

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, Board Room, Northfield, Illinois on the 12th  
day of February, 2018, at the hour of 7:00 p.m.

MEMBERS PRESENT:

JASON FELICIONE, Chairman  
MATT KINNICH  
TEV BOND  
JOHN ISSA  
PATRICIA MORRELL  
PETER WACHTER

MEMBERS ABSENT:

DAVID AUL

ALSO PRESENT:

LINNEA O'NEILL, Urban Planner

1 CHAIRMAN FELICIONE: I'd like to welcome  
2 everyone to the second February meeting for the  
3 Architectural Commission. My name is Jason Felicione,  
4 I'll be your Chair. I'd like the members of the  
5 Commission to introduce themselves tonight, starting on  
6 my left.

7 COMMISSIONER BOND: Hi, I'm Tev Bond.  
8 COMMISSIONER KINNICH: Hi, I'm Matt Kinnich.  
9 COMMISSIONER ISSA: I'm John Issa.  
10 COMMISSIONER MORRELL: Patty Morrell.  
11 COMMISSIONER WACHTER: Peter Wachter.

12 CHAIRMAN FELICIONE: Everyone, welcome. We do not have  
13 to approve the minutes from the previous meeting. So,  
14 at the request of Commissioner Wachter, we're going to  
15 take Other Business first;

16  
17 **Other Buisness: 300 HAPP ROAD - Consideration of a**  
18 **request for approval of permanent signage for Northshore**  
19 **Pizza Company located at 300 Happ Road. The petitioner**  
20 **is Todd Denenberg on behalf of Northshore Pizza Company.**  
21  
22

23 Is someone here to present or talk? No?

24 MS. O'NEILL: No, when it's Other Business,  
25 they don't have to attend.

26 CHAIRMAN FELICIONE: So, we can just make a  
27 motion and move on? Would anyone like to entertain a  
28 motion?

29

30 COMMISSIONER WACHTER: I move that we accept the design  
31 as submitted.

32 CHAIRMAN FELICIONE: Do we have a second?

33 COMMISSIONER MORRELL: Second.

34 COMMISSIONER BOND: I second.

35 CHAIRMAN FELICIONE: All those in favor?  
36 (Chorus of ayes.)

37 CHAIRMAN FELICIONE: Motion is passed.  
38

39 MS. O'NEILL: That includes the removal of the  
40 parking signs.

41 CHAIRMAN FELICIONE: Yes.

42 COMMISSIONER WACHTER: As a stipulation of --

43 CHAIRMAN FELICIONE: 30-minute parking sign.

44 COMMISSIONER WACHTER: No, 15-minute.

45 CHAIRMAN FELICIONE: 15-minute parking sign.  
46

47 **1. 550 SUNSET RIDGE ROAD - Request by Petitioner for**  
48 **continuance of permanent signage which requires the**  
49 **following variations from the Sign Ordinance:**  
50 **a) A variance from Section 12-3(1) for a sign not**  
51 **on the principal street exposure; and**

1           b) A variance from Section 12-4(8) for a ground  
 2           sign greater than 24 square feet in area  
 3 for The Episcopal Church of St. James the Less located  
 4 at 550 Sunset Ridge Road. Petitioner: The Episcopal  
 5 Church of St. James the Less  
 6 Property Index Number: 04-23-200-011 Project Number:  
 7 2017-0398

8  
 9           MS. O'NEILL: They asked to be continued until  
 10 April 9, 2018.

11  
 12 CHAIRMAN FELICIONE: Okay, we have a motion to continue  
 13 until April?

14 COMMISSIONER WACHTER: I make a motion that we continue.

15 COMMISSIONER BOND: Second.

16 CHAIRMAN FELICIONE: All those in favor?

17 (Chorus of ayes.)

18 CHAIRMAN FELICIONE: The motion passes, continued to  
 19 April 9, 2018.

20  
 21 2. 310 HAPP ROAD - Consideration of a request for  
 22 approval of permanent signage for Tapas Gitana located  
 23 at 310 Happ Road. Petitioner: Skip Spanjer from North  
 24 Shore Sign Property Index Number: 05-19-327-005  
 25 Project Number: 2017-0441

26  
 27 CHAIRMAN FELICIONE: Can I have your name  
 28 please?

29 MR. SPANJER: Good evening, Commissioners. My  
 30 name is Skip Spanjer with North Shore Sign.

31 (Witness sworn.)

32 CHAIRMAN FELICIONE: Welcome. Please present.

33 MR. SPANJER: I'm going to pass around a photo  
 34 of the job site. The Spanish restaurant is located  
 35 approximately about 100 feet set back from the front of  
 36 where Subway is located. Presently, there was, well,  
 37 not presently, the old North Shore Yoga sign was located  
 38 on the front of that facade. So, now that is a blank  
 39 panel. What we want to do is add copy to that panel, or  
 40 actually a new panel for the Spanish restaurant.

41 That photo shows that you can't really  
 42 see the restaurant that's set back 100 feet from the  
 43 road as opposed to where the Subway sign is. Since  
 44 North Shore Yoga has moved out of that site and it's now  
 45 converted to small office spaces, that sign becomes  
 46 almost obsolete to the center. The Spanish restaurant  
 47 has been asking for more coverage out by the street,  
 48 even asking to have a separate sign be placed out on  
 49 Happ Road to display his name.

50 The management company has graciously  
 51 allowed them to use that sign. The only problem we have  
 52 is that the location, it's not on their exact frontage

1 because they're set back 100 feet from the Subway  
2 frontage. But it's still the same building and it's  
3 still the same land that's being shown there. So, we're  
4 asking to have us be able to use that sign.

5 Now, that sign is under a PUD, so it's  
6 already been approved by the Village and everything else  
7 in every way, except we want to put a name that's not  
8 directly located in that spot. That's why we're asking  
9 for an additional 16-inch by 16-inch informational sign  
10 to be located between the doors of the dance studio and  
11 the Subway that will tell them to walk around the corner  
12 100 feet to get to the restaurant. But this way, it  
13 will give the restaurant owner a little more coverage to  
14 the outside world so they can see where he is.

15 COMMISSIONER WACHTER: We've already covered  
16 this topic of identifying something that's around the  
17 corner. So, I don't have a lot to say about the, and I  
18 have no complaints about the somewhat disjointed  
19 character of it. It's not an identification sign over a  
20 door.

21 MR. SPANJER: Now, there is, that whole  
22 building is surrounded by signs.

23 COMMISSIONER WACHTER: Yes.

24 MR. SPANJER: So, there are signs on each  
25 elevation of that building. It's not usually --

26 CHAIRMAN FELICIONE: You're referring to the  
27 medical spa with the swimming pool around the corner,  
28 right?

29 COMMISSIONER WACHTER: I beg your pardon?

30 CHAIRMAN FELICIONE: You're referring to the  
31 medical spa with the sign that says the swimming pool is  
32 around the corner?

33 COMMISSIONER WACHTER: Right. Well, no. No,  
34 actually in this particular location, wasn't there a  
35 sign that, a wall-mounted sign between these two doors  
36 that we discussed a couple of years back?

37 MR. SPANJER: Yes, it was there for the North  
38 Shore Yoga that directed them back to the office center.

39 COMMISSIONER WACHTER: You're just asking for  
40 the same kind of consideration?

41 MR. SPANJER: Right. The same, identical to  
42 what was there before.

43 COMMISSIONER WACHTER: Right, just a different  
44 brand?

45 MR. SPANJER: Right, it's just a different  
46 brand.

47 COMMISSIONER BOND: I think the only  
48 difference is North Shore Yoga, weren't they renting  
49 that space --

50 MR. SPANJER: Yes, but they moved out.

51 COMMISSIONER BOND: That's maybe the only the  
52 difference.

1 MR. SPANJER: They converted that large space  
2 to small offices, so that sign is obsolete basically to  
3 the center.

4 COMMISSIONER BOND: Okay.

5 CHAIRMAN FELICIONE: Thank you.

6 COMMISSIONER WACHTER: Are these, on your  
7 sample here, these are the colors of whatever brand --

8 MR. SPANJER: Those are all the colors that  
9 will be on the sign, yes. It's a Spanish restaurant so  
10 they have a lot of flowery colors.

11 COMMISSIONER BOND: But it matches the  
12 existing Tapas Gitana sign?

13 MR. SPANJER: Yes. Everything matches and all  
14 the colors are all the same that's already existing.

15 COMMISSIONER WACHTER: So, their identity  
16 includes, I don't know if this is Omega or Optima,  
17 depending on the license for the typography?

18 MR. SPANJER: Yes, it's logo style.

19 COMMISSIONER WACHTER: You've been around in  
20 the sign business long enough to know what Optima is.

21 MR. SPANJER: Right. Right, and that's what  
22 we're following.

23 COMMISSIONER WACHTER: That was in every state  
24 park and every federal park in the country years ago.

25 MR. SPANJER: Yes. So, that matches  
26 everything that's already on the building on the  
27 setback. So, everything is identical.

28 COMMISSIONER WACHTER: Okay, and the letter  
29 spacing, is this --

30 MR. SPANJER: It's all uniform.

31 COMMISSIONER WACHTER: This is the blessed and  
32 accepted visual identity for them?

33 MR. SPANJER: Right.

34 COMMISSIONER WACHTER: Okay.

35 CHAIRMAN FELICIONE: Thank you very much.  
36 I'll turn it over to anyone in the audience at this time  
37 if they would like to comment. Okay, would someone like  
38 to make a motion?

39

40 **COMMISSIONER WACHTER: I make a motion that we accept**  
41 **the design for the sign as described in the petition.**

42 **CHAIRMAN FELICIONE: Second?**

43 **COMMISSIONER MORRELL: Second.**

44 **CHAIRMAN FELICIONE: All those in favor?**  
45 **(Chorus of ayes.)**

46 **CHAIRMAN FELICIONE: The motion passes.**  
47 **Congratulations!**

48 MR. SPANJER: Thank you very much.

49

50 **3. 1900 WILLOW ROAD - Consideration of a request for a**  
51 **recommendation to the Village Board for permanent**  
52 **signage for the commercial building located at 1900**

1 Willow Road. Petitioner: Tim Thanasouras Property  
2 Index Number: 04-24-413-078

3  
4 CHAIRMAN FELICIONE: Is someone here to  
5 present for 1900 Willow Road?

6 MR. THANASOURAS: Yes.

7 CHAIRMAN FELICIONE: Is someone here to  
8 present for 1900 Willow Road? Okay. Our next item is  
9 1900 Willow Road, consideration of a request for a  
10 recommendation to the Village Board for permanent  
11 signage at the commercial building otherwise known as  
12 the Dunkin' Donuts building.

13 Would you state your name please?

14 MR. THANASOURAS: Yes, I'm Tim Thanasouras,  
15 I'm the property manager.

16 (Witness sworn.)

17 CHAIRMAN FELICIONE: Thank you. So, everyone  
18 is familiar with this property. This started with a  
19 special use for signage, went to the Village Board, and  
20 if you recall correctly, it was the first time in the  
21 Greater North Shore Area that Dunkin' Donuts did not use  
22 their original colors for their brand. Go ahead.

23 MR. THANASOURAS: I'm really coming to you to  
24 get consideration for a change in the existing signage.  
25 We have put in a new tenant in this particular building  
26 called North Shore Kitchen & Bath, and they presented a  
27 different color scheme than what was originally offered  
28 to this property. The existing Dunkin' Donuts and the  
29 Boutique Nail Salon have what is approved.

30 In meeting with Staff, they said that  
31 they are not going to allow the signage to be different  
32 from each of the tenants, that North Shore can't have  
33 theirs different. So, in discussing with our two other  
34 tenants, Dunkin' Donuts and the Boutique Nails, they  
35 have asked us if they can, to change the colors that  
36 they have on the existing signs.

37 We are running into a bit of a detriment  
38 at the property in that the tenants feel, because of the  
39 access to the shopping center and the visibility from,  
40 they don't recognize the signs, that their businesses  
41 suffer. So, they asked us to come in and present a  
42 joint sign package which you have in front of you, that  
43 allows everybody to have a very similar sign but with  
44 just a little bit of differences in the colors.

45 So, everyone will have a white  
46 background, black border, and then the specific colors  
47 that they're using to identify their business. We would  
48 do that on not only the building signage, but there is a  
49 marker sign that's on the sidewalks, we would do it on  
50 that and also the pylon sign that sits off of Willow  
51 Road, at the first entrance off of Willow. The other  
52 consideration that we're looking for is to raise that

1 particular pylon sign up five feet higher than it  
2 currently is with the idea that when it was approved, we  
3 don't believe that the bridge that came, you know,  
4 blocks know the visibility coming over Willow Road. So,  
5 it's almost useless for the tenants to put their signage  
6 on.

7 So, one of the points to make to you all  
8 is that we're going to keep the two signs that are there  
9 as the existing signs, have them taken down and just  
10 paint them the colors that are there. North Shore  
11 Kitchen & Bath has a temporary sign and their sign would  
12 be a new sign made out of different material, HDU, high  
13 density, I don't know what, urethane I believe.

14 COMMISSIONER WACHTER: Urethane.

15 MR. THANASOURAS: Yes, that it will look and  
16 feel like the signs that are there. It's a lighter  
17 material. It's nonporous material so it will last  
18 longer, and we should be able to make it look identical  
19 to the existing signage that we have in place.

20 So, again, for the reasons of keeping the  
21 signs, it's a financial matter for our tenants. They  
22 couldn't afford to have all new signs built. They want  
23 to just take the signs down, paint the way that it shows  
24 on your design, and then put them back up exactly the  
25 way they are.

26 CHAIRMAN FELICIONE: From a practical point of  
27 view, Peter, is that doable?

28 COMMISSIONER WACHTER: Yes.

29 CHAIRMAN FELICIONE: That's okay?

30 COMMISSIONER WACHTER: Yes. Now, the HDU,  
31 it's better for the property owner and the tenants  
32 because there will be much less maintenance down the  
33 road.

34 CHAIRMAN FELICIONE: Okay, but they're  
35 paintable and they're --

36 COMMISSIONER WACHTER: Yes. Yes.

37 CHAIRMAN FELICIONE: Okay.

38 COMMISSIONER WACHTER: I mean, you know, we're  
39 going that way in everything, you know, like alucobond,  
40 you know, aluminum composite materials. I mean these  
41 are --

42 MR. THANASOURAS: Yes, if I may, this is like  
43 a sample of what we would use. It's very lightweight.  
44 If you want, I could have everybody feel this.

45 COMMISSIONER WACHTER: You might want to pass  
46 those out.

47 MR. THANASOURAS: Yes. Kind of a nice  
48 material actually.

49 COMMISSIONER MORRELL: Can I just clarify?  
50 That's going to be the Kitchen & Bath or all three signs  
51 are going to be made out of that?

52 COMMISSIONER WACHTER: Just the Kitchen &

1 Bath.  
2 COMMISSIONER MORRELL: And the other two are  
3 going to be painted?  
4 COMMISSIONER WACHTER: Yes, the existing signs  
5 that are there will be taken down and repainted.  
6 CHAIRMAN FELICIONE: So, that sign he has  
7 right there.  
8 COMMISSIONER WACHTER: Yes, this is the  
9 existing sign.  
10 CHAIRMAN FELICIONE: They're going to take  
11 that wood composite or whatever that is, and then  
12 they're going to paint it to make it the national brand  
13 colors. So, it's the same size sign, and that's going  
14 to be at the same level or no?  
15 MR. THANASOURAS: Yes, they would be at the  
16 same level.  
17 CHAIRMAN FELICIONE: Okay, all right. But  
18 there is one sign that's going to be higher, and that's  
19 off of the bridge.  
20 COMMISSIONER WACHTER: I'm sorry, does that  
21 have a sandblasted appearance?  
22 MR. THANASOURAS: Yes.  
23 COMMISSIONER WACHTER: Is the grain showing?  
24 MR. THANASOURAS: Yes.  
25 COMMISSIONER BOND: That's on the side.  
26 MR. THANASOURAS: That's on the side.  
27 COMMISSIONER WACHTER: We'll get some texture  
28 with this.  
29 MR. THANASOURAS: Yes. It will be a wood  
30 similar. The only difference on that piece is the  
31 colors, and it will be black on the border.  
32 COMMISSIONER WACHTER: These are actually  
33 easier to come along and refinish seven years down the  
34 road.  
35 MR. THANASOURAS: And it's so light.  
36 COMMISSIONER WACHTER: Yes. Well, if there's  
37 ever a big flood there, I suppose the signs will float.  
38 CHAIRMAN FELICIONE: How do we feel about  
39 having the two different types of materials, the sign  
40 material that's the vinyl and then the wood sign? Are  
41 we okay with that?  
42 COMMISSIONER WACHTER: I think the only, it's  
43 sort of like me walking into a building and looking at  
44 the ceiling and everybody wondering at the Gap what I'm  
45 doing. The only person that notices the lighting is the  
46 lighting designer. The only person that's going to  
47 notice the difference of this signage is someone that's  
48 coming in and inspecting the signage. The average  
49 person coming in and walking by any of these things, as  
50 long as the depth is about the same, you know, the  
51 borders are the same, it's going to be, no one is going  
52 to be conscious of the difference in my opinion.

1 CHAIRMAN FELICIONE: Okay, and then do we feel  
2 like this is a different area than the Northfield Road  
3 corridor? Like do we feel that having the changes that  
4 we're about to give here are going to "send an epidemic"  
5 to the other places? Can we pallet what's going to  
6 happen here?

7 COMMISSIONER WACHTER: Well, look at the  
8 property on Happ Road that we just addressed. I mean  
9 we've got a variety of --

10 COMMISSIONER MORRELL: Color.

11 CHAIRMAN FELICIONE: Lots of color.

12 COMMISSIONER WACHTER: Over there. The nice  
13 thing about it, and the argument here, is that those  
14 backgrounds are generally white. The pizza place wants  
15 black, it's appropriate. It happens on the centerline  
16 between two white signs which is okay. So, you know,  
17 personally, I feel that a vibrancy, you know, these  
18 people are selling donuts, the other people are selling,  
19 you know, I've seen some pretty remarkable decorated  
20 fingernails, especially in the figure skating lately, so  
21 I know that this has been a topic of discussion before I  
22 even arrived on the scene.

23 CHAIRMAN FELICIONE: I mean, you know, and  
24 I'll just tell you my thoughts are one of several people  
25 on this Board. Everyone is entitled to their own  
26 opinion. I like the national brand name of the color of  
27 the Dunkin' Donuts sign, I always did. The Board was  
28 really adamant at the time that those colors not be  
29 introduced, I think it's palatable, and I'm totally fine  
30 with the North Shore Kitchen & Bath. I'm not crazy at  
31 all about just the block lettering in the middle for the  
32 Boutique Nail & Spa. But I'm curious as to other  
33 members of the Committee, that kind of screams --

34 COMMISSIONER WACHTER: Generic?

35 CHAIRMAN FELICIONE: Yes.

36 MR. THANASOURAS: It's really just because  
37 it's what's up there.

38 CHAIRMAN FELICIONE: No, I understand it.  
39 Just, you know --

40 MR. THANASOURAS: And they don't have the  
41 money to put up a new sign quite frankly. They'll just  
42 live with what they've got.

43 CHAIRMAN FELICIONE: I understand, but we're  
44 kind of setting the pace and the tone here for what  
45 needs to be done going forward.

46 MR. THANASOURAS: Sure.

47 CHAIRMAN FELICIONE: This building was such a  
48 contentious building when it was put before the Village  
49 because of its proximity to the road and a lot of  
50 uncertainty at the time. I know that there's a new  
51 owner not only for the property but also for the Dunkin'  
52 Donuts, correct?

1 MR. THANASOURAS: Correct, yes. That's  
2 exactly right.

3 CHAIRMAN FELICIONE: So, I remember, I was on  
4 the Commission when they were petitioning and going  
5 through these meetings, it was months. I think Mr.  
6 James would find it comical, like climbing Mount  
7 Everest. This was actually Mount Everest. Sorry, Mr.  
8 James, I couldn't help myself.

9 But this building is built with wonderful  
10 characteristics and great architectural traits that were  
11 afforded it because of the decline in the economy. So,  
12 they bought the land at a very reasonable price and  
13 spent lots of money to build this building. I do feel  
14 that the top and the bottom signs are befitting that,  
15 but I don't feel the center sign is.

16 COMMISSIONER BOND: I agree, and I think part  
17 of the reason for that, because the font is so simple  
18 and all the same, and then it's pink, right?

19 COMMISSIONER WACHTER: I'm not crazy about  
20 pink either. That was, truthfully, that wasn't even the  
21 color choice of the tenants, quite frankly. It was a  
22 color choice of the sign designer. So, we can change  
23 that.

24 MR. THANASOURAS: Well, I can tell you why, if  
25 you don't mind me butting in.

26 COMMISSIONER WACHTER: Please, yes.

27 MR. THANASOURAS: Because it's the same color,  
28 it's Pantone 219 C which is the Dunkin' Donuts color.

29 COMMISSIONER WACHTER: I see.

30 COMMISSIONER BOND: Right.

31 MR. THANASOURAS: And the Dunkin' Donuts you  
32 see here on photocopied paper are not anywhere near as  
33 dense as they really are. I brought along the real  
34 colors. That's the color on the donuts and the color on  
35 Boutique Nail & Spa. It's not purple, it's ruby and  
36 red.

37 COMMISSIONER BOND: Right. Well, I don't  
38 really care for that anyway. So, I'm sorry, that is no.

39 MR. THANASOURAS: I see this as purple.

40 COMMISSIONER BOND: Right.

41 MR. THANASOURAS: And the white, in all  
42 honesty, what I've been told is the white is not even  
43 going to show up as bright as it shows up on this  
44 picture. So, I agree with you.

45 COMMISSIONER WACHTER: No, it won't, because  
46 it's a shadow area.

47 MR. THANASOURAS: It's going to be, yes, it's  
48 just, it's going to be a little different.

49 COMMISSIONER WACHTER: So, the contrast ratio  
50 will be kicked back a little bit.

51 MR. THANASOURAS: I'm not sure that I could  
52 change the sign on the building. We can definitely

1 change the font on the to-be-built signs that will be on  
2 the sidewalk as well as the pylon sign.  
3 CHAIRMAN FELICIONE: Okay, actually let's go  
4 with that, if you would be so kind.  
5 MR. THANASOURAS: Yes.  
6 CHAIRMAN FELICIONE: So, this sign currently  
7 exists on the building?  
8 MR. THANASOURAS: No, I don't think so.  
9 CHAIRMAN FELICIONE: Okay, so then that might  
10 be --  
11 MR. THANASOURAS: No, that is not existing on  
12 the building.  
13 CHAIRMAN FELICIONE: So, there is no, so like  
14 Dunkin' Donuts, there is no North Shore Kitchen & Bath  
15 yet?  
16 MR. THANASOURAS: Right.  
17 CHAIRMAN FELICIONE: Okay, so we're merely  
18 making recommendations to the Board, and so far I think  
19 we all agree that these two are fine. Right? Go ahead.  
20 COMMISSIONER WACHTER: Until we get to the  
21 last page where we discuss the ironwork.  
22 CHAIRMAN FELICIONE: Right. So, I'm not for  
23 this, this is just --  
24 COMMISSIONER BOND: Right.  
25 CHAIRMAN FELICIONE: Yes, this needs work, and  
26 the continuity in the sign like, I remember trying to  
27 get them to raise this sign when they originally put it  
28 in.  
29 MR. THANASOURAS: Raise it higher?  
30 CHAIRMAN FELICIONE: Yes. So, because that  
31 was originally supposed to be an outdoor cafe of sorts,  
32 they thought a restaurant was going in there. I just  
33 thought it was better.  
34 COMMISSIONER WACHTER: You mean raise it by  
35 being embellished with visual detail?  
36 CHAIRMAN FELICIONE: This, yes, this sign, I  
37 wanted it a little higher years ago.  
38 COMMISSIONER WACHTER: Oh, okay. Oh, I see,  
39 okay.  
40 CHAIRMAN FELICIONE: But again, as this is an  
41 entrance to our business district, the top and the  
42 bottom work for me, and the center doesn't. But I'm one  
43 voice on this Committee.  
44 COMMISSIONER WACHTER: Well, that's a, you're  
45 saying the sign that's on the building, the linear sign  
46 that's --  
47 COMMISSIONER MORRELL: The marker.  
48 MR. THANASOURAS: That's the only one I can't  
49 change.  
50 COMMISSIONER WACHTER: That's 10 feet wide.  
51 MR. THANASOURAS: That's the one I'm not going  
52 to be able to change. They're not going to afford it,

1 they don't have the money, they don't make enough money  
2 to spend \$7,000 on a new sign. They're just not going  
3 to. But they can afford \$2,000 to have it painted,  
4 that's what they told me. But I can change --  
5 COMMISSIONER WACHTER: \$2,000?  
6 COMMISSIONER BOND: Maybe change that. Yes,  
7 that's a lot of money, just painting it for you.  
8 CHAIRMAN FELICIONE: Just so we're all clear,  
9 if we're going to pass one, we're passing all here. If  
10 we're going to deny one, we're denying all. So, if we  
11 give you the ability to move forward with this based on  
12 color and suggestion and you don't move ahead with it,  
13 that's not going to work. So, whatever we agree to,  
14 your client is going to have to undertake that.  
15 MR. THANASOURAS: I don't technically have a  
16 dog in the hunt so to speak. I'm representing my owner.  
17 The tenants are all responsible for their own signs.  
18 CHAIRMAN FELICIONE: But we're giving approval  
19 to the building.  
20 MR. THANASOURAS: Right.  
21 CHAIRMAN FELICIONE: And you're responsibility  
22 is technically towards that.  
23 MR. THANASOURAS: No, I get that, a hundred  
24 percent, because you guys want it one voice, I get it.  
25 CHAIRMAN FELICIONE: The continuity and its  
26 harmonious relationship to all the other signage --  
27 MR. THANASOURAS: So, what if I made the nail  
28 signs that are going to be made like North Shore Kitchen  
29 & Bath?  
30 CHAIRMAN FELICIONE: Yes, I think that's a  
31 better way to go, and just so we're clear --  
32 MR. THANASOURAS: I'm fine with that.  
33 CHAIRMAN FELICIONE: The Board is looking for  
34 our suggestions as they move forward. They're also  
35 going to be critical of this when they hear your review.  
36 MR. THANASOURAS: Then I'll change it before  
37 we go before the Board.  
38 COMMISSIONER ISSA: Is the North Shore Kitchen  
39 & Bath, is that a branding that they produced, the box?  
40 MR. THANASOURAS: I think so.  
41 COMMISSIONER ISSA: How are they going to feel  
42 about the nail salon just --  
43 MR. THANASOURAS: Well, it's not going to look  
44 like their brand. It's just going to be, you know, like  
45 black and green or black and that color.  
46 COMMISSIONER BOND: That may need to be  
47 resolved.  
48 CHAIRMAN FELICIONE: Oh, I'm sorry, we  
49 misunderstood you.  
50 COMMISSIONER ISSA: Yes, I didn't read it that  
51 way.  
52 CHAIRMAN FELICIONE: Yes, this has nothing to

1 do with just, you know, color is a part of this. But  
2 the fact that the sign is so pedestrian or basic  
3 compared to the other two --

4 MR. THANASOURAS: So, if I put in a logo for  
5 the signage for the nail salon, would it make it similar  
6 the way Dunkin's log and the North Shore Kitchen & Bath  
7 logo is?

8 COMMISSIONER BOND: I don't know that it needs  
9 a logo.

10 CHAIRMAN FELICIONE: Let's go slow. Let's go  
11 slow, because I don't know if nails, you know --

12 MR. THANASOURAS: Yes, I don't want to push it  
13 that at the end it looks like a skeleton.

14 COMMISSIONER BOND: It could be just a  
15 different font.

16 COMMISSIONER KINNICH: It could just be the  
17 font to match North Shore Kitchen & Bath.

18 MR. THANASOURAS: That's what I was thinking.

19 CHAIRMAN FELICIONE: I think Peter has got  
20 some direction here.

21 COMMISSIONER WACHTER: You know, we always get  
22 very careful when we're heading down the path of  
23 starting to act like graphic designers in your position.

24 MR. THANASOURAS: Yes, I don't have that skill  
25 either.

26 COMMISSIONER WACHTER: But a good example of a  
27 very simple way to embellish this would be to take the  
28 word Boutique in the same font but make it bold or demi-  
29 bold, which means slightly bolder, and make the  
30 ampersand the same slightly bolder, but leave Nail & Spa  
31 in the finer stroke width. So, now there's a little bit  
32 of variation in there.

33 MR. THANASOURAS: I'm okay with that. Yes,  
34 I'm okay with it.

35 COMMISSIONER WACHTER: And it's still, I mean  
36 if --

37 COMMISSIONER BOND: I think it may need to be  
38 resubmitted.

39 COMMISSIONER WACHTER: Yes, I was going to say  
40 I'd almost want it to be, the font more consistent with  
41 the other two in size.

42 COMMISSIONER BOND: Yes, right.

43 COMMISSIONER WACHTER: You have this like, I  
44 don't know what the size of the font is on Dunkin'  
45 Donuts and the Kitchen but they're significantly  
46 smaller.

47 COMMISSIONER BOND: Right.

48 COMMISSIONER KINNICH: 7.5 inches, six and  
49 three-quarters, and then nine and a quarter.

50 CHAIRMAN FELICIONE: I daren't say this  
51 because he's going to say I'm a graphic designer, but  
52 wouldn't it look better in a script?

1 COMMISSIONER WACHTER: I don't know.  
2 CHAIRMAN FELICIONE: No?  
3 COMMISSIONER MORRELL: It just needs some  
4 heft. It needs some heft, that's all. That's got heft  
5 to it, so does North Shore Kitchen.  
6 COMMISSIONER WACHTER: And it's frail, I mean  
7 it's fragile and empty.  
8 COMMISSIONER MORRELL: And Boutique Nail & Spa  
9 looks like, it just looks like something you wrote in.  
10 CHAIRMAN FELICIONE: So, the good news is I  
11 think we're all in favor of you painting the sign and  
12 making it look better. We're just lost on one of the  
13 signs.  
14 MR. THANASOURAS: Understood.  
15 COMMISSIONER WACHTER: Can we back up even one  
16 step farther?  
17 CHAIRMAN FELICIONE: Let's go to the ironwork.  
18 COMMISSIONER BOND: Yes.  
19 COMMISSIONER ISSA: I have one other question,  
20 general question though.  
21 CHAIRMAN FELICIONE: Don't worry, we're  
22 getting to it.  
23 COMMISSIONER ISSA: Exhibit A shows Dunkin'  
24 Donuts has some other illumination behind it that's  
25 being maintained, but the other ones will not. Are  
26 those lights just going to be removed?  
27 MR. THANASOURAS: No, they're going to stay.  
28 We're going to add lights over the Boutique's and --  
29 COMMISSIONER ISSA: You will add lights to it,  
30 that's two.  
31 MR. THANASOURAS: Yes. The lights are on at  
32 the North Shore Kitchen & Bath. They have those lights  
33 already.  
34 COMMISSIONER ISSA: They're just not in there,  
35 right, they're just not in the exhibit though. Like I  
36 don't see it here, right, I don't see the --  
37 COMMISSIONER WACHTER: They're frontally  
38 illuminated by a tubular, linear LED fixture.  
39 COMMISSIONER ISSA: No, no. I'm talking, if  
40 you look at Dunkin' Donuts, there's a yellow light  
41 coming from behind the sun.  
42 MR. THANASOURAS: No, there's no light behind  
43 the sun --  
44 COMMISSIONER BOND: Or above it maybe.  
45 COMMISSIONER WACHTER: They're incident  
46 illuminated.  
47 MR. THANASOURAS: -- right up to the building.  
48 There's nothing behind that. It's just --  
49 COMMISSIONER ISSA: So, where is that light  
50 source coming from? It's just a fictitious rendering?  
51 COMMISSIONER BOND: This, in this picture,  
52 that appears that there's light above the sign.

1 MR. THANASOURAS: It is above the sign.  
2 COMMISSIONER WACHTER: Those are the linear  
3 LED fixtures.  
4 MR. THANASOURAS: Yes, those are the LED  
5 fixtures that are coming from the top down. They're not  
6 behind.  
7 COMMISSIONER WACHTER: One of the reasons they  
8 look so yellow is because at that time of day it could  
9 be, you know, very blue light.  
10 COMMISSIONER ISSA: So, that will exist on all  
11 three signs?  
12 MR. THANASOURAS: Yes.  
13 COMMISSIONER WACHTER: Yes, that's the  
14 standard.  
15 MR. THANASOURAS: The fixture is described in  
16 the second to the last page of the submission. It's a  
17 very simple rendering of the fixture.  
18 COMMISSIONER WACHTER: Like a picture light.  
19 MR. THANASOURAS: Yes, it really is like a  
20 picture light.  
21 MS. O'NEILL: That was the approved light  
22 fixture.  
23 COMMISSIONER WACHTER: We went from the bottom  
24 to top.  
25 MS. O'NEILL: Can I just add that the nail  
26 boutique sign is already bigger than the other signs for  
27 some reason? So, I think visually, like you guys were  
28 saying, we don't want it to look bigger since it's got  
29 the biggest letters. I think visually, the signs you've  
30 probably noticed are different sizes. I'm not sure how  
31 that happened or why, they're all supposed to be exactly  
32 the same size.  
33 MR. THANASOURAS: But that complies, I think  
34 what you told me, that complies with what was approved.  
35 The other ones are smaller.  
36 MS. O'NEILL: The other ones are smaller. So,  
37 theirs is bigger is what I'm saying.  
38 COMMISSIONER WACHTER: It's 2.5 inches taller  
39 I hear, and its seven inches wider. Not too big a deal.  
40 MS. O'NEILL: Not a big difference, but I  
41 would think the font could make it look even bigger or  
42 try to make it smaller.  
43 COMMISSIONER BOND: Right. I think that the  
44 proportion of how much the text takes up within the  
45 sign, that that needs to match more of the North Shore  
46 and the Dunkin' Donuts, right? Because now,  
47 proportionally, the text is taking up the entire sign,  
48 wherein the others' there a little breathing room around  
49 that text.  
50 MR. THANASOURAS: Makes sense.  
51 COMMISSIONER BOND: I think that will make a  
52 difference. It makes absolute sense why you want

1 brighter signs because right now the gold on the brown  
2 is hard to read. So, even just having a white  
3 background is going to make these signs substantially  
4 more readable. So, the Dunkin' Donuts, perfectly  
5 understandable why you want those colors. Typically, we  
6 don't respond, I would say since I've been on this  
7 Board, positively towards bright colors like pink and  
8 bright oranges, but that's a national brand for Dunkin'  
9 Donuts.

10 So, that's why when you get to Boutique  
11 Nail & Salon, do they really need to be pink? Because  
12 it's also a bit odd to have blue, pink and orange, and  
13 then pink again, if they don't really need to be pink.

14 MR. THANASOURAS: They don't need to be.

15 COMMISSIONER BOND: I think it would be better  
16 for them to maybe even be more, I don't know, any sort  
17 of dark lettering would read on the white.

18 MR. THANASOURAS: Yes.

19 COMMISSIONER BOND: I think that might help.

20 COMMISSIONER MORRELL: Even black might be.

21 COMMISSIONER BOND: Right, black might be  
22 better.

23 COMMISSIONER MORRELL: Work with the North  
24 Shore.

25 COMMISSIONER BOND: Right, and they don't have  
26 to have a logo. It's just, proportionally, it's off and  
27 it's kind of dominating --

28 CHAIRMAN FELICIONE: Do they want that sign,  
29 do they want something on that sign?

30 MR. THANASOURAS: Oh, that's a good question.  
31 No, they don't necessarily, they don't need the one in  
32 front and they don't necessarily want the one that's --

33 CHAIRMAN FELICIONE: If they don't want it,  
34 would we entertain, what is the address?

35 MR. THANASOURAS: 1900.

36 CHAIRMAN FELICIONE: Would we entertain just  
37 1900 on the second sign?

38 COMMISSIONER BOND: Oh, on the middle sign?

39 CHAIRMAN FELICIONE: Yes.

40 COMMISSIONER BOND: Just the address?

41 CHAIRMAN FELICIONE: Just the 1900.

42 COMMISSIONER BOND: Just 1-9-0-0?

43 CHAIRMAN FELICIONE: Yes.

44 COMMISSIONER BOND: Because you can't remove  
45 that from the building.

46 MR. THANASOURAS: We actually, if I may, we  
47 actually thought, my clients, why don't we put something  
48 about Welcome To The Village?

49 CHAIRMAN FELICIONE: So, anyone?

50 MR. THANASOURAS: It was just a thought. It  
51 was something we talked about three months ago when we  
52 started this process, that maybe we put a fourth one on

1 and put that there.  
2 CHAIRMAN FELICIONE: Oh, no.  
3 COMMISSIONER BOND: No.  
4 CHAIRMAN FELICIONE: Hold on, no, you lost me  
5 at fourth.  
6 COMMISSIONER MORRELL: I think 1900 works only  
7 because so many people don't know where to turn, how to  
8 get in there, am I at the right place?  
9 CHAIRMAN FELICIONE: Because I've got to be  
10 honest with you, like I think it would help you, I'm not  
11 trying to hurt the nail salon, I've been there, like my  
12 wife, my daughter go in there all the time. So, I just  
13 don't, I think 1900 would be more palatable than that  
14 nail boutique sign. Now, I'm saying this strictly  
15 because I just don't like the Boutique Nail & Spa sign.  
16 MR. THANASOURAS: In all fairness also, I'd  
17 like to reserve the right, if we do decide that, that if  
18 I get a new tenant in there, he's got to be able to get  
19 back on that sign.  
20 CHAIRMAN FELICIONE: He's got to come back  
21 here though.  
22 COMMISSIONER BOND: Right.  
23 CHAIRMAN FELICIONE: Because what we don't  
24 want is, you see how these are too blank? We've been  
25 fighting with -- to change those forever, and you know,  
26 we want to welcome new business into the town and  
27 whatnot.  
28 MR. THANASOURAS: Understood.  
29 CHAIRMAN FELICIONE: Let's, we're going to  
30 need more clarity on the center sign.  
31 COMMISSIONER BOND: Right.  
32 CHAIRMAN FELICIONE: Let's more on to the iron  
33 and some of the lighting.  
34 COMMISSIONER WACHTER: Well, earlier I was  
35 going to suggest that we come to a conclusion on  
36 allowing the temporary sign to remain. Is that --  
37 CHAIRMAN FELICIONE: Let's talk about it.  
38 COMMISSIONER WACHTER: That's a very basic  
39 thing that we can get --  
40 COMMISSIONER MORRELL: For North Shore?  
41 COMMISSIONER BOND: You mean North Shore Bath?  
42 COMMISSIONER WACHTER: The Kitchen & Bath.  
43 COMMISSIONER BOND: So, allow it to stay?  
44 COMMISSIONER WACHTER: Yes, we can get that,  
45 we can put that one behind us, and I would like to make  
46 a motion that we accept that part of the packet.  
47 CHAIRMAN FELICIONE: So, we'd make a  
48 recommendation to the Board?  
49 COMMISSIONER WACHTER: Yes, make that  
50 recommendation to the Board.  
51 CHAIRMAN FELICIONE: Okay, so that will be  
52 noted.

1 COMMISSIONER WACHTER: So, all this other  
2 stuff, we don't want to make this business suffer by not  
3 being identified.

4 CHAIRMAN FELICIONE: Correct.

5 COMMISSIONER WACHTER: And those fabric  
6 banners are in no way significantly different from the  
7 hard signage that's going to be installed permanently.

8 COMMISSIONER BOND: Right.

9 CHAIRMAN FELICIONE: I agree with that.  
10 That's a recommendation to the Board.

11 COMMISSIONER WACHTER: Okay, and then the  
12 second thing we could move on to is the height of the  
13 post to the panel sign.

14 CHAIRMAN FELICIONE: Okay, let's go, our  
15 expert.

16 COMMISSIONER WACHTER: I'm all for the height  
17 knowing that when you come over, you know, that whole  
18 dynamic there, and I used to shop at this when I was 12,  
19 you know, so I know that area real well. When you come  
20 over, either way, everyone that's been there knows that  
21 that funnel there, at that point it's still like a  
22 funnel because of the stoplight, the dual stoplights.  
23 Everybody that's going through there, either eastbound  
24 or westbound, they're all in a hurry. I think getting  
25 this thing up gives Dunkin' Donuts a chance to get some  
26 of the business back that they, you know, haven't had  
27 because of the protracted construction on Willow Road.

28 MR. THANASOURAS: Right.

29 COMMISSIONER WACHTER: Then also, there are  
30 some follow-on business that people that frequent  
31 Dunkin' Donuts will find out that there's two other  
32 businesses here.

33 CHAIRMAN FELICIONE: I agree. Do we all agree  
34 with Peter?

35 COMMISSIONER WACHTER: So, we're in agreement  
36 with the height?

37 COMMISSIONER MORRELL: Five more feet?

38 CHAIRMAN FELICIONE: Yes. You know, the  
39 proximity of, the reason he's making it that height --

40 COMMISSIONER WACHTER: It won't look so high  
41 in the springtime because there's a tree behind it.

42 CHAIRMAN FELICIONE: So, the reason it's, by  
43 the way, isn't there some landscaping that was supposed  
44 to go on there?

45 COMMISSIONER BOND: Yes.

46 CHAIRMAN FELICIONE: Is that coming?

47 MS. O'NEILL: It did go in.

48 CHAIRMAN FELICIONE: It did go in? Okay. So,  
49 the reason they want it to be five feet is I think  
50 because of the bridge, you know --

51 COMMISSIONER BOND: The bridge does  
52 sufficiently block it from certain views when you're

1 driving.  
2 MR. THANASOURAS: Right.  
3 COMMISSIONER BOND: It depends on if you're in  
4 an SUV or sedan. I actually, when it comes to this  
5 particular sign, I look at this similar to the monument  
6 signs which the monument signs that we've been  
7 discussing is that they're not overly busy, that on the  
8 buildings we've got the color. But when it comes to, so  
9 look at the front of, I'm sorry, I can't think of the  
10 name where Tapas Gitana is, that complex, all of those  
11 businesses that are listed, it's white with a dark  
12 background, the monument, right? So, this for me feels  
13 like a monument sign.  
14 So, in my opinion, these three signs  
15 should have their white background but black lettering.  
16 Like there should be more consistency between the three  
17 signs, because they have their identity on the building  
18 and --  
19 CHAIRMAN FELICIONE: You want a different sign  
20 on the sign on the building?  
21 COMMISSIONER BOND: No, I'm saying that it  
22 should be, it should read more harmonious rather than  
23 having exact colors. Right, yes, which we've been  
24 doing. Like monument signs --  
25 CHAIRMAN FELICIONE: I'm lost, I'm sorry. I'm  
26 just not following.  
27 COMMISSIONER BOND: The monument sign that we  
28 approved for the Golf Center, remember?  
29 CHAIRMAN FELICIONE: Can we take this though?  
30 So, you want to make the Dunkin' Donuts sign here this  
31 color?  
32 COMMISSIONER BOND: Do I want to make it that  
33 color?  
34 CHAIRMAN FELICIONE: Yes, I'm confused.  
35 COMMISSIONER BOND: I'm saying that those  
36 three signs should be more continuous and not replicas  
37 of what's on the building like we've done on other  
38 business locations.  
39 CHAIRMAN FELICIONE: Let's hold the like we've  
40 done because I'm confused. So, you want to take a  
41 national brand that's on the building and then change  
42 the sign on the post?  
43 COMMISSIONER BOND: Yes, the color.  
44 COMMISSIONER WACHTER: I see this more as a  
45 banner than a monument sign. I mean it's a faux banner.  
46 It's got a mast and two spars and suspended between  
47 those two spars happen to be three signs. You know, it  
48 does have, you know exactly what I'm saying, you know,  
49 it could be the Fourth of July, it could be an American  
50 flag in there, at Christmas there could be a wreath. In  
51 this particular case, it's not a municipal sign, it's  
52 got three panels that could all be chain-mounted and

1 flapping in the breeze. But I personally don't have a  
2 problem with the colors.

3 CHAIRMAN FELICIONE: Yes, I think I want the  
4 colors, everybody is entitled to their own voice here, I  
5 think keeping the colors on the sign the same that are  
6 on the building, I like that. I disagree with the fact  
7 that, I understand what you're saying now with the  
8 monument sign and the relation to the address and  
9 whatnot. But I would want them to match identical as to  
10 what's on the building. I don't think it's too busy. I  
11 think it needs to be that way because you're trying to  
12 get shoppers' attention to there.

13 COMMISSIONER MORRELL: Well, we're on Willow  
14 Road. I mean we have the gas station with the red and  
15 the yellow.

16 COMMISSIONER WACHTER: And look at all the  
17 graphics that are pressed up against the windows at Best  
18 Hardware. There's a lot of color in those and yet --

19 CHAIRMAN FELICIONE: So, the sign that you  
20 have here without the gooseneck light and then this sign  
21 with the gooseneck light, are you going to have a light  
22 or no?

23 MR. THANASOURAS: The light is there.

24 CHAIRMAN FELICIONE: Right. So, this --

25 MR. THANASOURAS: That's just a representation  
26 of how high it's going to be.

27 CHAIRMAN FELICIONE: Okay.

28 COMMISSIONER MORRELL: So, this Exhibit D is  
29 in relation to this person that's in the shadows here,  
30 that's how tall is going to be? That's five feet?

31 MR. THANASOURAS: Five more feet, yes.

32 COMMISSIONER MORRELL: Five what?

33 COMMISSIONER BOND: Five more.

34 MR. THANASOURAS: Five more feet.

35 COMMISSIONER MORRELL: Five more feet, right.

36 COMMISSIONER BOND: So, the bottom of the sign  
37 is how tall please?

38 MR. THANASOURAS: I don't know the answer to  
39 that, I'm sorry.

40 COMMISSIONER WACHTER: Is the light 12 or the  
41 bar 12, do you know?

42 CHAIRMAN FELICIONE: Well, if it's anything  
43 like the guy in the picture, it looks like that's  
44 probably, you know, 10 feet tall at the base.

45 COMMISSIONER MORRELL: Yes.

46 CHAIRMAN FELICIONE: That would still be lower  
47 than Shell across the street, right?

48 COMMISSIONER MORRELL: Is it lower than Shell?

49 CHAIRMAN FELICIONE: Well, Shell has got --

50 COMMISSIONER KINNICH: No, the bottom would be  
51 about six feet right now because the signs are 18 inches  
52 high.

1           COMMISSIONER WACHTER: Shell has three, or is  
2 it four or five almost that mimic this kind of height  
3 and spirit.

4           CHAIRMAN FELICIONE: Yes, I'm trying to tie  
5 into the fact that it's actually there and we just don't  
6 notice it, you know?

7           COMMISSIONER WACHTER: Yes.

8           CHAIRMAN FELICIONE: This is definitely a  
9 busier part of town, and it's kind of on an island as  
10 far as being adapted to someplace else. You know,  
11 Mariano's is never going to ask for this on the east. I  
12 suppose the only time we'll have to deal with this issue  
13 is if Youngren's Cleaners ever becomes something  
14 different than what it is right now, because Walgreen's  
15 isn't going to do this, Shell is not going to do this  
16 again, and Mariano's is not. So, it's just that one  
17 property.

18                         So, can we stomach having this height and  
19 these signs and these colors as a variation there  
20 knowing that the only other property that's going to  
21 come into play is the Youngren's? And that's probably  
22 not going to come in the next 10 years.

23           MS. O'NEILL: We'll probably see that next  
24 month.

25           COMMISSIONER WACHTER: Well, the argument is  
26 less strong there because it's not --

27           CHAIRMAN FELICIONE: Really? Wait, time out.  
28 Time out. Excuse me?

29           MS. O'NEILL: Shell is going to come back,  
30 too, but we will see --

31           CHAIRMAN FELICIONE: Youngren's?

32           MS. O'NEILL: Next month.

33           CHAIRMAN FELICIONE: For visual of a sign?

34           COMMISSIONER BOND: Well, they have lots of  
35 signs there.

36           CHAIRMAN FELICIONE: Okay, we stumbled on to  
37 that. You know, I have a very strange question for you.  
38 Is there any possibility, and we're going to move it  
39 along because it is a recommendation for you, we're not  
40 going to hold you all night. Is there any possibility  
41 that a, he said banner, with just a description of your  
42 property, you would consider doing that?

43           MR. THANASOURAS: I'm not following you.

44           CHAIRMAN FELICIONE: So, instead of these  
45 three signs, you've got this top post and this bottom  
46 post, and the reason I asked about the gooseneck light  
47 was if you didn't have the gooseneck light, I'd want the  
48 scroll on it to match everything else on the building  
49 because I want them to all meet. But would you consider  
50 doing a banner that tied into the top and the bottom and  
51 then just had a description that said 1900 Willow Road  
52 Shopping Place or something like that? It would be less

1 money, you'd pay for it, and it would probably be a  
2 vinyl thing. It would match --  
3 MR. THANASOURAS: That would probably have to  
4 be replaced every two years.  
5 CHAIRMAN FELICIONE: I'm with you. I'm with  
6 you. Color, salt.  
7 MR. THANASOURAS: Yes.  
8 CHAIRMAN FELICIONE: I'm with you. I think  
9 you're going to have to come back with some other  
10 suggestions for that sign. I think, you know, as a  
11 recommendation to the Board, we all agree on the  
12 temporary sign, no doubt about it. So, that helps you  
13 out. We all agree on changing the colors of the  
14 physical sign on the building back to the corporate logo  
15 for Dunkin' Donuts, and I think we're cool with the  
16 wall-mounted sign for the North Shore Kitchen & Bath.  
17 Correct? So, you know, that gets you half the way home,  
18 but we're going to have to reserve what happens to that  
19 pole and the height.  
20 So, you've got a win and then you've got  
21 a temporary loss. It's not a full loss, but you're  
22 going to have to come back with something for that  
23 pennant sign.  
24 COMMISSIONER BOND: And that nail sign, right?  
25 CHAIRMAN FELICIONE: I'm sorry?  
26 COMMISSIONER BOND: The nail boutique sign is  
27 still undetermined?  
28 CHAIRMAN FELICIONE: Yes, the nail boutique  
29 sign that's on the building right now --  
30 COMMISSIONER BOND: No, I mean the future,  
31 like what happens to that sign is unresolved.  
32 CHAIRMAN FELICIONE: Right. So, this Exhibit  
33 D is up in question. It's specifically relates to the  
34 height and that center thing for nail boutique.  
35 MR. THANASOURAS: So, a couple of things.  
36 One, I don't know if the nail boutique wants to give up  
37 their signage. That would be on that sign regardless  
38 whether it gets raised or not.  
39 CHAIRMAN FELICIONE: Right.  
40 MR. THANASOURAS: They have the right to put  
41 their sign up there tomorrow if they would like because  
42 that was already approved, if they do it in the manner  
43 that it is. So, I can't give that up.  
44 CHAIRMAN FELICIONE: Hold up. They'd have to  
45 do exactly what we approved in the previous, correct?  
46 COMMISSIONER MORRELL: Which is not what's up  
47 there now.  
48 MR. THANASOURAS: There's nothing up there.  
49 CHAIRMAN FELICIONE: Hold on one second.  
50 Let's have Linnea answer this one.  
51 MS. O'NEILL: Actually, what was approved,  
52 too, is that the bottom sign would say 1900 Willow and

1 that was --  
2 CHAIRMAN FELICIONE: Right, I was just going  
3 to go with that, so I apologize. But if you're going to  
4 do one, I'm going to make you do the other back to the  
5 way it was. So, less leverage than you just think you  
6 had.  
7 MR. THANASOURAS: I didn't follow you at all.  
8 CHAIRMAN FELICIONE: Okay, so if you're going  
9 to go the route of going back to the "original sign"  
10 that was approved, there's other --  
11 MR. THANASOURAS: No, we're not.  
12 CHAIRMAN FELICIONE: There's other conditions  
13 that go with it, okay.  
14 MR. THANASOURAS: We're not going to do that.  
15 We're not going to go back to it. Nobody is going to  
16 put up a sign if that thing doesn't get raised.  
17 Boutique will not, and I've already talked to Carl from  
18 North Shore, he will not. So, it will just stay the  
19 same.  
20 CHAIRMAN FELICIONE: Well, what I'm telling  
21 you is we made approvals to that where you're going to  
22 have to take some action one way or the other so it  
23 won't stay blank and the same. You lost your leverage  
24 on that because we have the right to police it and  
25 enforce it, okay? So, we want you to come back here  
26 with a new proposal. We gave you the stuff on the  
27 building, and Commissioner Bond's question is, and just  
28 to refresh my memory, on the building, the Boutique Nail  
29 & Spa sign on the building, is that a backlit sign right  
30 now? What is it? There's nothing up there?  
31 MR. THANASOURAS: No, that's a frontally  
32 illuminated sign.  
33 CHAIRMAN FELICIONE: But currently it says  
34 Boutique Nail & Spa?  
35 MR. THANASOURAS: Yes.  
36 CHAIRMAN FELICIONE: That's already approved  
37 and done. So, it's just Exhibit D that we're holding  
38 for now.  
39 MR. THANASOURAS: I'm okay with that. What do  
40 you want me to do with it?  
41 CHAIRMAN FELICIONE: We want you to come back  
42 with something better. So, guidance.  
43 MR. THANASOURAS: Yes.  
44 CHAIRMAN FELICIONE: What don't we like in  
45 height? Do we want it to be a little lower?  
46 COMMISSIONER MORRELL: Yes.  
47 CHAIRMAN FELICIONE: Okay, we want it to be  
48 lower, and we need some type of better visual for the  
49 center.  
50 MR. THANASOURAS: So, let's say it's five  
51 feet, are we talking about 2.5 feet, three feet, four  
52 feet? I don't care, it doesn't matter. I just need to

1 be able to tell somebody --  
2 CHAIRMAN FELICIONE: It's got to be visually  
3 pleasing for you to have pedestrian traffic coming the  
4 other way. So, having a better scale of it with the  
5 height of that monument, the height of the sill right  
6 here on each one of these pillars, would help us.  
7 MR. THANASOURAS: Okay, we'll get it.  
8 CHAIRMAN FELICIONE: So, if you can give us a  
9 visual, I'm trying to help you, so see that height back  
10 there on that sill cap?  
11 MR. THANASOURAS: Oh, yes.  
12 CHAIRMAN FELICIONE: We want to know where  
13 that is.  
14 MR. THANASOURAS: Okay.  
15 CHAIRMAN FELICIONE: So, just have your sign  
16 guy give us the height here, the height here.  
17 COMMISSIONER WACHTER: Yes, as long as the  
18 footing is well beneath, three feet below the --  
19 MR. THANASOURAS: Okay. Yes, I get that. I  
20 think I agree with you, Tev. It's just --  
21 COMMISSIONER BOND: Like at the top --  
22 MR. THANASOURAS: It's just the color of  
23 Boutique Nail & Spa.  
24 CHAIRMAN FELICIONE: But you've got to get the  
25 words for your pennant, right? For the most part,  
26 you've got a win.  
27 COMMISSIONER BOND: Yes, it brings the level  
28 of all the signs down a little.  
29 CHAIRMAN FELICIONE: I hope you have nothing  
30 but success in that building.  
31 MS. O'NEILL: What about the projected signs?  
32 COMMISSIONER BOND: There's only one that's  
33 existing, right? The Dunkin' Donuts?  
34 MR. THANASOURAS: Correct.  
35 COMMISSIONER BOND: The other two are a  
36 proposal to add them?  
37 COMMISSIONER MORRELL: So, we're going to  
38 have, so I just want to make sure I'm getting this.  
39 We're going to have it up here, we're going to have  
40 something coming out of the building at each one.  
41 CHAIRMAN FELICIONE: Well, he already has one.  
42 COMMISSIONER MORRELL: He has one.  
43 CHAIRMAN FELICIONE: So, there's continuity in  
44 the other two, but for right now, should we say go ahead  
45 and move forward with the Dunkin' Donuts sign to match  
46 the colors of what their corporate logo is so that he  
47 has --  
48 MR. THANASOURAS: Yes, because in all  
49 fairness, I'm not sure the other tenants want to do it  
50 either.  
51 CHAIRMAN FELICIONE: Yes, so we've given  
52 permission to change that one right now, but the other

1 two in Exhibit D have to come back.  
2 MR. THANASOURAS: I'm fine with that.  
3 MS. O'NEILL: Well, he has to go back to the  
4 Village Board.  
5 CHAIRMAN FELICIONE: Right, right. But that's  
6 our recommendation to the Board.  
7 MS. O'NEILL: Can we get a motion? Is there a  
8 motion?  
9 CHAIRMAN FELICIONE: Oh, boy.  
10 COMMISSIONER MORRELL: Do we need a motion for  
11 a recommendation?  
12 CHAIRMAN FELICIONE: No, if we just did a  
13 recommendation.  
14 MS. O'NEILL: I asked, and Steve wanted a  
15 motion for the recommendation.  
16 COMMISSIONER MORRELL: They want it?  
17 CHAIRMAN FELICIONE: He wants a motion for the  
18 recommendation? Okay, so let's move forward then.  
19 COMMISSIONER MORRELL: Wait, just before we do  
20 that motion, can I just say this? It might have no  
21 bearing at all. It bothers me that there's just one of  
22 those and then the other two, I mean there's a lot of  
23 inconsistency in size.  
24 CHAIRMAN FELICIONE: We're not saying that  
25 he's not going to come back with two more. We're saying  
26 that right now if he's going to change the color of the  
27 Dunkin' Donuts sign on the building, he's got to change  
28 that one, too, because it doesn't look good.  
29 COMMISSIONER MORRELL: Yes, yes, I get it.  
30 COMMISSIONER BOND: Well, okay, but if you're  
31 going to go there, I'd prefer not to have any of them  
32 because I think it's starting to get busy. But I think  
33 that's already been approved, correct?  
34 CHAIRMAN FELICIONE: Yes, that sign is  
35 existing.  
36 COMMISSIONER BOND: That's existing and  
37 approved.  
38 COMMISSIONER MORRELL: So, just so it goes on  
39 the record, because I have to say, because it's my area,  
40 to have the signs be, they're already inconsistent in  
41 size.  
42 CHAIRMAN FELICIONE: No.  
43 COMMISSIONER MORRELL: None of them are the  
44 same size.  
45 CHAIRMAN FELICIONE: Well, all of the  
46 illuminated signs on the building are the same size,  
47 aren't they?  
48 COMMISSIONER MORRELL: No.  
49 CHAIRMAN FELICIONE: They're not?  
50 COMMISSIONER MORRELL: No.  
51 MR. THANASOURAS: There's only two on there  
52 anyway.

1 COMMISSIONER BOND: That's what we're saying,  
2 the nail boutique is bigger than the other two.  
3 MS. O'NEILL: North Shore Kitchen & Bath are  
4 smaller than the other two.  
5 CHAIRMAN FELICIONE: The boxes are already up,  
6 right?  
7 COMMISSIONER MORRELL: It's just going to get  
8 a little close to the --  
9 CHAIRMAN FELICIONE: The boxes are already up.  
10 COMMISSIONER BOND: Right.  
11 CHAIRMAN FELICIONE: Okay, you wanted to say?  
12 COMMISSIONER MORRELL: I just wanted to say  
13 that.  
14 COMMISSIONER BOND: I would, with the addition  
15 of the color, I don't think they need those.  
16 COMMISSIONER MORRELL: It's just getting a  
17 lot, it's going to be a lot.  
18 CHAIRMAN FELICIONE: He's already got the one.  
19 COMMISSIONER BOND: Right, I know.  
20 CHAIRMAN FELICIONE: So, they've got to come  
21 back for the other two. We can nail the other two when  
22 they come back. I mean let's give the guy something to  
23 go on, right?  
24 COMMISSIONER BOND: Right, exactly.  
25 MR. THANASOURAS: The truth of the matter is,  
26 if I may, the other signs that are on the sidewalk, on  
27 the building on the sidewalk, the placards, and the  
28 building signage on the monument, aren't as important to  
29 Carl. Carl would like to do a grand opening. He's a  
30 really finicky man and he doesn't want to do his grand  
31 opening until he has his actual sign in place.  
32 CHAIRMAN FELICIONE: Yes, I think we're okay  
33 with that.  
34 MR. THANASOURAS: So, if that's okay, I'll  
35 leave today with that and I'll work with you on the  
36 remainder of what we need and we'll come back in. But  
37 I'd like to get Carl started because he's been open for  
38 business six months and really doesn't have a sign.  
39  
40 CHAIRMAN FELICIONE: So, I'm going to give this a shot.  
41 We have a recommendation to the Board to accept the  
42 temporary sign, to allow the colors of the Dunkin'  
43 Donuts wall-mounted sign to go to the original corporate  
44 logo colors, as well as the current existing Dunkin'  
45 Donuts iron-mounted sign.  
46 COMMISSIONER WACHTER: These are often called  
47 pennant signs.  
48 CHAIRMAN FELICIONE: Pennant sign.  
49 COMMISSIONER WACHTER: Because they stick out.  
50 MS. O'NEILL: We call them projecting sign.  
51 CHAIRMAN FELICIONE: Projecting signs. The  
52 remaining projecting signs as well as Exhibit D need to

1 come back for further discussion and review. All those  
2 in favor?  
3 COMMISSIONER MORRELL: I second that.  
4 CHAIRMAN FELICIONE: Second. All those in  
5 favor?  
6 (Chorus of ayes.)  
7 CHAIRMAN FELICIONE: Motion to the Board  
8 passed.  
9  
10 MS. O'NEILL: Remaining projecting and what?  
11 CHAIRMAN FELICIONE: Exhibit D.  
12 MS. O'NEILL: So, what does that mean for nail  
13 boutique?  
14 CHAIRMAN FELICIONE: Nail boutique is okay for  
15 their wall-mounted sign but not anything on Exhibit D.  
16 MR. THANASOURAS: We're okay with that.  
17 CHAIRMAN FELICIONE: Okay? Thank you.  
18 MR. THANASOURAS: Just to be more clear, one  
19 more and I'll get out of your hair, North Shore Kitchen  
20 & Bath is good?  
21 CHAIRMAN FELICIONE: Yes. Mr. Thanasouras, we  
22 want this building to be a success. It's a focal part  
23 of town. Good luck to you and good luck to --  
24 MR. THANASOURAS: Yes. Yes, we're trying our  
25 best so I appreciate your recommendation.  
26 COMMISSIONER WACHTER: May I interrupt?  
27 CHAIRMAN FELICIONE: Sure.  
28 COMMISSIONER WACHTER: Forgive me, just so  
29 that we're not doing this again or scheduling a meeting  
30 for small fries. The last sheet here has ironwork with  
31 an additional element that really embellishes it. It's  
32 quite a bit more detailed than what you have here. I  
33 marked mine up, so it's no longer an accurate  
34 representation. Can I borrow yours?  
35 Okay, so you've got this additional  
36 double curlicue in here.  
37 MR. THANASOURAS: Yes. That actually was --  
38 COMMISSIONER WACHTER: It's really overly  
39 decorative for that building.  
40 MR. THANASOURAS: Yes, agreed. This was  
41 handmade. This was made, we found the manufacturer so  
42 we can get this bracket made exactly to that. That was  
43 just my sign company's best attempt to get as close to  
44 this as it could. So, that no longer applies.  
45 CHAIRMAN FELICIONE: We approved the existing.  
46 MR. THANASOURAS: Yes, that's what we will  
47 keep in our building. There's no question about that.  
48 COMMISSIONER WACHTER: If you're not going to  
49 do that, then we can ignore this.  
50 MR. THANASOURAS: Yes, you can ignore it, too.  
51 COMMISSIONER WACHTER: Right, no problem.  
52 MR. THANASOURAS: Thank you.

1 CHAIRMAN FELICIONE: Thank you.  
2  
3 4. 7 HAPP ROAD - Consideration of a request for approval  
4 of site plan, exterior facade, lighting, fencing,  
5 landscape and hardscape for the proposed exterior  
6 improvements including the renovation of the existing  
7 north tennis courts, renovation of the existing west  
8 parking lot, six new south tennis courts, renovation of  
9 the existing track, new concession and restroom  
10 building, expansion of the existing home bleachers,  
11 replacement of stadium lighting, new visitor side press  
12 box and renovation of the exterior existing ticket booth  
13 for New Trier High School located at 7 Happ Road. The  
14 following variations are required: 1) Variance from  
15 Section 10-22C for a transitional yard less than is  
16 required; 2) Variance from Section 18-28 for a tennis  
17 court fence taller than is allowed; 3) Variance from  
18 Section 18-9 for a fence taller than is allowed; 4)  
19 Variance from Section 19-2(10) for lighting standards  
20 taller than are allowed. Petitioner: New Trier High  
21 School Property Index Number: 05-30-101-018, 05-30-101-  
22 020, 05-30-101-021 and 05-30-101-031 Project Number:  
23 2017-0438

24 CHAIRMAN FELICIONE: Who is here to present?  
25 MR. CASHMAN: I'm Steve Cashman, I'm the  
26 district architect from Cashman Stahler Group.  
27 CHAIRMAN FELICIONE: Why don't we introduce  
28 everybody else and swear you all in at one please?  
29 MR. FONTANETTA: I'm Augie Fontanetta, I'm the  
30 athletic director at New Trier High School.  
31 MR. CONWAY: Dave Conway, New Trier High  
32 School, physical plan services manager.  
33 MS. CRITCHLEY: Natalie Critchley, architect  
34 from Cashman Stahler Group.  
35 MR. MILLER: David Miller with Musco Sports  
36 Lighting.  
37 CHAIRMAN FELICIONE: We have one member in the  
38 audience. Do you plan on speaking tonight?  
39 AUDIENCE MEMBER: No.  
40 CHAIRMAN FELICIONE: Okay, I'm going to swear  
41 you all in.  
42 (Witnesses sworn.)  
43 CHAIRMAN FELICIONE: Welcome. Please present.  
44 MR. CASHMAN: We have a lot of drawings, so  
45 I'm going to go through this quickly, and then I'd be  
46 happy to come back and focus on any particular drawings  
47 you are interested in reviewing.  
48 CHAIRMAN FELICIONE: Sure.  
49 MR. CASHMAN: This is part of a two-campus  
50 project. We're in front of you for the work that's  
51 happening in Northfield, but there's four projects at  
52 our Winnetka campus, New Trier renovation projects that

1 would also be part of this project.

2 At this campus, we have work on the west  
3 side of Happ Road which is an M-1 Zoning District, and  
4 then we have work on the east side of Happ Road which is  
5 an R-4 District. To the far east side and far north, we  
6 replaced the existing 1967 remnant of a track, it's a  
7 440-yard asphalt base in the early 90's. The synthetic  
8 surface that was installed in '67 had the case of the  
9 alligator and was a danger, so that was removed. It's  
10 basically been a walking track. We're basically  
11 renovating that to a 400-meter track.

12 At the stadium, we're taking six lighting  
13 standards down that have metal halide fixtures on them  
14 currently and installing four new standards with the LED  
15 lighting. We are expanding the home visitor, home  
16 bleachers on the north end about 30 feet. On the east  
17 side of the stadium, we are installing a two-sided press  
18 box on the top of the visitor bleachers so that will  
19 supplement the home field but also provide support for  
20 the track field to the east of that.

21 On the south end of the field, we're  
22 taking out the existing port-a-potties that have been  
23 there for a decade or so and actually building the  
24 concession and restroom building. This has been on New  
25 Trier's list since at least 1990. It's finally going to  
26 happen. It was really, once we went to the synthetic  
27 turf, that really made it a better return on investment.  
28 It was a grass field. We only had home football games.  
29 This is really going to support the investment.

30 We are also, on the west side of Happ  
31 Road on the north end, there are existing tennis courts  
32 that are original to the site from 1967. They've been  
33 patched and repaired over the years, but we basically  
34 need to re-dig them down to stone and start over.  
35 They're deteriorated to the point where the cracks just  
36 can't be filled anymore. At that location, we're going  
37 to replace all the fencing with a black PVC fencing, and  
38 we're installing a landscape screen on the west and  
39 north side of those tennis courts. There is also a  
40 small 24 by 12 storage building to the southeast of  
41 those and a shade structure where the existing bleacher  
42 is.

43 The existing west parking lot is also  
44 original. It's been repaired over the years but it's in  
45 bad shape. We're basically keeping all the grade the  
46 same and are reconstructing that parking lot.

47 There are five remaining lighting  
48 standards about 25 feet tall. There were originally  
49 seven we believe. Some over time have gone away. The  
50 parking lot is very poorly lit, so we're going to be  
51 removing and putting in new lighting to comply. We're  
52 proposing 20-foot lighting standards versus the 16 which

1 are permitted.  
2 To the south of that tennis court,  
3 there's a grassy area between the parking lot and Am  
4 Yisrael. We're proposing to install six new tennis  
5 courts in that area with 10-foot high fences. We met  
6 with the neighbors and they're requesting that we  
7 provide a higher fence along the south just to limit the  
8 number of tennis balls that might come over. So, we're  
9 proposing 15-foot high fence along the south property  
10 line. Again, that's landscaped between the school  
11 property and the neighbor with a dense arborvitae hedge  
12 and ground cover along the south. There's evergreens on  
13 the west, trees, shade structures and small bleachers on  
14 the north, and a small 24 by 12 storage building on the  
15 west end.

16 These are just the existing photos of the  
17 site in case we need to come back to these. We have  
18 description materials for this that tells it a little  
19 bit better. We actually have some of the materials with  
20 this, too. We're taking all the existing galvanized,  
21 rusted chainlink fence systems down. The new fencing  
22 will be PVC coated. On the lower left at the entry into  
23 the stadium, we're providing a low four-foot high  
24 decorative metal fence to open that up.

25 The existing stadium, you enter from the  
26 southwest corner where there's a small ticket booth that  
27 was done by the Boosters several years ago. It's really  
28 kind of been a traffic problem, so we're moving the  
29 entrance to the center of the field so that you enter an  
30 even distance to the home and visitor side. On the top  
31 right, that's a look of what the shade structures look  
32 like. They're basically cantilevered with bases on the  
33 corners.

34 In the lower right are the proposed  
35 materials, and we're matching the face brick of the  
36 existing school. We've added some cast stone banding to  
37 just dress it up a little bit. We're using a dark green  
38 standing seam metal roof. The blue, dark blue is being  
39 used on the press box. The doors and windows will be a  
40 dark bronze frame.

41 There's existing pavers around the field  
42 and we're basically matching these pavers where we're  
43 doing new work around the concession building.

44 This is the west side of the field  
45 currently. This is the renovation. We're just about  
46 parking neutral. We have, we're required to have 220  
47 parking spaces, we have 700 or so. But we basically are  
48 trying to maintain as many spaces in this lot because it  
49 supports the stadium. In meeting with the Village, we  
50 added, basically split and moved some of the ADA parking  
51 down to the new tennis courts to the south.

52 Here's the existing ones to the north.

1 We've worked with the Village engineers, and basically  
2 all the grading is staying exactly the same, the  
3 geometry is staying exactly the same. New fencing, new  
4 asphalt, new tennis court surfacing, and then with the  
5 additional landscaping to the west and to the north. No  
6 elimination on any of the tennis courts.

7 This is the new proposed area. The 24 by  
8 12 storage building is a small unheated space. It's  
9 basically in the southeast corner to support and store  
10 some of the tennis equipment.

11 To the south, we have six new tennis  
12 courts. We are, there's a transition yard requirement  
13 between this property which is non-commercial and the  
14 residential property which, New Trier is zoned R-1. We  
15 are proposing a 12, 11-foot-11 setback basically from  
16 that property line. We've met with them and reviewed  
17 our proposed landscaping and grading. There's going to  
18 be new detention for these six courts which is basically  
19 underneath the parking lot near Happ Road.

20 This is a 3D view kind of from the  
21 southwest of it I guess. So, the new tennis courts are  
22 to the bottom right with the three small five-tier  
23 bleacher and the storage building. Then to the top left  
24 are the existing tennis courts that are being  
25 reconstructed.

26 This is a typical storage building.  
27 There are identical pair of doors, in the end a single  
28 man door, just under 13 feet tall with basic face brick  
29 and cast stone banding, standing seam metal roof.

30 Going across to the east side of Happ  
31 Road, as mentioned, the north end, we're taking the 440-  
32 yard track and renovating that to a 400-meter track. It  
33 will have a synthetic surface, so we're hopeful that,  
34 number one, it will be a safer track for people on the  
35 area, but it will also be great we think as a community  
36 resource, too, because it's a great, if you have bad  
37 knees like I do, you'll want to be on a synthetic  
38 surface or crushed stone. This will be a nice surface.

39 We just put in a brand new college level  
40 tracking over at the Winnetka campus this last summer.  
41 This is similar, it's a college graded track, but it's  
42 going to be black in color. The one at the Winnetka  
43 campus is blue. Yes, like this motivation, it's the  
44 same color at the track they run state championships at,  
45 so you want them focusing on that color that they want  
46 to get there for state.

47 This is a plan of the concession  
48 building, north is to the top. Basically, the area in  
49 red on the left is the concession area with the two  
50 counters to the north, covered area to the west. We  
51 have, finally, permanent restrooms, so we have a men's  
52 and women's, and we've added a family restroom.

1                   The ticket booth is going to be in this  
2 location. We're basically going to clad the exterior of  
3 the existing ticket booth and it's going to be used for  
4 Booster sales. They basically set up tables and things  
5 in the area currently. It's a perfect spot because home  
6 fans will be going from the concession building back to  
7 the home bleachers, so we're going to repurpose that  
8 space.

9                   The area in cyan is basically a  
10 hospitality room to support coaches and officials, and  
11 the area in yellow is a training room. The main  
12 training room is in the Building F to the south of this.  
13 It is to support these fields out here in this area,  
14 especially during the peak seasons.

15                   This is a view from above. The area in  
16 white is the existing fire lane that runs east and west  
17 and wraps around the campus. We're basically creating  
18 an entry, a gateway into the building with this low  
19 ornamental fence, and then there's gates on either end  
20 of the existing fencing. This is a closer view.

21                   This is a view from the northeast. These  
22 are the bleachers. So, the windows to the right are the  
23 concession windows. The doors, the two pairs of doors,  
24 those are the restrooms, and the pairs at the end are  
25 the training room and hospitality room.

26                   These are exterior elevations of the  
27 building. The gable is basically aligned with the  
28 centerline of the field. Again, we tried to keep it in  
29 matching with the palette of the existing building but  
30 something that's a little bit more traditional having  
31 the hip roofs and the gables.

32                   This is a close-up view of the proposed  
33 archway which is basically going to be done out of  
34 steel, non-illuminated, but to create some sense of  
35 entry into the stadium.

36                   These are some examples of the myriad of  
37 signage that's on the site and around the area. Over  
38 the years, there's been all different types of signs.  
39 These are some of the neighbors' signs.

40                   This is basically what the press box  
41 looks like in 3D. The area to the back would be the  
42 practice fields. The area to the front would be the  
43 main stadium. This is side view. This is the west  
44 elevation. Floor plans and sections.

45                   This is the stadium lighting. The  
46 current lighting is very not effective. We're not  
47 meeting the standards that we need for athletic fields  
48 and it's very hard to control the HID lighting that's  
49 there. So, the idea of coming in and working with Musco  
50 and designing this ground up with new lighting, we're  
51 kind of encouraged by and we feel like we can come up  
52 with less spill with these new lights. David is here to

1 answer any questions related to stadium lighting, but we  
2 basically have zero-foot candles at the property line on  
3 the east side of Happ Road. We get approximately on the  
4 average 40-foot candles on the field which right now I  
5 think we're in the 20's.

6 This is related to the glare, this is an  
7 illustration. Fixture cuts. Bear with me for one  
8 second.

9 Then this is in the 24 by 36-inch set.  
10 This is the landscape plan. We're basically, we did a  
11 tree survey of the site and we're doing landscaping on  
12 the west side of Happ Road. We're providing more  
13 diameter of replacement trees that are required. In a  
14 nutshell, we have arborvitae, eight-foot high arborvitae  
15 screening to the south with ground cover.

16 In talking with Am Yisrael's buildings  
17 grounds director, they really want us to put some ground  
18 cover in there to cut down or make it easier to mow. We  
19 have some evergreen screening to the west, and then we  
20 have a series of trees along the parkway and in the  
21 median. This is the south portion with the new tennis  
22 courts.

23 This is the north area. We're taking  
24 down one tree there that's an existing kind of nuisance  
25 tree, causes problems with the tennis courts. We're  
26 taking that down, providing two new trees, and then  
27 basically the area along the entire west side and north  
28 side will be arborvitae landscape screen. This is the  
29 tree replacement schedule, tree survey.

30 Then site lighting. We kind of started  
31 over, you know, I mentioned we had the five existing  
32 fixtures. It's very uneven, there's very dark areas,  
33 and we basically came in with, we studied both 16-foot  
34 high fixtures, 20 and 25. 20 kind of became the sweet  
35 spot as far as the number of fixtures and meeting the  
36 Village requirements. We basically have less than one-  
37 foot candle on the west property line, the non-  
38 residential property line, and we have less than a half-  
39 foot candle on the north property line, and we're  
40 basically down to zero or less because we don't have any  
41 lights on those tennis courts to Am Yisrael.

42 These are some fixture cuts that are  
43 proposed for fixtures. That's it.

44 CHAIRMAN FELICIONE: Is this project funded or  
45 are you at the bidding stage? Where are you?

46 MR. CASHMAN: We are releasing the bid package  
47 in about a week. The first package for long-needed  
48 items, and then it would be bid out in March, and the  
49 construction will commence in April. We need to deliver  
50 to Augie, the facilities here at this campus about  
51 August 7th, and then the renovations at the other campus  
52 will start when school is out and we'll be done --

1 CHAIRMAN FELICIONE: Oh, you think you'll be  
2 done with this project this summer?  
3 MR. CASHMAN: Oh, yes.  
4 CHAIRMAN FELICIONE: Oh, yes, okay.  
5 MR. CASHMAN: We don't really have a choice.  
6 We have a construction manager on board, Pepper  
7 Constructions RCM. They're the ones that did the large  
8 addition at the Winnetka campus, and we've been working  
9 with them and identifying long-needed items.  
10 CHAIRMAN FELICIONE: Pepper is great, they  
11 just finished one school in town, so we're really happy  
12 and grateful to them. I'm going to turn it over to the  
13 Committee.  
14 COMMISSIONER BOND: I greatly appreciate the  
15 proposal. It was very well presented, so everything is  
16 very tangible.  
17 It all looks really good to me. I think  
18 I read in the notes that Staff recommended a certain  
19 type of arborvitae, not the one that you had but a  
20 different one?  
21 CHAIRMAN FELICIONE: White birch.  
22 MS. O'NEILL: There was just a recommendation  
23 because the deer tend not to eat them.  
24 COMMISSIONER BOND: No, but that's very real  
25 because we put arborvitae in by our home, a little bit  
26 of a mistake. They got chewed up. So, I think if  
27 you're looking for a little better longevity, I think  
28 that's a good recommendation to consider.  
29 MR. CASHMAN: We talked with our landscape  
30 architect about that, and the proposed alternate  
31 arborvitae, his problem with those is they tend to brown  
32 out. They look like they're dead in the winter. He  
33 really wanted to talk more with the Staff about the deer  
34 problem they may or may not have. He felt that they  
35 might compromise where he keeps the proposed along  
36 Meadowlake so it looks green year round and looks  
37 better, and maybe at Am Yisrael we go to a more deer-  
38 tolerant. The deer would have a tough time, I don't  
39 know how they would get in between the fence line and  
40 the berms and everything.  
41 COMMISSIONER BOND: That's true.  
42 MR. CASHMAN: But we're open to looking at  
43 that. The birch, they are proposing that birch tree  
44 because that's what's existing, has been there and  
45 that's what they've been planting. The same with the  
46 pears, but we're certainly open to looking at other  
47 trees.  
48 COMMISSIONER BOND: I really, I have to admit  
49 I don't know that much about landscaping and it sounds  
50 like you've got it covered. So, if --  
51 MS. O'NEILL: Well, I would work with them.  
52 COMMISSIONER BOND: That's a good point, if

1 the deer can't really reach them and that's the better  
2 look and better longevity.

3 MR. CASHMAN: Especially for the Meadowlake  
4 because they're going to be looking at them.

5 COMMISSIONER BOND: Right. I think that will  
6 be a great improvement for them.

7 MR. CASHMAN: Right.

8 COMMISSIONER BOND: So, I am on that campus  
9 constantly because I have a freshman at New Trier. I  
10 was there twice today. There's two things I noticed. I  
11 think in the proposal you're keeping the gray shed? Or  
12 is that going away? That gray shed.

13 MR. CASHMAN: Those are up in the air. One is  
14 part of the Farmer's Market.

15 COMMISSIONER BOND: Right.

16 MR. CASHMAN: That's going to get to go  
17 somewhere. Then the other one is New Trier's and we're  
18 going to relocate that. We just noted it on this  
19 existing suite, we don't know exactly but they're likely  
20 moving somewhere else.

21 COMMISSIONER BOND: Okay, that's probably  
22 good, because I think by the time you do this  
23 renovation, they might not look so great.

24 MR. CASHMAN: They're not going to look,  
25 right.

26 COMMISSIONER BOND: Right.

27 MR. CASHMAN: Right now your eyes are not  
28 drawn to that area because it's just a grass area.

29 COMMISSIONER BOND: Right.

30 MR. CASHMAN: But I think with the tennis  
31 courts there, it will become more visible.

32 COMMISSIONER BOND: Right, and then you'll be  
33 like how come that old shed is here, right?

34 MR. FONTANETTA: They're not staying.

35 MR. CASHMAN: I know Augie well enough to know  
36 he'll be like get those things down.

37 COMMISSIONER BOND: Then this is just light.  
38 The other two storage buildings with the green roof, I  
39 wonder if you want to consider a darker color roof that  
40 matches the new bus stop that went in because they're  
41 just storage to, I think that they look beautiful, but  
42 maybe even draw a little less attention to them because  
43 they're over there by themselves. When you look at the  
44 area, there are no green roofs really. It's a lot of  
45 brick, a lot of brown. Just for those two storages,  
46 maybe consider a darker bronze gray, just something that  
47 blends a little bit more.

48 CHAIRMAN FELICIONE: But keeping the green  
49 roof on the larger structure.

50 COMMISSIONER BOND: Sure, yes.

51 MR. CASHMAN: The green we thought was  
52 basically tying in with the school colors and with the

1 existing press box.  
2 COMMISSIONER BOND: Yes. No, no problem. I  
3 was just thinking of those two smaller storage, and  
4 maybe less likely people might not walk over there  
5 going, hey, what is this, right, if they blend a little  
6 bit more.  
7 MR. CASHMAN: Thank you.  
8 COMMISSIONER BOND: Thank you.  
9 CHAIRMAN FELICIONE: For any kid that is on  
10 that field, he'll tell you having one more structure  
11 that could possibly provide shade in August and July is  
12 an absolute must because we melt out there.  
13 MR. CASHMAN: That's correct. That was one  
14 reason that the tennis program was requesting those  
15 shades because, you know, in the summer, and you just  
16 need it. The fabric can come down in the winter which  
17 will help it last, but just to have that shade for the  
18 families or people watching.  
19 CHAIRMAN FELICIONE: And the bleachers are a  
20 welcome addition, too, because there's no place there.  
21 MR. CASHMAN: Right now it's just a stone area  
22 and that would be a positive experience. We're excited  
23 about the improvement of the tennis facilities.  
24 CHAIRMAN FELICIONE: My 13-year-old gave you a  
25 thumbs up today.  
26 MR. CASHMAN: Tennis player?  
27 CHAIRMAN FELICIONE: Yes.  
28 MR. CASHMAN: All right.  
29 CHAIRMAN FELICIONE: Does our lighting expert  
30 want to say anything?  
31 COMMISSIONER WACHTER: I beg your pardon?  
32 CHAIRMAN FELICIONE: Does our lighting expert  
33 want to say anything?  
34 COMMISSIONER WACHTER: Musco is an extremely  
35 well-respected brand globally in athletic lighting. So,  
36 they did it very well. I mean they've got their cutoff  
37 at the sidewalk. So, you couldn't ask for more.  
38 CHAIRMAN FELICIONE: Okay, so we're protecting  
39 the people around with the foot candles.  
40 COMMISSIONER WACHTER: Yes. Meadowlake is not  
41 going to be, I mean if you look at the fixtures, you can  
42 see why because they've got a scoop shape to them. So,  
43 their cutoff is very, very sharp.  
44 MR. CASHMAN: It's such a great improvement in  
45 the athletic lighting.  
46 COMMISSIONER WACHTER: Yes.  
47 MR. CASHMAN: Because putting lights up at any  
48 athletic facility tends to bring in, you know, the  
49 pitchforks and torches and everything. This is going  
50 back even just five years ago, they would only really  
51 use it where there are trouble spots because they're  
52 pricey. But I would bet 10 years from now, no one is

1 going to put in anything but LED lighting because of the  
2 ability to control it and maintenance cost, it's just a  
3 smarter solution.

4 COMMISSIONER WACHTER: Well, nobody is  
5 designing for HID anymore.

6 MR. CASHMAN: No.

7 COMMISSIONER WACHTER: They're using existing  
8 die cast tool and everything is focused on LED lighting.

9 MR. CASHMAN: Right. I don't know that I'd  
10 want to be working at a fluorescent tube plant right  
11 now. Wonder what happened to those things.

12 COMMISSIONER WACHTER: Well, there's a few  
13 applications there.

14 MR. CASHMAN: I know, but it's amazing how  
15 quickly everything has changed.

16 COMMISSIONER WACHTER: Yes. CFL, probably  
17 CFLs are going to be --

18 MR. CASHMAN: Correct. Still a point in  
19 history.

20 COMMISSIONER BOND: So, I was just asking  
21 about the electrical boxes and whether or not you are  
22 able to touch those or not.

23 CHAIRMAN FELICIONE: ComEd won't let you touch  
24 them.

25 COMMISSIONER BOND: The Chair was saying --

26 MR. CASHMAN: The transformers?

27 CHAIRMAN FELICIONE: Yes.

28 COMMISSIONER BOND: Right, like to paint them  
29 or something. Not to move them, just if you wanted to  
30 paint them. I actually did not pay attention to what  
31 kind of condition they're in. I just know they're there  
32 by that questionable gray storage.

33 CHAIRMAN FELICIONE: You can put in a request  
34 to ComEd to have them paint it. It might look worse  
35 than it does now, but you can. My advice to you is you  
36 cannot touch that.

37 MR. CASHMAN: Okay, we'll look at those.

38 COMMISSIONER BOND: They might look fine. I  
39 just know they're there, that's all. I think their  
40 proposal is excellent.

41 COMMISSIONER MORRELL: I agree.

42 COMMISSIONER WACHTER: Is there any, excuse  
43 me, is there any lighting plan at the archway entrance?  
44 Not at the archway itself, I understand that that's  
45 simply a gateway arch, but behind it? The wall that  
46 says Home of the Trevians, the brick wall?

47 MR. CASHMAN: We'll have illumination in the  
48 east on the overhang.

49 COMMISSIONER WACHTER: So, there will be no --

50 MR. CASHMAN: We need illumination for the  
51 pedestrians and for security. So, there will be some  
52 illumination around there that we haven't focused on

1 that yet. But we're actually working with Augie and  
2 working with Musco as far as the lighting in the  
3 stadium. We want to make sure that we don't have any  
4 dark areas there so it's safe and then after hours so  
5 that we can make sure that no one is trying to get into  
6 the building.

7 COMMISSIONER WACHTER: But they're not channel  
8 letters obviously, meaning the specs, and they're not  
9 backlit?

10 MR. CASHMAN: No, no. It's basically just  
11 daytime illumination.

12 COMMISSIONER WACHTER: Solid letters.

13 MR. CASHMAN: Yes. It will be nice. I mean  
14 the stadium could use an upgrade. New Trier is amazing,  
15 they're successful athletically, and the stadium, you  
16 know, needs it. This is a nice movement forward. Those  
17 port-a-potties, I mean I remember when they put them in  
18 and that the superintendent was not happy, but then  
19 nobody would support spending a million dollars on a  
20 concession building back in the 90's. This is really  
21 going to be a benefit I think for the home fans, for  
22 visitors, for anyone using the facility. It will be a  
23 real plus.

24 COMMISSIONER WACHTER: I hear the audio  
25 advantage of fireworks quite often. I only live about  
26 30 yards away.

27 MR. CASHMAN: Out in Meadowlake?

28 COMMISSIONER WACHTER: No, I live behind the  
29 Landmark.

30 MR. CASHMAN: Okay.

31 COMMISSIONER WACHTER: It's nice to know, I  
32 mean, you know, I could have gone to New Trier when it  
33 opened up, and I had to go all the way across town to  
34 Glenbrook South, even though I could have walked to New  
35 Trier faster.

36 MR. CASHMAN: Because of the boundary?

37 COMMISSIONER WACHTER: Exactly, right on the  
38 fence. But I got to, GBS is a great school, you know.

39 MR. CASHMAN: Yes, I agree. Natalie, right, a  
40 graduate?

41 MS. CRITCHLEY: Yes.

42 MR. CASHMAN: They've done a lot of work  
43 there, that high school.

44 CHAIRMAN FELICIONE: You guys have done a  
45 phenomenal job preparing this package.

46 COMMISSIONER MORRELL: Yes.

47 CHAIRMAN FELICIONE: It made our job much  
48 easier.

49 COMMISSIONER BOND: Yes, thank you.

50 MR. CASHMAN: Well, thanks. We want to make  
51 sure we had everything. When in doubt, we decided to  
52 put more.

1                   COMMISSIONER WACHTER: And your explanation  
2 was really good.  
3                   MR. CASHMAN: Thank you.  
4                   COMMISSIONER WACHTER: You hit all of the key  
5 points without an odd flow.  
6                   CHAIRMAN FELICIONE: Can someone make a  
7 motion?  
8                   MS. O'NEILL: Can I just add that part of the  
9 presentation had the bollards in it which was a  
10 recommendation also by the Police Chief. So, I know  
11 it's something that you guys are --  
12                   MR. CASHMAN: We are going to put those in  
13 basically at the three bleachers that are in the south  
14 tennis courts. There will be bollards at those parking  
15 spaces, so if somebody hit the gas instead of the brake,  
16 that they'll --  
17                   CHAIRMAN FELICIONE: I'm sure it was going to  
18 be part of the motion. We read the packet.  
19  
20                   COMMISSIONER WACHTER: I would like to make the motion  
21 that we accept the Petitioner's petition and proposal  
22 for all of the above items which are too long to list,  
23 please forgive me, on the condition that bollards are  
24 placed as Staff recommends and the whitespire birch be  
25 substituted.  
26                   CHAIRMAN FELICIONE: You'll work with Staff for that,  
27 okay?  
28                   MR. CASHMAN: Yes.  
29                   CHAIRMAN FELICIONE: Do we have a second?  
30                   COMMISSIONER MORRELL: Second.  
31                   CHAIRMAN FELICIONE: All those in favor?  
32   (Chorus of ayes.)  
33                   CHAIRMAN FELICIONE: Your motion passes.  
34  
35 Thank you.  
36                   MR. CASHMAN: Thank you very much for your  
37 time.  
38  
39                   CHAIRMAN FELICIONE: Do we have a motion to adjourn?  
40                   COMMISSIONER WACHTER: Motion to adjourn.  
41                   CHAIRMAN FELICIONE: Second?  
42                   COMMISSIONER KINNICH: Second.  
43                   CHAIRMAN FELICIONE: All those in favor?  
44   (Chorus of ayes.)  
45                   CHAIRMAN FELICIONE: The motion passes. Thank you all  
46 for your time.  
47  
48 (Whereupon, at 8:24 p.m., the above meeting was  
49 concluded)

50

1 STATE OF ILLINOIS )  
2 ) SS.  
3 COUNTY OF C O O K )

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.

12  
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