gathering.

11 CHAIRMAN FELICIONE: Mr. Unger, of course I respect  
12 it. I'm going to just say this. He lives like five  
13 blocks from there. He sees it everyday, too. He might  
14 live closer to it than I do and he lives in --

15 MR. UNGER: No, I have to put on the record again  
16 because I know I'm going to hear this from my friends,  
17 that you've already decided this case. You've said it.

18 CHAIRMAN FELICIONE: Which case?

19 MR. UNGER: The case that's before you right now.

20 CHAIRMAN FELICIONE: No.

21 MR. UNGER: That's like a judge coming in to a  
22 courtroom --

23 CHAIRMAN FELICIONE: We don't decide --

1 MR. UNGER: You said it. You said this  
2 development, Mr. James, you have this.

3 CHAIRMAN FELICIONE: He did, he got his voting from  
4 the previous Zoning Board of Appeal, Mr. Unger.

5 MR. UNGER: But that's not the final decision.

6 CHAIRMAN FELICIONE: The Board of Trustees take  
7 their recommendation into the decision. I'm not here to  
8 discuss density or zoning, I'm very sorry.

9 MR. UNGER: I'm just saying that you've already  
10 committed yourself to a decision.

11 CHAIRMAN FELICIONE: My vote doesn't count for  
12 that. Thank you, Mr. Unger.

13 MR. CHERVENY: I've been sworn in.

14 CHAIRMAN FELICIONE: Yes, you have.

15 MR. CHERVENY: My friend Liz said everything I  
16 wanted to say about the setback and the precedent. The  
17 setback, it's apropos to -- because of the aesthetics in  
18 our community. I've spent a couple of days driving  
19 around our community and the streets where the houses  
20 are in a row where they're all set back, they're  
21 beautiful. This is right on the road and then you go to  
22 the precedent, the precedent this is going to set is  
23 that entire area there is going to be built up like

1 this. Every developer and their brother, you may be  
2 there, you said you're a developer I believe, you'll be  
3 at the Village Hall buying two acres and say give me  
4 that James project, I want to do that James thing where  
5 I can build 28 units on two acres and 15-foot setback.

6 So, I could also correct you on him driving by that  
7 place everyday. We had a meeting at his office. His  
8 father and him both said that with the completion of  
9 Willow Road, they took Willow Road on the way home  
10 everyday because the traffic was so bad on Winnetka, so  
11 be careful what you say.

12 Now, I have one last question, one last question,  
13 because some of us are going to be listening. When you  
14 say real stucco, what did you put on the Hibbard  
15 project?

16 MR. JAMES: The same stucco I'm proposing here.

17 MR. CHERVENY: That's real stucco?

18 MR. JAMES: Yes, sir.

19 MR. CHERVENY: That's not board? That's not, why,  
20 I can see seams on that.

21 MR. JAMES: You know why? Stucco cracks upon  
22 expansion it seams. That's there to allow or prevent  
23 for cracks, yes.

1 CHAIRMAN FELICIONE: That's correct.

2 MR. CHERVENY: Okay, thank you.

3 MR. JAMES: Incidentally, I do drive Winnetka to  
4 and from, but I don't want to argue.

5 MR. CHERVENY: I heard different.

6 MR. JAMES: Then you know me better than I know  
7 myself.

8 CHAIRMAN FELICIONE: Okay, thanks. Does someone  
9 else from the audience like to speak? Okay, I'm going  
10 to close it off so that we can discuss. Who'll want to  
11 start? Yes?

12 COMMISSIONER WACHTER: Can I say something more?

13 CHAIRMAN FELICIONE: Sure.

14 COMMISSIONER WACHTER: That I think would be of  
15 interest to the entire group. I'm not stating an  
16 opinion.

17 MR. McALLISTER: May we just have a clarification?

18 CHAIRMAN FELICIONE: Sir, can you come to mic? I'm  
19 going to swear you in.

20 MR. McALLISTER: My name is Robert McAllister.

21 CHAIRMAN FELICIONE: One second please, Mr.  
22 McAllister. Do you solemnly swear or affirm that you  
23 will give true testimony relative to the matters before

1 this Architectural Commission?

2 MR. McALLISTER: I don't intend to give testimony,  
3 I just have a bunch of questions.

4 CHAIRMAN FELICIONE: Okay, go ahead.

5 MR. McALLISTER: The question is as we leave here,  
6 what is the recommendation of the Committee or will be?  
7 As we understand it, is it the 38.5-foot or --

8 CHAIRMAN FELICIONE: We're not making any  
9 recommendations tonight.

10 MR. McALLISTER: Are you reconsidering the 41-foot?

11 CHAIRMAN FELICIONE: We're not making, we're not  
12 considering anything. This was a fact-finding mission  
13 to give Mr. James some information to better --

14 MR. McALLISTER: What is your understanding of Mr.  
15 James' proposal right now?

16 CHAIRMAN FELICIONE: I don't have enough in the  
17 packet presented to me. I need --

18 COMMISSIONER WACHTER: Sir, you're asking us what  
19 our votes are going to be before --

20 MR. McALLISTER: No, I'm not. I just want to know  
21 where Mr. James and his group stand, and I think we all  
22 need to know that.

23 COMMISSIONER WACHTER: We don't know right now.

1 MS. SCULLY: Hold on, hold on.

2 CHAIRMAN FELICIONE: Wait. I'm going to give you  
3 an opportunity to come and speak, and then I'm going to  
4 close it off to the audience. We are not taking a vote  
5 on this because I do not have enough information from  
6 Mr. James to make an accurate decision about what  
7 project we're building. I'm going to swear you in.

8 (Witness sworn.)

9 CHAIRMAN FELICIONE: Your name please?

10 MS. SCULLY: Janie Scully. I live at the Landmark.  
11 My question is, which really has upset me about this  
12 whole procedure, is what zoning things we've had in  
13 place, et cetera. Now, what I want to know is what is  
14 the present ruling on height of a building in  
15 Northfield?

16 CHAIRMAN FELICIONE: Before this Committee right  
17 now for this plan?

18 MS. SCULLY: Yes.

19 CHAIRMAN FELICIONE: We don't have one. He's not  
20 presenting this to us today.

21 MS. SCULLY: But we have a limitation on height of-

22 AUDIENCE PARTICIPANT: 35 feet.

23 CHAIRMAN FELICIONE: Correct.

1 MS. SCULLY: 35 feet, okay. So, that's my  
2 question. So, you will be considering either going to  
3 his 38.6 or 41, whatever.

4 CHAIRMAN FELICIONE: When he presents it to us,  
5 yes.

6 MS. SCULLY: So, if you're going to go past the 35,  
7 what's going into your thought process on why should you  
8 make it higher than the rule? You all seem to keep  
9 changing things for this project, rather than change  
10 things ahead of time, agree that we need to make  
11 changes, agree to those, and then look at the project.  
12 I just think things around here are out of order.

13 CHAIRMAN FELICIONE: Thank you. Okay, let me see.  
14 Commissioner, I think Peter had something to say.

15 COMMISSIONER WACHTER: I'm not stating an opinion  
16 here, but if you look at Google Earth along Winnetka  
17 Road where the subject property is, and you know, we're  
18 talking about setbacks here, and you start at the corner  
19 of Happ Road and Winnetka Road and you walk west, if  
20 you're looking down on that situation, you'll see that  
21 the Landmark building, the actual grade, not to mention  
22 the iron fences there, is half the distance from the  
23 roadway than the townhomes that are in the middle

1 between that and another property.

2 So, my question is, since I haven't been on the, I  
3 wasn't on the Commission when the Landmark was built,  
4 how was it, it appears as if the Landmark has a 15-foot  
5 setback at that particular point on their border, on the  
6 southern border. Was that an exception made for the  
7 Landmark?

8 CHAIRMAN FELICIONE: No.

9 AUDIENCE PARTICIPANT: No. It's on the side.

10 CHAIRMAN FELICIONE: It's a corner lot, but it's 13  
11 feet. It's a corner lot.

12 COMMISSIONER WACHTER: Okay, but there's an  
13 entrance there. So, I mean I'm not sure how --

14 CHAIRMAN FELICIONE: So, Mr. James, with your next  
15 presentation, maybe you can continue that setback line  
16 and show where the Landmark is.

17 MR. JAMES: Sure. We have that in our plan.

18 CHAIRMAN FELICIONE: Thanks, everybody, for coming  
19 out here tonight. Thank you, audience. Steve, do we  
20 need a continued motion? We don't need a motion  
21 because --

22 MR. GUTIERREZ: Yes, you should.

23 CHAIRMAN FELICIONE: A continuance?

1 MR. GUTIERREZ: You should continue the meeting,  
2 this particular meeting, this particular hearing  
3 regarding the subject to your next meeting date.

4 CHAIRMAN FELICIONE: Okay. Do I have a motion to  
5 continue?

6 COMMISSIONER BOND: I move to continue.

7 CHAIRMAN FELICIONE: Is there a second?

8 COMMISSIONER WACHTER: Second.

9 CHAIRMAN FELICIONE: All those in favor?

10 (Chorus of ayes.)

11 CHAIRMAN FELICIONE: The motion passes.

12 MR. GUTIERREZ: Just clarify what the date is.  
13 It's March.

14 CHAIRMAN FELICIONE: March 8th?

15 MS. O'NEILL: March 12th is the second Monday.

16 CHAIRMAN FELICIONE: Second Monday, March 12th?

17 MS. O'NEILL: I think March 12th because it's  
18 February --

19 CHAIRMAN FELICIONE: March 12th, it's the second  
20 Monday. So, the motion should reflect the date, March  
21 12th.

22 I need to hear a motion to adjourn. First, do  
23 we have a motion to adjourn?

1 COMMISSIONER BOND: I motion to adjourn.

2 COMMISSIONER AUL: Second.

3 CHAIRMAN FELICIONE: All those in favor?

4 (Chorus of ayes.)

5 CHAIRMAN FELICIONE: Thank you.

6 (Whereupon, at 8:50 p.m., the above meeting  
7 was concluded)

8

9 APPROVED 4/9/18

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1 STATE OF ILLINOIS )  
2 ) SS.  
3 COUNTY OF COOK )

4

5 I, STUART KAROUBAS, depose and  
6 say that I am a digital court reporter doing  
7 business in the State of Illinois; that I  
8 reported verbatim the foregoing proceedings  
9 and that the foregoing is a true and correct  
10 transcript to the best of my knowledge and  
11 ability.

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13 \_\_\_\_\_

14 STUART KAROUBAS

15

16 SUBSCRIBED AND SWORN TO  
17 BEFORE ME THIS \_\_\_\_\_ DAY OF  
18 \_\_\_\_\_, A.D. 2018.

19

20

21 \_\_\_\_\_

22 NOTARY PUBLIC

23