

ARCHITECTURAL

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

COMMISSION

REPORT OF PROCEEDINGS had before the Village of
Northfield Architectural Commission taken at the Northfield
Village Hall, Board Room, Northfield, Illinois on the 9th day
of April, 2018, at the hour of 7:00 p.m.

MEMBERS PRESENT:

JASON FELICIONE, Chairman
DAVID AUL
TEV BOND
JOHN ISSA
PATRICIA MORRELL
CORRINE CARR

MEMBERS ABSENT:

MATT KINNICH

ALSO PRESENT:

LINNEA O'NEILL, Urban Planner

1 CHAIRMAN FELICIONE: Good evening, everyone.
2 I'd like to welcome you to our Architectural meeting. I
3 would like the members of the Committee to please
4 introduce themselves. Please, starting with Tev Bond.
5 COMMISSIONER BOND: Tev Bond.
6 COMMISSIONER AUL: David Aul.
7 COMMISSIONER ISSA: John Issa.
8 COMMISSIONER MORRELL: Patty Morrell.
9 COMMISSIONER CARR: Corinne Carr.
10 CHAIRMAN FELICION: I would like to welcome
11 Commission Carr. This is her first meeting.
12 COMMISSIONER CARR: Thank you.
13 CHAIRMAN FELICIONE: We have four items on our
14 agenda today what is under new business, but first we
15 need to approve the minutes from previous meeting. We
16 have two sets of minutes to approve.
17 AUDIENCE MEMBER: It's very difficult to hear
18 you.
19 CHAIRMAN FELICIONE: We are going to approve
20 the minutes from the previous meeting starting with the
21 6th of February. Would someone make a motion, please?
22 COMMISSIONER BOND: I motion to approve the
23 minutes.
24 CHAIRMAN FELICIONE: Second?
25 COMMISSIONER MORRELL: Second.
26 CHAIRMAN FELICIONE: All those in favor?
27 (Chorus of ayes.)
28 CHAIRMAN FELICIONE: It passes. February 12th
29 minutes?
30 COMMISSIONER BOND: I motion to approve the
31 minutes?
32 CHAIRMAN FELICIONE: Second?
33 COMMISSION AUL: I second.
34 CHAIRMAN FELICIONE: All those in favor?
35 (Chorus of ayes.)
36 CHAIRMAN FELICIONE: Motion passes. First on our
37 agenda, 1900 Willow Road. Someone here to present?
38
39
40 1) 1900 WILLOW ROAD - Continuation of a request for a
41 recommendation to the Village Board for permanent
42 signage for the commercial building located at 1900
43 Willow Road.
44
45 **Petitioner: Tim Thanasouras**
46 **Property Index Number: 04-24-413-078**
47 At this time, I would like to swear in
48 everybody that wants to speak when they have a chance.
49 Will you all stand up, please?
50 (Witnesses sworn.)
51 CHAIRMAN FELICIONE: Your name, please?
52 MR. THANASOURAS: I'm Tim Thanasouras.
53 CHAIRMAN FELICIONE: Tim Thanasouras, nice to

1 see you again.
2 MR. THANASOURAS: Thank you. Good to see you.
3 CHAIRMAN FELICIONE: So, specifically our
4 changes from the last meeting were addressed in part.
5 MR. THANASOURAS: Yes. We took care your
6 recommendations that, we changed a few of the colors of
7 the Boutique Nail Salon that are on the building. We
8 also decided not to raise the pylon sign at all at this
9 point and we added the building address onto the pylon
10 sign.
11 CHAIRMAN FELICIONE: Was that just a matter of
12 cost or what was the primacy there?
13 MR. THANASOURAS: Mostly cost.
14 CHAIRMAN FELICIONE: Okay.
15 MR. THANASOURAS: It would have been almost
16 duplicating the sign again and the limited benefit of
17 just raising it wouldn't be necessary.
18 CHAIRMAN FELICIONE: Okay.
19 COMMISSIONER ISSA: I guess I have one comment
20 that just still, the Exhibit B, off the building signs,
21 they had standard size, 13 x 13, all the fonts are
22 fairly close so there's kind of consistent, but I still
23 can't get my head around the Exhibit A, all the fonts
24 will be of slightly dimension. Like it's 7.16 inches,
25 the next one is 9-1/4, and the next one 7, or 6-3/4. It
26 seems like you are uniform on the other one, but this
27 one is like, it's just, 16 inches wide, tall, this ones
28 18-1/2, the next one is 16. Why can't they all be 18?
29 Even if there's more white space around it. So, when
30 you're walking, when you're walking across the street
31 you're not saying --
32 MR. THANASOURAS: I don't really know the
33 answer to that other than that's what up there on two of
34 the signs already.
35 COMMISSIONER ISSA: The newest one would be
36 the Boutique Nail & Spa? That's the only one there.
37 That's the latest one, I guess?
38 MR. THANASOURAS: I'm not sure what you mean
39 by latest. It's already up there. It's existing. The
40 latest, the newest sign that we'd be putting up would be
41 for Northshore Kitchen & Bath.
42 COMMISSIONER BOND: So, is this a proposal to
43 re-paint the Boutique Nail & Spa this color?
44 MR. THANASOURAS: Yes.
45 COMMISSIONER BOND: That's why the fonts are
46 different because this is just a -- what's existing.
47 COMMISSIONER ISSA: Okay.
48 COMMISSIONER BOND: But Dunkin' Donuts has to
49 be, is that also painted --
50 MR. THANASOURAS: Yes.
51 COMMISSIONER BOND: -- over what's there? So,
52 we have Dunkin' Donuts will have Exhibit E and

1 Northshore Kitchen & Bath, but not the Nail Salon?
2 MR. THANASOURAS: Correct.
3 COMMISSIONER BOND: Then the only one
4 currently existing is Dunkin' Donuts?
5 MR. THANASOURAS: Correct.
6 COMMISSIONER BOND: And then Exhibit C,
7 Dunkin' Donuts would be re-painted that sign?
8 MR. THANASOURAS: Correct.
9 COMMISSIONER BOND: Okay, and then you would
10 add the other two signs?
11 MR. THANASOURAS: Correct.
12 COMMISSIONER BOND: I'll start with Exhibit C,
13 because I think it's the simplest. I think the 1900
14 Willow Road ought to be at the top not the bottom. I
15 think it should be the first at the top and then you
16 could put whatever order you want with Dunkin' Donuts
17 and Northshore. Then it just makes sense that the
18 address would be -- on that.
19 MR. THANASOURAS: The invitation becomes
20 reduced height and the tenants --
21 COMMISSIONER ISSA: The only one you can see
22 is the top one.
23 MR. THANASOURAS: They want to be seen on the
24 bridge. So, that's the logic of that.
25 COMMISSIONER BOND: Dunkin' Donuts is --
26 COMMISSIONER ISSA: See, I can play both
27 sides.
28 MR. THANASOURAS: I was just trying to make it
29 less cumbersome for what we, I mean, that's why we put
30 it there because it's the easiest way to do.
31 COMMISSIONER BOND: If you had a tenant that
32 wanted their identification on that sign would you then
33 take down 1900 Willow Road and put their name on it? Is
34 that the intention?
35 MR. THANASOURAS: I'm not sure --
36 CHAIRMAN FELICIONE: Not without our approval.
37 COMMISSIONER BOND: Right, but is the
38 intention of having the three? No?
39 MR. THANASOURAS: I don't have the answer to
40 what the intention was. If it was My Brothers I would
41 have had four up there and have the building address as
42 you spoke of on top and then the three tenants, but we
43 don't have that option.
44 CHAIRMAN FELICIONE: All these places are
45 occupied currently, correct?
46 MR. THANASOURAS: Yes.
47 CHAIRMAN FELICIONE: And this building was
48 just purchased by a new owner?
49 MR. THANASOURAS: Last year, yes.
50 CHAIRMAN THANASOURAS: Okay, and are they
51 planning on staying for a while or what's the intent?
52 Is this a short-term investment, long-term invest?

1 MR. THANASOURAS: I don't know the answer.
2 It's not my property. I'm just the property manager.
3 CHAIRMAN FELICIONE: Is it for currently for
4 sale right now?
5 MR. THANASOURAS: It is for sale, yes.
6 CHAIRMAN FELICIONE: So, it's for sale again?
7 MR. THANASOURAS: Correct.
8 CHAIRMAN FELICIONE: So, it's possible that
9 new management would be before us shortly to make
10 changes and modifications?
11 MR. THANASOURAS: I don't know.
12 CHAIRMAN FELICIONE: We have to consider that.
13 COMMISSIONER BOND: Yes.
14 CHAIRMAN FELICIONE: So, your recommendation
15 to the Board of whether or not we like --
16 COMMISSIONER BOND: Well, I agree with the
17 concern that the font size being so varied.
18 CHAIRMAN FELICIONE: And that's simply because
19 you want to save your money and paint the new sign,
20 correct?
21 MR. THANASOURAS: I'm not paying for the
22 signs, it's the tenants and that's why --
23 CHAIRMAN FELICIONE: But you -- have to today.
24 So, is that the reason?
25 MR. THANASOURAS: Yes.
26 CHAIRMAN FELICIONE: Thank you. I mean, the
27 Dunkin' Donut sign is 1,000 or greater, right?
28 MR. THANASOURAS: Yes.
29 CHAIRMAN FELICIONE: Do you want to break them
30 apart, a motion to the Board, you can do that too.
31 COMMISSIONER BOND: I'm also not convinced
32 that we need Exhibit B for Northshore Kitchen & Bath. I
33 know that's already been approved for a Dunkin' Donuts,
34 so it's existing, but I don't know how busy we were that
35 the sign -- by adding more of these.
36 CHAIRMAN FELICIONE: The scroll bars are
37 underneath there, the sign is not, correct?
38 COMMISSIONER BOND: Oh, okay. It's already on
39 the building?
40 CHAIRMAN FELICIONE: Yes.
41 COMMISSIONER BOND: All right, then there you
42 go. Okay.
43 COMMISSIONER AUL: Who would be responsible
44 for paying for the sign where you would raise the height
45 of the pole? Is that the tenants or is that the
46 landlord?
47 MR. THANASOURAS: Ultimately it would be the
48 tenants.
49 CHAIRMAN FELICIONE: We can pose to raise the
50 sign and pole, so asking him to, to raising without the
51 motion is probably not in the cards for us.
52 COMMISSIONER AUL: Yes.

1 CHAIRMAN FELICIONE: However, if we are going
2 to approve the sign to have these three items on there
3 we want the items to go on if we want it to be enforced
4 for this meeting. So, we have three potential issues.
5 We got Dunkin' Donuts, we have the Boutique Nail sign,
6 and we have pylon sign. Just as a quick catch up here,
7 do it all, like the Dunkin' Donut sign.

8 MR. THANASAURAS: Right.

9 CHAIRMAN FELICIONE: Is this yours? So, it
10 looks like the Dunkin' Donut sign would pass. The Nail
11 Boutique sign, does anyone have anything to say about
12 the Nail Boutique sign? It's kind of blah, right? I
13 think we all want that to be different than it is.

14 COMMISSIONER MORRELL: It's not consistent
15 with --

16 CHAIRMAN FELICIONE: Exactly. And a brand
17 new, you're serious disadvantage for this one issue
18 today, Mr. Thanasouras. You know, I was the sole member
19 of this Committee when we approved Dunkin' Donuts and we
20 approved Dunkin' Donuts through a series of meetings to
21 really create a told to be set through the Village. And
22 as we sit here today, that's always been my echoed with
23 a design that's coming in by awesome architects for the
24 Wintrust building and we need folks to be continued to
25 meet each other, to use an architectural term. And this
26 sign in the center does not meet both sides of it. It's
27 not across the street. It's not next door. So, I for
28 one, I am not in favor of your center sign, but your
29 Dunkin' Donut sign works for me and if you're going to
30 have the 1900 Willow to the bottom of the pylon sign, I
31 think I like seeing something there instead of the blah
32 that's there today.

33 COMMISSIONER MORRELL: Right.

34 CHAIRMAN FELICIONE: So, with direction here,
35 do we think we want to go to the two outside categories
36 and leave the center alone? What -- would you like to
37 report?

38 COMMISSIONER AUL: They could come back in
39 July.

40 CHAIRMAN FELICIONE: Well, do you want them to
41 come back with all three? Because, you know, so you
42 want him to come back with a sign?

43 COMMISSIONER AUL: No.

44 CHAIRMAN FELICIONE: So, they wouldn't come
45 back for the second one. Okay, Mr. Thanasouras, I think
46 that's kind of what we're looking into right now.

47 MR. THANASOURAS: Okay.

48 CHAIRMAN FELICIONE: And I want to say that
49 was echoed in the previous meeting minutes, the meeting
50 that we all read in our packets today, but I think you
51 got copied. Do we have anymore questions for Mr.
52 Thanasouras?

1 (No response.)
2 MR. THANASOURAS: So --
3 CHAIRMAN FELICIONE: We haven't made a motion
4 yet.
5 MR. THANASOURAS: Okay, just to be clear about
6 what you just said, are we talking about a font? It's,
7 Boutique Nails & Spa is there name.
8 CHAIRMAN FELICIONE: Right.
9 MR. THANASOURAS: Are we talking about a
10 color, a font, a height?
11 CHAIRMAN FELICIONE: It really has no
12 character to the sign and your surrounding signs do.
13 So, it's a combination of kind of all of it, but
14 specifically it lacks, the sign company designing it, a
15 nice sign.
16 COMMISSIONER CARR: Especially given the
17 Dunkin' Donuts' sign which obviously has color and
18 character.
19 COMMISSIONER ISSA: Even if you were just
20 going to replicate the neighbor, that would be a start.
21 MR. THANASOURAS: Wait.
22 COMMISSIONER ISSA: I mean, at least the
23 Northshore --
24 MR. THANASOURAS: But you have to understand,
25 the sign is existing and we're trying to relieve the
26 cost to the tenant who's suffering over the idea if they
27 don't have enough --
28 CHAIRMAN FELICIONE: We all understand, but we
29 have to look at the whole, not a specific detail.
30 MR. THANASOURAS: So, with all do respect,
31 it's already, it's been approved just for, without the
32 color. We're changing the color of it. You're asking
33 me to change the font.
34 CHAIRMAN FELICIONE: We would like that sign
35 to look different to echo the minutes of the previous
36 meeting.
37 COMMISSIONER ISSA: Is it possible of what you
38 have there now to simply, as one option, let's say, you
39 know, the Boutique Nail & Spa, to just simply have the
40 B, the N, and the S be capital and everything else is
41 lower case? If anything, just copying Northshore
42 Kitchen & Bath.
43 MR. THANASOURAS: I'd be happy to that, but I
44 don't know if that would --
45 COMMISSIONER ISSA: Can you do that what is
46 there?
47 MR. THANASOURAS: I don't know if it would
48 pass what you guys are looking for. That's my problem.
49 I don't know. So, I have to design something that I'm
50 guessing at. If you can give me a font that you like, a
51 color scheme that you like, I'd be happy to do it, but
52 to send me off shooting in the dark, I could come back

1 six more times.
2 COMMISSIONER BOND: We're talking about the
3 height needs to be, so Dunkin' Donuts is 7.6 inches and
4 Northshore is 6.75 inches and Boutique is 9.25, so the
5 overall height is too great. That's one of the
6 disconnects between the three. You've got this big font
7 and then smaller fonts. So, if you can get that font
8 down and then create, instead of all of it being similar
9 across a very, a variation just like you have in
10 Northshore Kitchen & Bath. So, you don't, the lettering
11 is not one big block. There's some relief in it.
12 MR. THANASOURAS: Okay.
13 COMMISSIONER BOND: But I think the overall
14 height is the greatest problem and that's why it's
15 taking up the entire sign where the other ones don't
16 take up the entire sign. There's a balance between
17 background, foreground, font, and background; and that
18 one, the font has taken over the sign.
19 CHAIRMAN FELICIONE: But do I have like the
20 block lettering? The other two signs are very nice.
21 MR. THANASOURAS: Yeah, no, I agree.
22 COMMISSIONER MORRELL: The other --
23 CHAIRMAN FELICIONE: This looks generic.
24 COMMISSIONER MORRELL: The other two --
25 COMMISSIONER CARR: It looks temporary
26 actually, is how it feels.
27 COOMMISSIONER MORRELL: You have brand
28 recognition on the other two and it looks like we have
29 this slotted in here temporarily. That we're waiting
30 for their sign.
31 MR. THANASOURAS: Yeah, and with all do
32 respect, being the fact that the property has changed
33 hands and it looks like it's going to change hands
34 again, we'd like to get it right.
35 CHAIRMAN FELICIONE: And you're asking us for
36 a variance on it and we're happy to help you, you know,
37 guidelines to design this, but overall, I think it was
38 suggested in the minutes that you come back with not
39 just one option, but more than one. So, we can do this
40 together. And you kind of putting us to design the sign
41 for you. So, I think the direction we're giving you is
42 that the block lettering and the black and white simple
43 is just to temporary and basic and that's creating a
44 generic, next to the other signs that you have there.
45 MR. THANASOURAS: Those signs are really
46 great.
47 CHAIRMAN FELICIONE: If you hire a designer
48 for it. It's not a lot of money. Okay, but it would
49 look great. You wouldn't have to come back here.
50 MR. THANASOURAS: Okay.
51 CHAIRMAN FELICIONE: Is that it? I'll open it
52 to questions from the audience.

1 MR. THANASOURAS: So, all I have to do is
2 change the Boutique Nail and --
3 CHAIRMAN FELICIONE: We haven't made a motion
4 yet.
5 MR. THANASOURAS: Can you explain that to me?
6 CHAIRMAN FELICIONE: Yes, we're going to open
7 it up to the audience for any questions or concerns that
8 anyone in the audience may have. Then we're going to
9 discuss it and then we're going to make a motion which
10 will give you a guidelines to then come back.
11 MR. THANASOURAS: Okay.
12 CHAIRMAN FELICIONE: Thank you.
13 MR. THANASOURAS: Thank you.
14 CHAIRMAN FELICIONE: At this time would anyone
15 in the audience like to come and testify? Okay.
16 MS. O'NEILL: Jason, before the motion --
17 CHAIRMAN FELICIONE: Yes.
18 MS. O'NEILL: -- I'd like to add that the
19 Village Manager was clear that she wanted, this should
20 come in one package.
21 CHAIRMAN FELICIONE: Okay.
22 MS. O'NEILL: She doesn't want to see --
23 CHAIRMAN FELICIONE: Okay.
24 MS. O'NEILL: -- this approved, this not
25 approved.
26 CHAIRMAN FELICIONE: Okay, thank you. So, I
27 think that with that direction, it does say that in -- I
28 appreciate your help. It think with that being said,
29 his guidelines are going to be that, we're okay with the
30 pylon sign, we're okay with the Dunkin' Donuts, we're
31 not okay with Salon; so all three would have to come
32 back to us.
33 COMMISSIONER BOND: Right.
34 CHAIRMAN FELICIONE: So, we're going to have
35 to continue it, correct? It's in his best interest, Mr.
36 Thanasouras, that we continue it.
37 COMMISSIONER ISSA: Can we offer some free
38 design assistance?
39 CHAIRMAN FELICIONE: Go for it.
40 COMMISSIONER ISSA: The Boutique Nail & Spa,
41 again, just trying to make sure I'm saying this
42 correctly. We cannot change the size of the physical
43 sign, right? Because it already exists. Is that true
44 or not true?
45 CHAIRMAN FELICIONE: I'm trying to see if I
46 can get 16 inches instead of 18-1/2, and then all three
47 signs would be the same.
48 MR. THANASOURAS: I don't know the answer, but
49 I can talk about sign --
50 CHAIRMAN FELICIONE: Okay, so can you --
51 MR. THANASOURAS: -- I think I got the idea.
52 CHAIRMAN FELICIONE: If the sign gets smaller,

1 the font can get smaller and shooting for the Dunkin'
 2 Donuts, 6-1/2 inches, which should be plenty big for a
 3 very simplistic sign. I see no reason as, I'm a graphic
 4 person. I'm a creative person. There's no reason to
 5 bold the ampersand sign. It has no value to the company
 6 of Boutique Nail & Spa.

7 MS. O'NEILL: It was a suggestion from last
 8 meeting.

9 CHAIRMAN FELICIONE: I guess when I was
 10 absent, so --

11 MS. O'NEILL: It was.

12 CHAIRMAN FELICIONE: -- my failure to attend
 13 the last two meetings.

14 COMMISSIONER ISSA: I agree with Jason. I
 15 think there needs to be at least three options that you
 16 come with and I'll give you the first one. Just copy in
 17 front and print type, the Northshore Kitchen & Bath.
 18 Capital first letter and everything under lower case.
 19 Then you don't have to make any arguments. It's as the
 20 same as the guy next door and start there. But two
 21 other ones that maybe could use some color or some
 22 other, very simple logo that Boutique wants to
 23 incorporate. A script B or something.

24 COMMISSIONER BOND: So, if we're asking for
 25 them to basically re-design this entire sign, then
 26 shouldn't the height of that sign be 16 inches, which
 27 is, isn't that what you're saying?

28 CHAIRMAN FELICIONE: Yes, that's what I'm
 29 saying here.

30 COMMISSIONER BOND: Right? Correct, which is
 31 equal to Northshore Kitchen & Bath, that's --

32 CHAIRMAN FELICIONE: Especially feature use.

33 COMMISSIONER: Right, so you got that
 34 consistency. That alone will work.

35 CHAIRMAN FELICIONE: So, let's make a motion
 36 to continue this one. Is there a motion?

37 COMMISSIONER BOND: I'll make a motion to
 38 continue.

39 CHAIRMAN FELICIONE: Second?

40 COMMISSIONER MORRELL: Second.

41 CHAIRMAN FELICIONE: All those in favor?

42 (Chorus of ayes.)

43 CHAIRMAN FELICIONE: All opposed?

44 (No response.)

45 MS. O'NEILL: We need to continue this to
 46 specific date, sorry.

47 CHAIRMAN FELICIONE: So, we'll continue it to
 48 the May 7, 2108

49 MS. O'NEILL: May meeting.

50
 51
 52 2) 401 WAGNER ROAD - Consideration of a request for
 53 temporary banners for a Community Event Series at

1 Clarkson Park and approval of light pole banner design.
2 The following variances are required: 1) Section 12-
3 5(13)(b) for temporary banners being displayed for a
4 longer time period of time than allowed by code; and 2)
5 Section 12-5(13)(c) for additional temporary banners
6 than allowed by code.

7
8 Petitioner: Northfield Park District
9 Property Index Number: 04-24-403-001
10 Project Number: 2018-0045

11
12 CHAIRMAN FELICIONE: Second on our agenda, 401
13 Wagner Road.

14 MR. ALEXOFF: Hello, I'm George Alexoff. I'm
15 the Executive Director of Northfield Park District. I
16 don't want to repeat everything that's already in your
17 memo, so we're really looking for relief to add some
18 signage. We have a new, exciting event starting up this
19 summer and we're trying our best to really promote the
20 event. So, guess I'm open to some questions.

21 CHAIRMAN FELICIONE: Well, we have this sign
22 that you'd like to approve and keep up for longer
23 periods of time and then we're adding --

24 MR. ALEXOFF: This will be the banner.

25 CHAIRMAN FELICIONE: Okay.

26 MR. ALEXOFF: So, what you see here is the
27 banner sign that we're looking throughout depicted to
28 the road in Village Center is the one area and the other
29 area is, we have existing poles already in place.

30 CHAIRMAN FELICIONE: Light poles.

31 MR. ALEXOFF: Light poles. Yes, but that's
32 the light pole that we're looking to put them on is the
33 barbershop looking pole. Not the newer, big, tall ones.

34 CHAIRMAN FELICIONE: I think it's great.

35 COMMISSIONER ISSA: I have one quick
36 clarification.

37 MR. ALEXOFF: Sure.

38 COMMISSIONER ISSA: The write-up, the write-up
39 on the note from you to the Village says that it's from
40 3:00 to 7:00 p.m. One of the banners say 8:30 p.m.
41 Which one is it? Because I want to make sure I don't
42 get in the way.

43 MR. ALEXOFF: It would be 8:30. The main
44 concert starts at 7:00, so --

45 COMMISSIONER ISSA: So, if this goes into
46 record, as it says on the document and then you show up
47 with that and --

48 CHAIRMAN FELICIONE: It's 8:30 --

49 MR. ALEXOFF: 8:30 is the end time of the
50 event.

51 COMMISSIONER ISSA: All right. That's my only
52 question.

53 COMMISSIONER BOND: I think I remember, I'm

1 sorry, I don't remember the exact dates. How long, when
2 will it go up and how long does it stay up?

3 MR. ALEXOFF: We're looking at mid-May. It's
4 really going to depend upon when we can get them built,
5 or May, I should say. We also have to order a lot of
6 new brackets and there's a large lead-time, but we're
7 looking towards mid-May is what we'd like to do. And
8 they will go down right after the last date, which I
9 think is the third Wednesday in August. And then we'll
10 start promoting our next event, which is our Ribfest.

11 COMMISSIONER CARR: Putting aside the length
12 of time it will be up, has this ever been done before
13 where they are on the light poles?

14 MR. ALEXOFF: Never. There are light poles in
15 the Village Center, yes. The Chamber of Commerce was
16 able to do that back, I want to say, 2007 would have
17 been the first one, is when they first started.

18 COMMISSIONER CARR: They did all the light
19 poles?

20 MR. ALEXOFF: No, there's some light poles,
21 none within, on Willow Road were done. Anything east
22 of, I guess that would be Happ Road, was not done at the
23 time, because there were no poles. It was really what
24 was on Central, when they re-did Central. And they
25 alternated back and forth between advertising the
26 Chamber of Commerce, as well as a Shop and Dine, trying
27 to do that. I guess I'm familiar, because I was on the
28 Chamber at the time when we presented it. So really,
29 there really hasn't been anything new in probably the
30 last six, seven years that I've seen up.

31 COMMISSIONER CARR: I think this, I think the
32 banners are great. I think the event is fantastic. My
33 only concern is, I'm curious if anyone echo's them, is
34 the number of light poles. It's a lot of internal
35 congestion and a lot of signs that are very internal to
36 the Park and don't really serve to advertise or announce
37 the event. Just, for me, it felt very congested for all
38 those light poles. I think the banners are fantastic
39 and that's why I asked if it had been done before.

40 MR. AXELOFF: No, we haven't and, you know,
41 it's something we were looking at as we looked at the
42 sign code. We're trying to get more into the marketing
43 in a different way, as opposed to the signage we used to
44 use, which were kind of more the snipe signs, a little
45 bit here and there. We had the poles, we figured we'd
46 take advantage of it. Will we put all nine up? I can't
47 say yes for sure, but we felt coming in that we'd want
48 at least to have the approval to do so.

49 We did talk about that internally about a
50 little bit of congestion. But as we started looking at
51 the poles going around the Park, we started saying,
52 well, if we eliminate this one, it's not in the

1 playground people. If you don't put them in front of
2 Clarkson, along the, almost by the entrance area, what
3 about people who are in there for rentals? So, it's
4 really kind of the, going around where our current
5 sidewalk is and we feel that if it's probably going to
6 be okay. It's our first time, we really don't know for
7 sure.

8 CHAIRMAN FELICIONE: The way I've viewed this
9 without your direction was, I've been there for Ribfest
10 and the place is just packed. That's great, it's a
11 wonderful event and on days when they don't have an
12 event, certainly you could see the signs. But on the
13 days when you have events, walking around noticing that
14 could bring in extra publicity and marketing for that.
15 I think that works great. If anyone has any adverse to
16 it, let me know, but are you leading with potentially
17 making all the signs at once and putting them all up
18 or --

19 MR. ALEXOFF: That's where we're leaning, yes.

20 CHAIRMAN FELICIONE: Okay.

21 MR. ALEXOFF: That would be our preference.
22 And if you feel strongly we needed to adjust, then we
23 would definitely listen.

24 COMMISSIONER BOND: How are you supporting the
25 banners in the Parks?

26 MR. ALEXOFF: Those, we're looking at putting
27 more of a solid pole. We haven't really come up with
28 material. We've talked to Linnea and her Staff about
29 what we could do, because really, that area, the two
30 corners we're talking about is very similar to what the
31 existing is for where they install the temporary ones
32 where they're up for 14 days is the maximum. We're
33 looking more stable, most likely it's going to be like a
34 4 x 4, trying to make it as solid as we can without
35 permanent.

36 COMMISSIONER BOND: So, the height would be?

37 MR. ALEXOFF: Exactly what we stated. You can
38 go up to, I think, by the ordinance or the code, it
39 says, I want to say six feet would be the tallest. Is
40 that right, Linnea? You know, one of the things we met
41 with Staff when we talked about it is, you know, this
42 would be more, you know, when we talk about the two
43 corner signs that we're talking about would be really
44 looking at this year. Our intent from the Park
45 District's standpoint is to come to you with new
46 permanent signs at Clarkson and Willow Park, both, very
47 similar to what you see at the corner in terms of your
48 Center and a couple angles, most likely stating Clarkson
49 Park, stating Willow Park, with a couple angles so that
50 we can attach banners in the future a little bit more
51 cleanly. And more, hopefully, people will see that as
52 opposed to in the past when we've been a little

1 haphazard.

2 COMMISSIONER BOND: And are you limited to
3 remain on the south side of the sidewalk, not in the,
4 because you've got the hill --

5 MR. AXELOFF: Yes, we are.

6 COMMISSIONER BOND: Okay.

7 MR. AXELOFF: Based on the way it's all
8 written up, there's certain setbacks we have to follow.

9 COMMISSIONER BOND: Okay.

10 COMMISSIONER ISSA: I have no problem with the
11 number of signs. I mean, it's a, it's a good thing
12 you're doing by bringing the Farmer's Market for the
13 kids of Northfield and neighbor communities and
14 repeating signage for the sake of memory is not a bad
15 thing.

16 MR. AXELOFF: Appreciate that. We're very
17 excited about it. I think it's going to be a real neat
18 event.

19 CHAIRMAN FELICIONE: Are there any questions
20 or comments? Thank you.

21 MR. AXELOFF: Appreciate it.

22 COMMISSIONER AUL: Excuse me, how high are
23 the, is the bottom of the sign going to be on these
24 poles?

25 MR. AXELOFF: All right. That's regulations.
26 I'm going to say it goes from the top, it's like two
27 foot down from where the pedestal is and this is 3 feet,
28 10 inches. So, wherever that lands, it's kind of a hard
29 thing. We'll also, what we've depicted is what we
30 thought was the best placement because the Village also
31 puts flags up, so trying to make sure we alternate and
32 make it work. As you can see, we're not on Central,
33 we're not looking at putting them all the way down
34 Central. We just don't have enough in the budget right
35 now to do that. The brackets are quite expensive.

36 COMMISSIONER AUL: Thank you.

37 MR. AXELOFF: Appreciate it.

38 CHAIRMAN FELICIONE: At this time, I would
39 like to invite anyone from the audience to comment on
40 this proposal. Please come to the podium. Please be so
41 kind to introduce yourself, please.

42 MR. WARNER: My name is James Warner. I'm
43 over on 340 Crooked Creek Lane. Is my question limited
44 to the sign itself or to whether we're going to have
45 cooked food, cooking of food?

46 CHAIRMAN FELICIONE: The signs are what's
47 being brought for motion today.

48 MR. WARNER: Thank you.

49 CHAIRMAN FELICIONE: Thank you. Members of
50 the Committee, do you have any comments? Would someone
51 like to make a motion?

52 **COMMISSIONER BOND: I make a motion to pass**

1 the proposal.
 2 CHAIRMAN FELICIONE: The banner as well as the
 3 extended sign hang time for the banner as well as the
 4 light pole design?
 5 COMMISSIONER BOND: Yes.
 6 CHAIRMAN FELICIONE: Is there a second?
 7 COMMISSIONER MORRELL: I second.
 8 CHAIRMAN FELICIONE: All those in favor?
 9 (Chorus of ayes.)
 10 CHAIRMAN FELICIONE: Motion passes.

11

12 3) 1852 WILLOW ROAD - Consideration of a request for
 13 approval of site plan, exterior facade, lighting,
 14 landscape, hardscape and signage for the proposed one
 15 story bank building with a two lane drive through
 16 facility to be known as Wintrust Bank located at 1852
 17 Willow Road. The following variances are required: 1)
 18 Section 10-22 B.(2)(b) When a parking lot is located
 19 across a right-of-way from a nonresidential use, a
 20 minimum 7' wide continuous landscape strip shall be
 21 provided; 2) Section 10-22C. A Transitional Yard is
 22 required when the Village Center Zoning abuts
 23 residential. These yards are to be free of site
 24 improvements and include a landscape buffer only. A
 25 continuous 4' hedge or fence is required with a shade
 26 tree every 20'; 3) Section 12-3(1) Signs may only be
 27 displayed on the principal street exposure; and 4)
 28 Section 19-2A(5) Lighting levels exceeding what is
 29 allowed.

30

31 Petitioner: Northbrook Bank & Trust Company, a
 32 Wintrust Community Bank
 33 Property Index Number: 04-24-413-076
 34 Project Number: 2018-0022
 35

36 CHAIRMAN FELICIONE: The third item on the
 37 agenda. I'm going to read this one. 1852 Willow Road
 38 consideration for, we've got the approval of site plan,
 39 exterior facade, lighting, landscape, farscape and
 40 signage for a proposed one story bank building with a
 41 two lane drive-through facility to be known as Wintrust
 42 Bank located at 1852 Willow. Could you please introduce
 43 yourself?

44 MR. MYEFSKI: Absolutely. Thank you very
 45 much, Honorable Chairman and Commission members. My
 46 name is John Myefski with Myefski Architects and tonight
 47 I just want to make sure I introduce a few of the people
 48 that we'll be with here and potentially be speaking.
 49 Rich Ruskowitz is back here. He is the Chairman of the
 50 Bank. John Regan is in charge of real estate. And Jodi
 51 Mariano is right here with Teska and she'll be just
 52 following me and kind of giving you an update on the
 53 landscaping. And Brian Wagner is associate with our

1 firm as well and he may jump in.

2 So, with that, I just want to take some
3 time to kind of walk you through everything. There's a
4 lot of drawings, so I'll probably try to go through
5 things relatively quickly and then maybe tune in and
6 fine tune any questions specifically that you have.
7 But, first of all, we're very excited to be here for a
8 project that we think is very much in sync and scale
9 with what the community would hopefully like to see on a
10 site like this. It's a rather unique site because it
11 actually is, it has three fronts, so it has three street
12 fronts. And that has challenged us in many ways and
13 many of the ways that you'll see some of the variations
14 that we're getting tonight as well.

15 Something like signage, for instance, we
16 need some signs on the other side of the building that
17 you normally might not need, just to help with direction
18 and help people understand where it's going to end up.
19 When the street is actually connected, on the south
20 side, right now Alice Place comes down and it just
21 stops, dead-ends. When that is actually connected
22 through, then we'll actually be kind of a front-yard all
23 the way around and effectively become kind of a little
24 bit of an island. But that hasn't stopped us and we
25 don't feel like we're over-developing this site at all.

26 Quite frankly, I think we're under 10
27 percent of the amount of floor area that could be built
28 on the site. That's really unusual for me as an
29 architect to see something like that happen, because
30 we're always trying to maximize whatever we can or
31 usually go higher, but this has been an opportunity that
32 we're excited about.

33 We've worked with Wintrust and all of the
34 different banks that they have for really the last 20
35 years and I think this might be our 16th or 17th bank that
36 we've done. They're always very much about trying to
37 figure out what comes into the community. What's the
38 right thing for the community? They really do, and they
39 challenge us to try to make the architecture become
40 somewhat of an icon so that that is an image that may
41 show up from a marketing perspective, not only on their
42 own stationery, but maybe it's something that the
43 community wants to show when they're trying to showcase
44 something about the community itself. So, that gives us
45 a high bar to run with and since we've been in this
46 community, we're coming up on 24 years. It's something
47 that we really have a great opportunity then to kind of
48 lead and jump with on the architecture side.

49 So, our approach to this project was
50 actually not to try to build something that felt like a
51 really substantial, large, major commercial structure.
52 It was actually to try to do something that was very

1 much in scale with the residential character of the
2 community. But, to find a way to give it some strength
3 and stability, especially on the corner, because it is
4 somewhat of an iconic corner, we did decide to actually
5 have a little bit of a tower element that lifted the
6 building up. The rest of the massing actually tried to
7 find a way to fit within the scale of some of the other
8 buildings that we saw in town, most of which are on the
9 order of one-and-a-half to two stories. But then really
10 respecting the building that's just to the west of us as
11 well.

12 So, we make a big jump when we go from
13 that corner and then we jump over to the grocery store.
14 Obviously, there's a large parking lot and there's a
15 large empty space that's left in between. We also tried
16 to really respect the way we placed the building on the
17 site. And I'll kind of walk you through that tonight a
18 little bit as we go through.

19 So, why don't I just run through these.
20 Is there a clicker or do I just keep saying next? Oh,
21 there it is.

22 So the, the site is really something
23 we've already talked about. It's, it's located, you
24 know, right about in the center of the Village Green,
25 Village Center District, pretty straight-forward. The
26 characteristics of it are what I've kind of described in
27 size and scale. The location, it's a real odd site as
28 far as the shape and configuration of it. So, it's led
29 us to do certain things that we might not normally do on
30 a building. We've actually tried to create more
31 architecture in less space. We really wanted this to
32 front the street and support Willow Road. And we also
33 wanted to give some strength when we're going down
34 Northfield Road, so it kind of made us stretch the
35 building out a little bit more than we might normally
36 do. And that did allow us then to fit the drive-through
37 and the drive-through has two lanes. That's actually
38 kind of unusual. Usually, you'll see a drive-through
39 has three lanes, this has two. So, it is one more than
40 normally you might see or that is permitted, but that's
41 one of the things that we worked with Planning and
42 Zoning on.

43 The parking does meet the demand and
44 requirements for the parking. We don't have any parking
45 issues. And typically the drive-through does relieve
46 some parking demand, because people will go through the
47 drive-through and not park and then come into the bank
48 facility itself. We're buffered to the west by
49 basically that newer building that you were talking
50 about with Dunkin' Donuts and the drive-through. We
51 have the townhouses just to the south of that, with
52 their parking. You've got a large, privately-owned

1 piece of property that is kind of to our southwest area
2 and then the Village actually owns a strip of land
3 that's due south of our property along Northfield and
4 then, obviously, the grocery store is located on the
5 other side.

6 The configuration and layout was one that
7 we tried to work and tried to work, actually in a great
8 deal with the Village on the configuration and layout of
9 traffic flow. And so the traffic flow is intentionally
10 intended to be one-way heading north for the majority of
11 cars that pull in. That really helps us just direct
12 traffic in one direction and kind of concentrate it.
13 The drive-through itself has the ability to back up four
14 cars within it. Typically, we might see two. The
15 configuration of allowing Alice Place to pop out to the
16 south side and connect with Northfield Road is also
17 something we tried to do.

18 The inside is really trying to create a
19 place that's somewhat more like a living room and the
20 bank is big on that. They're actually very big on
21 inviting people to come inside, create an environment
22 they may want to stick around and stay. So, when we
23 show a fireplace on the outside, it's actually a real,
24 working fireplace on the inside. And we'll have an
25 ability through some of the dormered roof elements that
26 you see, to actually stretch those through the inside of
27 the space. So, those will be vaulted spaces and the
28 dormer windows that you see will actually bring light
29 in. So, they're not intended to just be something
30 that's back painted up in the attic or anything,
31 they're, they're a real part of what we're doing.

32 The architecture is based on elements
33 that we've seen in projects that we've done in the area
34 and other projects that pick up on really shingle-style
35 and the subtle details that come along with it. And
36 kind of the fun and quirkiness that you get with
37 shingle-style and its ability to kind of mesh and mingle
38 several materials together, creating things that have
39 some symmetry, but usually that symmetry only occurs in
40 parts and pieces. It's not the whole object that
41 becomes symmetrical.

42 Again, taking into consideration
43 everything that we've seen from the site and the scale
44 around it, and then also the size and scale of some of
45 the buildings that sat next to it, down the street,
46 across the street. That really led us to where we are
47 today with the project and as I've described, this is
48 looking straight from the north, the building's a little
49 bit twisted, so things might look a little bit splayed
50 when you look at them. I think the, the views will give
51 you a little bit more detail.

52 The materials are really high quality,

1 genuine materials. Just briefly, to walk you through
2 those. Where you see copper, it's an actual copper
3 material. We'll just allow that to patina over time.
4 It will start off as a shiny cooper and then we'll just
5 let it age and it will go dark, dark, dark bronze
6 eventually get darker. And then eventually, get the
7 green patina to it. The letters that you'll see on the
8 signage are a kind of a dark bronze letter. The light
9 fixtures are very similar to that.

10 The shingles and the siding, which in a
11 little bit, Brian can lift up so you can take a look at,
12 are all painted with a Cabot Dove stain and they are
13 actual, real cedar material. Our siding is a six-inch
14 cedar siding that's overlapped and the shingles will
15 then use a similar exposure. The stone itself is a, is
16 a beautiful, real limestone material that's actually
17 from Wisconsin and the trellised elements and some of
18 the wood elements are basically back-painted and painted
19 just an off-white and then some of the elements on the
20 project that show board and batten are just a slightly
21 tinted off-white that you'll see when I walk you
22 through.

23 I think that kind of covers most of the
24 materials. The roof itself is a cedar shingle roof, not
25 a shake, just a smooth, crisp shingle. If you see these
26 materials, they're going to look very bright and new
27 right now, but obviously, the roof will start off as a
28 natural shingle, then it will just grey over time. When
29 I take you around the views, I think the renderings
30 probably are the best help to get a sense.

31 The one thing I did want to point out is
32 the predominate entry traditionally is this corner tower
33 entry. The practical entry is kind of the back entry
34 where the parking is. But we've worked with the bank
35 and they've been very respectful that the long-term goal
36 for the Village is to create the front entry to have the
37 strongest element. And you know we are trying to
38 promote pedestrian traffic back and forth and kind of
39 make really Northfield feel a little bit more like a
40 Village. And I don't know what's going to happen with
41 the parking lot, but eventually, and hopefully something
42 happens with it. It's one candidate that would probably
43 be wonderful for an out-building, but something else
44 that could help bring that scale back to the street.

45 When we walk around the signage, what I
46 think we tried to do, and you'll see that here, in a few
47 of the different elements, the back has the view that
48 shows you just kind of walking in. All the windows are
49 Marvin Windows. They're just traditional Marvin Window
50 with true divided lights. They are all actually just
51 done with a residential scale and character. The light
52 fixtures are the standard fixtures for the Village. The

1 streetscape, I think, is a good one to give you a sense,
2 I think this definitely fits in the scale for what we
3 have right now. I've kind of walked you through all
4 these materials. I'll be more than happy to kind of
5 cover them. I think before I jump too far into that,
6 though, I do want to make sure I give Jodi a chance to
7 run through anything specific with landscaping. She can
8 kind of walk you through the concept.

9 I also want to point out that we are
10 doing a fence along the westerly property edge where
11 we're connecting into the fence that's at the townhomes.
12 Then, we're jogging that along the property line and
13 running that to about 30 feet out from the westerly
14 portion. We're not continuing it all the way out. We
15 do want to be respectful that we're trying to allow for
16 a view corridor, but in one of the landscape plans,
17 you'll be able to see, we've jogged that fence right
18 here and then brought it out to this point. We're
19 trying to keep this part open. It also tappers off on
20 this part of our site. There's quite a big drop that
21 goes there. So, it doesn't make sense to actually run
22 the fence all the way along this line. Because what we
23 are trying to do is help screen the lighting from the
24 cars that are going in and out of this street from the
25 adjoining neighbors here to the west. So, we've tried
26 to locate those to the best we could and then there is
27 landscaping that I'll let Jodi kind of talk about a
28 little bit that wraps around it.

29 The lighting, I think a couple of things
30 the lighting levels where we do need a variance is under
31 the drive-through, just specifically by the ATM. We
32 really need to get lighting for safety up to that to be
33 about between 12 and 15 foot candles. We're at 13.8
34 right now, but it tapers off to one foot candle before
35 you get to the side of our property. And I think that's
36 the case with any ATM, you just really need to have a
37 certain safety lighting around it. Things like the ATM
38 is actually faced in an opposite direction that you
39 would normally get. You actually, it faces into the
40 drive-through window on the other side. So, when you
41 drive-through, you'll look to your left, you'll talk to
42 your left, the speakers and everything in it will
43 actually have their audio and the lighting and the
44 screen and all that faces towards the bank building.

45 So, we're just trying to keep that away
46 from the neighbors, but we do need some lighting.
47 That's the one thing we're trying to get lighting on.
48 The light poles themselves all do have directional
49 lighting and that shows up in our landscape lighting
50 plan. So, most of the fixtures that were our most
51 concern, is there is one that is here, one that's
52 further down here and a couple of these other ones. And

1 the lighting level that's furthest to the west for these
2 street poles, it is trying to light Alice Place, that's
3 really the only reason why we need that lighting. But
4 we are trying to direct most of it away, towards
5 Northfield and towards parking and we want to put a
6 shield up to limit the amount of light that can actually
7 get through. But we do need to get some lighting on
8 Alice Place as it goes through the site.

9 As a result of some of the neighbors
10 questions and requests, we were able to add in three
11 more recessed parking spaces along Alice Place on the
12 east side, so those are kind of built into the landscape
13 area. And that is just actually intended to be kind of
14 extra parking, really for the townhouses, so their
15 guests would have some place to park. Right now, they
16 really don't have that, but at the end of this Alice
17 Place, there's like two spaces that they could use.
18 Those are obviously going to be going away.

19 So, with that, I just want to turn it
20 over really quickly to Jodi and maybe you can just walk
21 us through it and we're happy to follow-up.

22 MS. MARIANO: Thank you, John. Good evening,
23 everyone. Again, I'm Jodi Mariano. I'm a landscape
24 architect with Teska Associates and thank you for having
25 me here. As John mentioned, I'm just going to walk you
26 through the landscape. As far as existing materials
27 that are out there today, for the most part, the trees
28 that are out there are some fairly substantially sized
29 honey locust, hackberry, maple and elms. We're able to
30 preserve all, with the exception of the two honey
31 locusts up at the northern portion of the site adjacent
32 to Willow Road. Those are within the existing parking
33 lot today. But as far as the replacements go, we're
34 removing 28 inches caliper, we're able to replace with
35 the new trees beyond that to 36-inch caliper inches.

36 The proposed landscape plan, I'm going to
37 take you around the perimeters of the site. Starting at
38 Willow Road, we were lucky enough to obtain from Staff
39 the Willow Road Landscape Plan. We do feel that just as
40 John mentioned with the architecture, that the landscape
41 also needs to fit within the existing streetscape and a
42 lot of great work has already been done on Willow Road.
43 So, we wanted to make sure that we were tying in well to
44 what was done along Willow Road. For the length of the
45 corridor, but also more specifically, next to us with
46 the Dunkin' Donuts development.

47 So, along Willow Road, we've got a
48 combination of evergreen shrubs, deciduous shrubs and
49 some bold perennial grasses. These are all salt and
50 urban tolerant, able to withstand quite a bit of
51 harshness that happens along a major road like Willow.
52 And then working our way down to Northfield Road, you

1 might be familiar that Teska recently worked with the
2 Village on the Northfield Road Corridor Plan, which was
3 adopted in 2016. John and his team have already met the
4 design guidelines that were set forth there, but we also
5 were able to use them and incorporate that into the
6 landscape plan. And so that includes the landscape
7 plantings, the shrubs and the trees that are located
8 between the proposed sidewalk and the existing parking
9 or the proposed parking lot. So, those shrubs there are
10 low shrubs that can block the headlights, but don't get
11 up so tall that would be conflicting with the proposed
12 sidewalk. We want to make sure that visibility remains
13 clear and open.

14 Working our way down to Alice Place, it's
15 a very different set of criteria, that is all about
16 screening. So, on Alice Place, there is existing eight
17 foot fence, if I can get this to work, eight foot fence
18 here, wood fence with some evergreen shrubs and trees
19 that are up against the fence. Within our property
20 line, we're showing new shrub plantings that are beneath
21 the existing parkway trees and the shrub plantings
22 extend all the way along this proposed fence section
23 down into this open space to the south. The fence is an
24 eight foot board on board, so it's a solid opaque grey
25 fence. The plantings that are proposed in front of that
26 fence are five foot tall deciduous plantings; they're
27 really intended to enhance the appearance of the fence.
28 And there's a mixture there of dogwoods and also some
29 viburnums.

30 And then, towards the south of the
31 property here, there is some existing scrub growth that
32 would be removed and cleaned out so that's a little bit
33 more clear and open. It helps with visibility, with
34 motorists that are coming in and out of the parking lot
35 and new canopy shade trees are proposed in that area as
36 well. Most of this site, this property, this lot is
37 perimeter plantings, but there are a few small spaces
38 that are interior plantings. They're very limited, but
39 a couple of spots here, the, this isn't working, but the
40 landscape island has again shade tree and some low
41 ground cover. We focused the perennial plantings mostly
42 near the building entrances, but again, it's to provide
43 seasonal color, while also being tolerant of the icing
44 and urban conditions.

45 Some photographs of the proposed
46 plantings are here. And so the tall plantings that are
47 proposed, the Blue Muffin Viburnum, that's in the
48 deciduous shrub area. We also have added one additional
49 tall shrub planting, which is the Arctic Fire Dogwood,
50 which gets about five feet tall. Our plant list is
51 here. I'm happy to answer any questions, I don't know
52 if you wanted to, I'm happy to take any questions.

1 MR. MYEFSKI: Right, I think signage is next.
2 MS. MARIANO: Oh, do you want to --
3 MR. MYEFSKI: Yes, I'll just cover that really
4 quick if you don't mind. The signage for the most part
5 is really trying to address the main street signs.
6 They'll all show up on this image. There's the main
7 sign that's actually on the tower element. There are
8 two types, there's the type three and the type two
9 signs, which basically are located in different
10 locations on the street side. And there's a few of
11 these directional signs that typically take you into the
12 project, or try to give you guidance as you're going
13 through it. So, we do meet the square footage of
14 signage. We just have some signs typically, you have
15 those on one street. But we kind of have three streets
16 that wrap around it and almost a fourth that's coming
17 through it.

18 The size and the scale of the signage,
19 the most of it is in the kind of seven to eight inch
20 things. The largest signage we have are the nine inch
21 letters that are for the front portion, above the door,
22 and the largest letter that we have is the N in
23 Northview, which is about one foot, one inch. All of
24 the signage are these bronze backlit letters, so that is
25 usually the ideal type of lighting that we're requested
26 to use because it's very low-key, but still lit, but it
27 doesn't have a really strong kind of presence to it.
28 And then the actual character of the signboards
29 themselves typically are, if you just picked up on
30 things that we quite frankly saw a lot in some of the
31 different neighborhoods here residentially. Even
32 getting down to the smaller scale ones that just hang at
33 the drive-through, or the wrong-way signage on them.
34 So, typically, this just gives you that overview of
35 everything. We're just under or just over 67 square
36 feet of signage.

37 There's a trash area, which does have an
38 enclosure going all the way around it. It needs to be a
39 little bit larger because it needs to meet the Village's
40 guidelines for recycling and for the different things
41 that are required. Again, if there's no place to put it
42 that isn't in a front-yard, because that's all we have
43 is front-yard, so that makes it a little difficult, but
44 I think this was one that made the most sense. And then
45 when we tried to do this landscape and it came out of
46 our P&Z meeting, it was really trying to address this
47 view.

48 So, you can see when you look at this
49 view, and I think that's probably one of the last things
50 in your presentation. The one that's kind of labeled as
51 the proposed fence. What we, what we decided to use at
52 the request of the neighbor was to use some sort of

1 composite fence material, which quite frankly, we
2 typically wouldn't use, we'd usually just use real
3 cedar. But there was a concern that that would shrink
4 over time and allow the car headlights to go through.
5 So, what we were able to do was find a Trex that
6 actually has a nice pattern to it and has a bit of a
7 texture to it. You can get that in the grey, similar to
8 what we want on the building. It actually has almost
9 the, it's even better than a board on board, because
10 it's like two channels that lock in, so we know that it
11 won't allow any light to go through it. And then from
12 there, we go from the eight foot fence, which is at the
13 adjoining townhomes, we drop and come across with an
14 eight foot fence. At a certain point, though, we're
15 required to drop the fence down to six feet and then
16 that six foot piece goes across.

17 The landscaping that really Jodi had a
18 chance to describe, what we're trying to do now is not
19 necessarily completely hide the fence. So, we didn't
20 want to just do a row of arborvitae. It's not very
21 aesthetically pleasing. It does provide screening, but
22 in this case, we already have the screening, so the
23 thought was to do very low scale landscape that would
24 grow up to this level to help double-block, or triple-
25 block some of the headlights, but to allow the fence to
26 go as tall as it really could go under the current
27 ordinances. And then to step it where it was required
28 to step it and just hold it back a little bit, so when
29 you're going out on Alice Place, you still have the
30 ability to look down and see where traffic is kind of
31 coming from the side. So, with that, I'll open it up to
32 any questions that you have.

33 CHAIRMAN FELICIONE: Can you go back one
34 slide? And I'll look at my comments and you can stay up
35 there. That's good.

36 MR. MYEFSKI: Sure.

37 CHAIRMAN FELICIONE: So, a couple of things.
38 Number one, I've had the pleasure of working with
39 Myefski Architects and Teska many times in the past
40 through periods, committees in the Village and in going
41 through your packet, I want to thank you because you
42 take all the detail and the echo that you hear in every
43 single one of these -- from and Linnea as well, you
44 guys, thank you so much for making our jobs so much
45 easier. But the sign is just having a limestone cap
46 over the masonry, I mean, the attention we've been doing
47 for the last year here. We're trying to make the more,
48 I said, the biggest thing is this. When we did the
49 Dunkin' Donuts building, Dunkin' Donuts building was
50 really brought to us before the whereabouts for the
51 building, before that road is put in, but whatever, it
52 was put too close to the street. And, without having

1 the, I know that the Zoning Committee -- worked with you
2 on this, evened it out by pushing the building forward
3 and bringing it to the corner. And t really does fix
4 the careless mistake that we made in allowing that to go
5 in previous to knowing where that road was going. So,
6 homerun on those aspects.

7 I had a couple of questions and a couple
8 of concerns as to the for, I'm sorry, I'll refer to the
9 Committee. So, the street and the landscape plan, if
10 you go to your site that you had.

11 MR. MYEFSKI: Okay, the landscape one, is that
12 good?

13 CHAIRMAN FELICIONE: Yes.

14 MR. MYEFSKI: Okay.

15 CHAIRMAN FELICIONE: Yes, because it's too
16 long there. So, Alice Road continuing to roll around
17 the corner and cut through, your idea, the Village's
18 idea, because that's on your property, correct?

19 MR. MYEFSKI: It's, it's currently on the
20 property that's partially owned by one of the townhouse
21 owners --

22 CHAIRMAN FELICIONE: Okay.

23 MR. MYEFSKI: -- and then the vast majority of
24 the property is actually the current lessee or the lease
25 that the bank is leasing the property from the current
26 owners.

27 CHAIRMAN FELICIONE: Okay, so that's going to
28 be set and documented.

29 MR. MYEFSKI: That would be an easement to go
30 through the site that's established.

31 CHAIRMAN FELICIONE: And I think the traffic
32 that goes through there is going to help the Dunkin'
33 Donuts building a little bit as well.

34 MR. MYEFSKI: It basically becomes a public
35 street at that point.

36 CHAIRMAN FELICIONE: Right, and the
37 architectural elements from both as you pointed out, as
38 we meet each other, they're cohesive. It's a very soft
39 element. The fence in the back. So, I don't want to
40 see arborvitae. I have once voice on this Committee and
41 we're all part of the salad, I'll be the tomato. I'm
42 not interested in seeing arborvitae, but I don't want to
43 see so much fence. Are we open to additional plantings
44 there; have you thought about it?

45 MS. MARIANO: Sure. So, we'll make a comment
46 about arborvitae. While it's nice and appropriate in
47 some spots, I'd be concerned that arborvitae wouldn't be
48 able to withstand the urban conditions.

49 CHAIRMAN FELICIONE: I know how it works. I
50 just want a little less fence that's there.

51 MS. MARIANO: A little less fence, sure. So,
52 the area, can you I borrow --

1 MR. MYEFSKI: Sure.
2 MS. MARIANO: The only area that we sort of
3 have a pinch-point is this, this teeny area in here.
4 We're kind of limited, just with space. The tall shrubs
5 that we have here are four foot spaced, so we can only
6 fit, you know, one row of those four foot shrubs in this
7 little area. Everywhere else, we've got the four foot,
8 now I'm saying four foot, meaning four foot spread,
9 they're five foot tall. So, and I don't know that, I
10 should back up, and I don't know that that rendering
11 that you saw accurately depicts the exact plantings
12 here. So, I can describe it a little bit more closely
13 that it's five foot tall shrubs wherever you see these
14 larger symbols. So, five feet tall up against an eight
15 foot, correct? Eight foot fence, so you only see three
16 feet.
17 CHAIRMAN FELICIONE: So, at least it's three
18 of the five and one of the other?
19 MS. MARIANO: That's right and then, and then,
20 in front where we have the space, in front of those five
21 foot tall shrubs, we've got the low three foot shrubs.
22 So, you have this layering effect, that the fence is up
23 at eight, and then five foot tall shrubs, and then three
24 foot tall shrubs.
25 CHAIRMAN FELICIONE: What is the slope of
26 Willow Road to the rear of your property? It's like
27 two-and-a-half foot drop.
28 MR. MYEFSKI: From Willow to behind the --
29 Brian, do you remember what the --
30 CHAIRMAN FELICIONE: I'm trying to get the
31 perspective. I'm sitting in my car --
32 MR. WAGNER: It does goes down, probably about
33 two to three feet.
34 CHAIRMAN FELICIONE: So, my sightline from my
35 car --
36 MS. MARIANO: I think it's three feet further
37 down.
38 MR. MYEFSKI: Just less than, just two --
39 6.29 and 6.27, exactly over a two feet --
40 CHAIRMAN FELICIONE: The lighting that's going
41 on your property is on this curb, right, but is the
42 Village going to put additional lighting on Alice
43 Street?
44 MS. O'NEILL: No, it will just be the
45 ornamental --
46 CHAIRMAN FELICIONE: That's all that's going
47 to be there?
48 MR. MYEFSKI: Yes.
49 CHAIRMAN FELICIONE: And you have obviously
50 have -- foot candles, I understand, but my, my guess is
51 that audience someplace in here is going to be concerned
52 about the visibility of light, additional light that

1 they currently don't have. And is there any way to
2 shield that from the neighbors?

3 MR. MYEFSKI: The light right now
4 predominately it is shielded because it's going straight
5 down onto the drive-through lane. It's just creating
6 that spot. If you look on the lighting levels, it's
7 really hard for you to find it, but if you go to the
8 lighting level plans right underneath the drive-through,
9 so it's already shielded, we've covered the dark skies
10 things. We have a bonnet on top of it, which is, you
11 know, the cover of the drive-through. It's just there's
12 a light fixture there that, that is sending light down
13 and then the ATM itself is shielding it from going to
14 the side.

15 CHAIRMAN FELICIONE: From you pushing the ATM
16 towards the building, I agree.

17 MR. MYEFSKI: And then immediately, like in 10
18 feet or less, it drops down to one foot candle. So,
19 it's just that one spot that we really have it and it's,
20 it's kind of a security issue.

21 CHAIRMAN FELICIONE: I understand it was
22 echoed by Staff and the Police Department also the
23 security issue and I'm not going to question the Chief
24 Lustig, who's a real good guy. A couple of additional
25 comments and I'll let it go to the Committee. Is there
26 an issue here that's --

27 MR. MYEFSKI: No, no, and as I said before,
28 you know, you sometimes can be afraid of the unknown,
29 because this is a site, but the one client I have that
30 always picks sites that need to be cleaned up is the
31 Wintrust Bank Group because where are most of the banks
32 going in, they're always going in to former gas station
33 sites, so. If there was ever a problem, it would be
34 something that we easily could solve, but there's, we
35 have nothing to, to be concerned about. But you never
36 know, my fear if you really wanted to know, would
37 probably be that there would be an old oil tank or
38 something on site, but we don't know of anything.

39 CHAIRMAN FELICIONE: Okay.

40 COMMISISONER AUL: The drive-through lighting,
41 is it 13 foot candles, you said?

42 MR. MYEFSKI: Yeah, just at that one central
43 spot where the ATM is.

44 COMMISSIONER AUL: Are those going to be on
45 all night for safety or do those go off after the drive-
46 through closes?

47 MR. MYEFSKI: No, the drive-through closes,
48 you know the bank's general hours are 8:00 to 6:00 and
49 the drive-through is what's running at those hours. The
50 bank facility itself will probably be one half-an-hour
51 inside of that on either direction or maybe even a
52 little bit less. But the ATM does need to keep its

1 lighting on 24 hours a day, because people could use the
2 ATM 24 hours a day.

3 COMMISSIONER AUL: So, that's the only light
4 that's on is above the ATM for the entire --

5 MR. MYEFSKI: Well, the rest of the bank's
6 lighting, we have said we'd work with the neighbors to
7 dim down the lights that are on that side of the
8 building inside the building, because that's something
9 that we can do. There's not really a security issue
10 with that. Fronting Willow and Northfield, we'll just
11 keep the lighting at a reasonable level so that you can
12 see activity inside the banking building, because the
13 Police Department would like to see that in a bank
14 facility. But we need to just keep that lighting level
15 above the drive-through ATM itself. But it is, it is
16 literally a fixture like this in the ceiling, so it's
17 not like a post light that's glowing. It's up in the
18 ceiling, it's just that that ground is going to be
19 bright. It's not like we have a post that's going to be
20 sitting up in the sky that that's bright. Most of our
21 lighting is just occurring on the surface.

22 COMMISSIONER ISSA: Is the canopy ceiling
23 surface higher than the trim?

24 MR. MYEFSKI: It is, yes, we have a cornice
25 that rolls around it, so that'll help to screen it as
26 well.

27 COMMISSIONER BOND: So, I attended the Plan
28 and Zoning meeting. You said you've added the parking
29 on Alice Place. Where did you add that as compared to a
30 week ago at Plan and Zoning?

31 MR. MYEFSKI: It's right here, see that little
32 recess? It's on the landscape plan, so --

33 COMMISSIONER BOND: Is it, right, is it --

34 MR. MYEFSKI: And then there's two up here.
35 So, those are kind of extra long parallel parking spaces
36 and then they were cut into that landscape planter that
37 we had on the side.

38 COMMISSIONER BOND: Oh, I see here, sorry,
39 there's an outline of a tree. And then is it, so it's,
40 can you point to it, please, again, with the --

41 MR. MYEFSKI: Yeah, there's one right here and
42 one here, two, yeah.

43 COMMISSIONER BOND: One there and then there
44 are two? Okay, I see it. Thank you.

45 MR. MYEFSKI: If the street was wider, that
46 would just be street parking, but because the street
47 isn't that wide, the Fire Department didn't want to
48 allow parking along the street unless we widened it.
49 And we didn't want to widen the whole street, we just
50 wanted to widen where we needed to add the parking, so
51 we could at least keep some of the landscaping.

52 CHAIRMAN FELICIONE: Did you consider

1 extending your, your Trex fence around in front of the
2 neighbor's fence for uniformity of look on that side or
3 was that an issue where that fence is, would that be on
4 the neighbor's property?

5 MR. MYEFSKI: That would be on the neighbor's
6 property. That's almost, I think it's about five or six
7 feet that are over. If, if we were to put a fence up
8 there, we'd have to just get agreement, probably to just
9 replace it, if warranted, or I think it would look a
10 little silly to actually put it five feet in front of
11 the other fence.

12 MS. MARIANO: It's worth pointing out that
13 within our property, there are a few utility cabinets,
14 so I think a fence there would, might be in conflict
15 with those.

16 MR. MYEFSKI: Yes. There's a bunch of
17 utilities that are down in this southern part. I would
18 point out one of the advantages. We are taking down one
19 of the power poles that is just, it's located right
20 about here right now, and it just services, right about
21 there, and it services an overhead line that comes from
22 here and then drops into the current dry cleaners. That
23 part, we can take down. And then we'll bury our service
24 in the building for the rest. The lines all the way to
25 the south are going to stay, because those are, those
26 are larger power lines.

27 COMMISSIONER BOND: They're staying because?

28 MR. MYEFSKI: They're larger power lines and
29 they are servicing far more than just us.

30 COMMISSIONER BOND: You know the fence on the
31 south of the, of your proposal between the residences is
32 eight feet, then it drops to six. Why does it drop to
33 six again?

34 MR. MYEFSKI: It goes from eight feet to here,
35 and then I believe right when we get to this point, it
36 drops to six and I believe six feet is the requirement.

37 MS. O'NEILL: It's a code requirement. You
38 can't have taller than six feet. The reason they can
39 have eight feet on the west is when you have commercial
40 up against residential on the lot line, you can have
41 eight feet. If you remember, we did that with 1900
42 Willow. The one is Village Center and that property to
43 the south is Village Center, is Village owned. You can
44 only have a six foot tall fence. And they didn't ask
45 for a variance. They would have to notify people by
46 mail, plus --

47 COMMISSIONER BOND: For a variance?

48 MS. O'NEILL: Yes.

49 COMMISSIONER BOND: Okay.

50 MS. O'NEILL: Plus the fact that Staff also
51 agrees that an eight foot fence is just a little too,
52 too much of a barrier.

1 COMMISSIONER BOND: Will six feet block truck
2 lights coming through there?

3 MR. MYEFSKI: Well, I think any kind of
4 vehicle light that you typically see, would typically
5 not be any higher than around 36 inches, if you think of
6 some really high lifted up trucks. Just to give you an
7 example, the largest vehicle that's going to fit into a
8 parking garage, always fits under six foot, eight. So,
9 the lights are generally way, way less than the mid-way
10 point on that, so it gives you a good idea of the
11 typical lighting that you'd see. The semi-trucks can
12 put those lights about six inches higher. We don't
13 really have a lot of ability in this area or
14 expectations on our side for anything that would involve
15 that type of, you know, heavier truck industrial use. I
16 think most of that lighting level is going to come from
17 the grocery store, which is just to the south.

18 COMMISSIONER BOND: And what is the distance
19 between the end of the fence and Northfield Road?

20 MR. MYEFSKI: It sticks out right now, you
21 know, Brian, could you, we could estimate that if you
22 look on the survey, but it sticks out 30 feet from the
23 west to the east. While Brian is looking, I'm going to
24 guess it's, there's about a 30 foot distance.

25 COMMISSIONER BOND: Thirty feet from when it
26 stops to Northfield Road?

27 MR. MYEFSKI: Thirty feet from where the fence
28 stops until it goes to Northfield Road, correct.

29 COMMISSIONER BOND: Why is that distance so
30 great?

31 MR. MYEFSKI: The 30 feet?

32 COMMISSIONER BOND: Yes.

33 MR. MYEFSKI: I think it was something that we
34 worked with Staff on the idea of how far that fence
35 would actually stick out, keeping in mind that there
36 could potentially be further improvements and we're
37 trying to keep this visual sight-line open. And then
38 we're also trying to transition from that hard-edge
39 fence with landscaping down until we actually get to the
40 street itself.

41 CHAIRMAN FELICIONE: But the Village didn't
42 want to have a separation between one property and the
43 other there, because the Village owns it contiguously?

44 MS. O'NEILL: Right.

45 CHAIRMAN FELICIONE: So that, comments from
46 the previous minutes from the Plan and Zoning was, it's
47 currently --

48 COMMISSIONER BOND: Right, and I know the
49 property very well. Yes, yes. My concern is the
50 increase in the lights from cars into the neighborhood.
51 Because now that we will have flow on Alice Place, there
52 will be an increased number of cars coming. And at that

1 intersection, you're going to have people coming down
2 Willow that don't want to wait for the red light and
3 will cut through to get to Mariano's or cut through to
4 run down Northfield Road. So, there's going to be a
5 substantial increase in traffic. So, I live right next
6 to Mariano's and I see headlights constantly. The idea
7 of increasing that is not appealing at all, so I think
8 that this 30 foot fence seems excessive to me. I'm
9 curious why the Village is allowing 30 feet and is this
10 based on this idea that you might create a sidewalk, but
11 a sidewalk can't, wouldn't be 30 feet.

12 MS. O'NEILL: I think part of it was that the
13 fence extension was, the six foot extension, was seen to
14 solve the problem with the lights.

15 MR. MYEFSKI: Yeah, I think the traffic one,
16 since you were at the meeting, then you know that a lot
17 of that was addressed. There's, there's no question
18 that somebody could decide to cut through this street,
19 but I think at that meeting, the discussion was there to
20 say, yes, if you don't want to wait for the red light,
21 then you may choose to take this other path. But Willow
22 Road's pretty busy and it's just two vehicles that will
23 plug that hole before another car could come down Willow
24 Road. So, it isn't like it's going to be this
25 thoroughfare, where people are going to go through. The
26 traffic counts were very reasonable.

27 And then the amount of traffic that
28 actually goes down Northfield Road, I'm sure is a lot
29 for the people that have to live along it. But, we're
30 not increasing that traffic flow by what we're doing
31 with this project, you know, with the connection that's
32 necessarily being made. It's just other trips that
33 potentially are made at different times.

34 What I think we're trying to do is when
35 you'd see that vehicle come down Northfield Road and it
36 makes that turn in here, we've done the lighting studies
37 to show that that 30 feet catches any lighting that
38 would potentially do any harm to the neighbor that is
39 directly there, about 400, 500 feet away. Or, when we
40 look directly to the south, now you're talking about the
41 Village's property, which is within that distance. So,
42 that's partially where the distance came about, but we
43 feel very comfortable that we're catching and blocking
44 those lights. We're not solving the lights that occur
45 from Mariano's, where the front strip that's through
46 down below.

47 COMMISSIONER BOND: Right, and that would be
48 correct. Being a house that is affected by car lights
49 frequently, I think the perception of them not affecting
50 residences is off unless you experience it. Because I
51 see cars coming and going, even at the edge of, of
52 Willow. So, I know that the perception and that the

1 study says, supposedly this will block and yet those
2 headlights are much more penetrating than you will ever
3 imagine.

4 MR. MYEFSKI: No, I can totally understand. I
5 live two houses off of Dundee, so I have a lot of
6 traffic flow that's going back and forth in front of me.
7 And I have a six foot split fence that's open, so I
8 understand what we're talking about with the lighting.
9 I respect what the neighbors really asked for and that's
10 why we came up with trying to come up with the solution
11 that we could assure that it would actually be a solid
12 barrier.

13 I think you have to kind of step back and
14 just think about where that light comes. If a vehicle
15 is going to turn and drive in at this location, that's
16 the end of the fence, right there. So, if that distance
17 from moving the fence five feet, six feet, 10 feet out
18 for some reason made a huge difference, I think in the
19 end, I don't know, Brian, were you able to confirm the
20 total distance that we are from our property line to the
21 edge of our fence? Is it about 30?

22 MR. WAGNER: It is.

23 MR. MYEFSKI: Okay, it doesn't actually
24 increase anything as far as blocking the headlights to
25 the neighborhood. And I could go back to that view, and
26 I think there was a request from the neighbor as well
27 that we would provide landscaping on the other side of
28 the fence. And, to be honest with you, that's hard for
29 us to understand why we're putting a fence up and then
30 we're landscaping to screen it from the west side. We
31 understand putting landscaping on, on the side that the
32 public sees. But effectively this is whether anybody
33 agrees, these trees are going to come back, because
34 we'll hear people say that those aren't green at typical
35 times, but yet all images we show, do show green.

36 This is the area. When you take that
37 line at the bottom and you split it basically in half,
38 that's where our fence is running to. So, if a car
39 comes down here, it's that area where the light can pass
40 by. And right now, that, we just can't see any way that
41 that even comes close to shining in any of the
42 neighbors' homes.

43 COMMISSIONER BOND: It does.

44 MR. MYEFSKI: Well, lighting coming, it does
45 because this isn't here. So, that you could say that it
46 is, but right now, this is going to provide you with a
47 buffer. You have a buffer right here, but you don't
48 have any buffer along this area.

49 COMMISISONER BOND: So, the buffer is, I was
50 at Plan and Zoning and part of the concern and I
51 understand this because I live in this neighborhood and
52 I've been watching a lot of the trees die in that and

1 then ComEd came through not that long ago and really
2 took down a lot of our coverage, so that thickness just
3 doesn't exist anymore. It would be great if it did, but
4 I think what I heard the concern, and I think it's a
5 valid concern, if you walk down the neighborhood, we
6 don't have street lights. It's, it's actually
7 shockingly dark. So, now we're adding street lights to
8 that corner that just don't exist. So, I think part of
9 the concern is that they can sit on their back porch and
10 it still feels quiet, but with added street lights
11 without the, the tree coverage for the three or four
12 months out of the year, that there's a concern about
13 that lighting level.

14 MR. MYEFSKI: I think that the lighting that
15 we're adding is just extremely minimal, I just want to
16 point that out. And we are agreeing to shield it.

17 COMMISSIONER BOND: And I think it's very, and
18 I think it's commendable that you're willing to work
19 with the neighbors and to add some trees, but it is not
20 as thick as what it currently looks like and when you
21 stand, you think, oh, when it fills in, but it's not
22 quite and then for eight, nine months out of the year,
23 we don't have coverage. It is what you see through,
24 so --

25 MR. MYEFSKI: And that's what we're hoping
26 we're filling back in.

27 CHAIRMAN FELICIONE: Can you go to the
28 streetscape view, please? Staying on the same topic.

29 MR. MYEFSKI: So, the one on Willow, sorry?

30 CHAIRMAN FELICIONE: No, I was looking towards
31 the fence on --

32 MR. MYEFSKI: Yeah, okay. It's right at the
33 end, sorry.

34 CHAIRMAN FELICIONE: Wait, go back. Okay.
35 So, you k now, as we're there, couple times over the
36 weekend and it would make sense that ComEd was there and
37 took all this out. So, there's nothing there right now.
38 Right? Nothing left and at night, you'll see all
39 Willow Road right now.

40 COMMISSIONER BOND: Yes.

41 CHAIRMAN FELICIONE: But my question is, if
42 you put a fence up today, you just, would you block out
43 50 percent of what's on the road right now or not, or
44 more? I'm trying to find a solution so like if there's,
45 if we put up, if he put up a six foot fence up right
46 now, would that block out 50 percent of what's there or
47 100 percent of what's on Willow Road right now?

48 COMMISSIONER BOND: Off of what's on Willow --

49 CHAIRMAN FELICIONE: Yes.

50 COMMISSIONER BOND: -- or what's coming across
51 Alice?

52 CHAIRMAN FELICIONE: No, just what's there

1 currently now. Would you block out Willow Road if you
2 did that now?

3 COMMISSIONER BOND: It would depend on your
4 perception from my house? Is that what you're asking
5 me?

6 CHAIRMAN FELICIONE: Yes, you stated that you
7 lived there and you see lights coming through.

8 COMMISSIONER BOND: Right.

9 CHAIRMAN FELICIONE: If there was a six foot
10 fence there today, right now?

11 COMMISSIONER BOND: It would block out some,
12 but you would still, I mean, you'd get whatever is
13 coming over the six foot fence, depending on what room
14 you're in or what the height of the house compared to
15 Willow.

16 CHAIRMAN FELICIONE: I get that, what I'm
17 trying to get a percentage in my head, so I can figure
18 what -- based upon what percentage so the fence seems to
19 me like it would block out a lot?

20 COMMISSIONER BOND: Yes.

21 CHAIRMAN FELICIONE: This fence in particular
22 that we're talking about and I like the fact that it's
23 no maintenance. It's going to sit there for a while and
24 you don't have to worry about people complaining because
25 once you give your approval, we can't bring it back,
26 right?

27 COMMISSIONER BOND: Well, I think our fence is
28 a huge benefit, yes.

29 CHAIRMAN FELICIONE: So, we go back to the, to
30 the foliage on top of that fence.

31 COMMISSIONER BOND: Right.

32 CHAIRMAN FELICIONE: Okay, so how much more
33 can you fit in there? It seems like there's a lot.
34 What is this, is it, one, two, three, four, four big
35 trees, right? Five big trees that you're adding in
36 there. So, is it six, is it seven? What is it that?

37 COMMISSIONER BOND: I'm not a landscaper. I
38 don't know, but I would think that Teska could probably
39 be more efficient with that answer.

40 CHAIRMAN FELICIONE: Okay.

41 MR. MYEFSKI: And I just would want to point
42 out though that I think we have to take into
43 consideration, I mean, it depends which lighting we're
44 concerned about. Now, it sounds like some people are
45 concerned about the lighting from Willow Road, right?

46 CHAIRMAN FELICIONE: Well, I brought that up,
47 I'm sorry.

48 MR. MYEFSKI: Okay, or Northfield Road.

49 CHAIRMAN FELICIONE: You've done a
50 tremendously great job here. It's impossible to please
51 everybody, but I'm doing my best to get there.

52 MR. MYEFSKI: No, no, and I understand. I

1 just would want to point out that we kind of have layers
2 of buffers and a lot of this came from the Village.
3 Now, we have, we have a buffer of landscaping that is
4 placed as tight as we can fit it in there, it's still
5 five feet of landscaping. That's our first kind of
6 buffer. Then we do have the secondary buffer, this
7 whole area has trees planted around it. We have two
8 great existing trees, so we really don't have to do
9 anything with those. You can see the five that are
10 down, down here, probably about as close together as
11 they reasonably could get. And I, and I think the
12 lighting when it starts at some point, it's physics. I
13 understand it, but if we have a six foot or an eight
14 foot fence and that lighting level starts lower, it is
15 going to slowly gradually get higher as it goes further
16 and further away.

17 And if a home is 300 or 400 feet, I could
18 assure anybody in a section, that that lighting is not
19 going to go into a two-story home. You know, if you're
20 up on top of your roof at some point, I can't. Will you
21 see or hear or sense movement of lighting? I don't
22 know, but you're not going to get a direct light shining
23 at you and that's, that's kind of the best that we can
24 do on this site. We can, you know, we can't pack in any
25 more landscaping.

26 And I do want to point out that the
27 reason we're doing all this is to continue Alice Place.
28 This is, none of this has anything to do with our bank,
29 our parking or anything we're doing. This is really
30 trying to provide a community benefit that not everybody
31 will agree on, which is the extension of Alice Place
32 coming down. That effectively is our transitional yard.
33 We can't put any more landscaping because we're dealing
34 with an existing street that we're trying to connect
35 through.

36 COMMISSIONER BOND: I understand.

37 CHAIRMAN FELICIONE: Let me, one more thing
38 and a thought here, you know, when I've worked with you
39 and others in the Committee to talk about the landscape,
40 I'm sorry, to talk about the Village Center and what was
41 supposed to originally go on this site was extremely
42 high density. This project is a homerun. I just want
43 to make sure that the neighbors that surround it are as
44 comfortable as they can --

45 MR. MYEFSKI: Absolutely.

46 CHAIRMAN FELICIONE: -- and I know you know
47 that because you've done it before.

48 COMMISSIONER BOND: So, for clarification, I'm
49 not against your project.

50 MR. MYEFSKI: No, I understand.

51 COMMISSIONER BOND: I just want a
52 clarification on the fence.

1 MR. MYEFSKI: Right.
2 COMMISSIONER BOND: It's a small, it's an
3 important aspect to it. I do have a question though
4 about your type three sign. So, your type three sign is
5 pretty substantial, right? On Northfield Road?
6 MR. MYEFSKI: The type three, you can see it.
7 COMMISSIONER BOND: It's eight feet from,
8 eight feet plus the columns. So, the overall, am I
9 reading this correctly so, type three sign that's on
10 Northfield across from Mariano's?
11 MR. MYEFSKI: Yeah, I think between the two
12 portions of --
13 COMMISSIONER BOND: Along the south end of
14 the, of the bank, right?
15 MR. MYEFSKI: Right.
16 COMMISSIONER BOND: So, I understand that
17 scale of a sign for your Willow Road. I'm not quite
18 sure, so our height is five feet of the overall of that
19 sign is what, please? Because if I'm reading it
20 correctly, it's eight feet just the inside of the
21 column.
22 MR. MYEFSKI: It is. And this is probably the
23 best view for you to look at it, if you look at the
24 architectural perspectives for the southwest.
25 COMMISSIONER BOND: Okay.
26 MR. MYEFSKI: You can see that this is really
27 located in the very back portion of the site off of
28 Alice Place. The one benefit it will be is that it will
29 be great for screening car headlights, I can tell you
30 that, but its, its size is not disproportional when I
31 think you see it in the image. I think the columns and
32 the location of the pilasters are there. It's all well
33 within the proportional amount of signage that we're
34 allowed to have. You know, we could entertain looking
35 doing something so small that I can't really fit much
36 more in there, though. If I shrink it too much, it's
37 not going to really work.
38 COMMISSIONER BOND: All right, but in this
39 perspective, it appears that it is in your island, but I
40 thought on this drawing, it's actually on the street.
41 MR. MYEFSKI: Well, there's another one, too.
42 So, if we walk around here, I think everybody
43 understands here's the one sign.
44 COMMISSIONER BOND: Right.
45 MR. MYEFSKI: It's the biggest sign, but I
46 think when it's in all of that architecture, it doesn't
47 seem to be big. At least that's the way we hope it is.
48 COMMISSIONER BOND: All right, I'm sorry, I'm
49 sorry, I'm seeing, oh, you have two type three --
50 MR. MYEFSKI: Yeah, there's a different one.
51 COMMISSIONER BOND: There's two type different
52 signs.

1 MR. MYEFSKI: That's a type two, I believe.
2 CHAIRMAN FELICIONE: Type two is this one.
3 MR. MYEFSKI: The one that you see from the
4 street is right here. That's smaller, so that's the
5 type two, because it doesn't need the delineation on the
6 drive-through. So, I think, I'm guessing. I better
7 tell you the right number on the distance. I think it's
8 about six feet between the posts? And to be honest with
9 you, that's probably the sign that's seen the most on
10 Willow Road, is this one that's kind of perpendicular
11 right by Alice Place.
12 COMMISSIONER BOND: Okay, I'm wondering if I'm
13 understanding this correctly. I'm sorry. Does anyone
14 else confused? So, if I'm looking at this plan and you
15 have type three bank sign and you have another one
16 identical to it in the island, correct? There's two of
17 them.
18 MR. MYEFSKI: Yes.
19 COMMISSIONER BOND: And this sign is eight
20 feet between the columns?
21 MR. MYEFSKI: Correct.
22 COMMISSIONER BOND: And you have two of them
23 almost side by side?
24 MR. MYEFSKI: Well, one of them is here on
25 Alice Place, right?
26 COMMISSIONER BOND: Right.
27 MR. MYEFSKI: And then the other one's down
28 here?
29 COMMISSIONER BOND: Okay, and again, I do like
30 your proposal. I'm not against it. I think that is,
31 perhaps considering the size of the sign, I don't think
32 you need both. I think you only need one. I think you
33 need one in the middle and at the edge, because it's a
34 substantial size. It's like 10 or 12 feet.
35 COMMISSIONER ISSA: Is that sign that's in the
36 island meant for people coming from Alice Place?
37 MR. MYEFSKI: Yes.
38 COMMISSIONER BOND: Well, they're going to
39 know it's the bank at that point. I mean, there's like
40 a big sign on the north edge, then there's the south
41 edge. I think that those two being so close together
42 is, I think it's a lot and I think it's busy. And we
43 don't have that perspective. I wish we did so that we
44 could see it. I think you only need one of those two
45 signs, because if you are already on Alice Place, you've
46 already seen the north sign. So, now you're looking for
47 identity at the south edge. So, you get the south edge
48 as you're turning in and then you've got the north. I
49 don't think we need the middle one.
50 MR. MYEFSKI: You know, I think clearly, you
51 know, the one on Northfield Road is, that's going to
52 have a lot of activity. I think the other one really

1 came about through the process of laying this out
2 because if you do, did come down Alice Place, we have to
3 send a signal to some point to get you to go through the
4 drive-through. And the idea was to do that before you
5 entered this area, especially now that this is just one-
6 way to the north. We're trying not to have cars come
7 down here, look at this sign and then turn back up.
8 We'd rather catch them before to make that turn.
9 COMMISSIONER BOND: Okay, when you've got this
10 big sign that says drive-through, the type three, and
11 then you've got this little sign right next to it --
12 MR. MYEFSKI: Right.
13 COMMISSIONER BOND: -- that says drive-
14 through, correct?
15 MR. MYEFSKI: Correct.
16 COMMISSIONER BOND: There's a second drive-
17 through. Let me start again. I'm so confused. Type
18 five, yes? So, you already have drive-through on the
19 very large sign and then you've got a little sign that
20 says drive-through just next to it? So, that seems a
21 little redundant. Why wouldn't you move the type five
22 little sign to where you have the type three sign on the
23 island? And then you can eliminate, I'm saving you
24 money, then you can eliminate the type five on the south
25 edge, because you already have it right there, a big
26 sign. And you put the smaller sign where it says type
27 three on the island.
28 MR. MYEFSKI: I think the only concern that we
29 would have is that we need to catch the Northfield
30 traffic as they're coming north. They're not
31 necessarily going to be able to see that sign. And I
32 don't want to have to put another one down here. So,
33 we're just trying to catch that traffic as they go by
34 and then they could see right there, that's where they
35 enter for a drive-through. I mean, you know, the real
36 truth is there's, I could never have enough signage to
37 keep people going where they're supposed to go, but I,
38 100 percent respect what you're saying. I just think
39 that these two serve a different purpose than this one.
40 COMMISSIONER BOND: I'm sorry. I wasn't
41 looking up when you used your pointer.
42 MR. MYEFSKI: I think these two serve a
43 different purpose than this particular one.
44 COMMISSIONER BOND: Okay, so the smaller one
45 you want so that it is perpendicular to Northfield Road.
46 MR. MYEFSKI: Correct.
47 COMMISSIONER BOND: The larger one is
48 parallel. So, I understand that. I still think that
49 that type three sign on your island is redundant and not
50 necessary and a bit busy for that small of a property.
51 MR. MYEFSKI: Okay.
52 COMMISSIONER BOND: Okay.

1 CHAIRMAN FELICIONE: So, let's try to break
2 this down a little bit. So overall, we're happy with
3 the materials that control this. Are we okay with --
4 take your landscaping -- the relief to have signage on
5 the non-specific transition yards. We have to give them
6 an okay on that. Are we okay with signage on the non-
7 focused streets like Willow and Northfield. We're on
8 multiple sides here because they have both sides of the
9 building.

10 COMMISSIONER BOND: Sir, are we okay with the
11 bank sign type two on the north edge, the northeast
12 corner?

13 CHAIRMAN FELICIONE: I'm totally fine with
14 that. I think that the sign itself almost provides a
15 nuisance for people when they drive-through to feel like
16 it is bank property and not street. I think it will
17 help decrease traffic through that. So, I'm good there.
18 I'm one voice here.

19 MR. MYEFSKI: Okay.

20 CHAIRMAN FELICIONE: And then, this interior
21 lighting that they're talking about? It seems that they
22 will address all that, so what cause of concerns do we
23 have other than this? Do we have a landscaping issue?
24 A non-landscaping issue? So, we like the project?
25 We're for it?

26 COMMISSIONER ISSA: I want to make a few
27 comments architecturally.

28 CHAIRMAN FELICIONE: Absolutely, yes.

29 COMMISSIONER BOND: Yes.

30 CHAIRMAN FELICIONE: I'm trying to break down
31 the flavor before we turn it over to the audience.

32 COMMISSIONER ISSA: Can we have a slight
33 conversation about architectural, things of an
34 architectural nature? I understand that architecture is
35 a very subjective subject and we don't have to agree,
36 but we can have a conversation about certain pieces of
37 it.

38 CHAIRMAN FELICIONE: Absolutely, but before we
39 do --

40 COMMISSIONER ISSA: Disclaimer, I'm an
41 architect.

42 MR. MYEFSKI: That's okay. I understand that.

43 COMMISSIONER ISSA: You're an architect as
44 well.

45 MR. MYEFSKI: Love talking to architects, but
46 I just want to say we did talk to the bank and they
47 would be willing just to change this large sign down to
48 one of these other that would just have the drive-
49 through on it.

50 COMMISSIONER BOND: Just, great, the type
51 five?

52 MR. MYEFSKI: Correct.

1 COMMISSIONER BOND: Okay, thank you.
2 MR. MYEFSKI: Sorry, please.
3 MS. O'NEILL: I'm sorry. Which sign?
4 MR. MYEFSKI: The one on the island.
5 MS. O'NEILL: I didn't see the pointer. Oh,
6 there it is.
7 MR. MYEFSKI: Right there.
8 MS. O'NEILL: So, that type three changes to a
9 type five?
10 MR. MYEFSKI: Correct. Okay, sorry.
11 COMMISSIONER ISSA: I appreciate the sheet
12 number eight, which is the inspirational images, so that
13 you're not just using words and you're using images to
14 describe where this is coming from.
15 MR. MYEFSKI: Right.
16 COMMISSIONER ISSA: There's certain elements
17 to this that just feel, to my opinion, a bit decorative,
18 like almost unnecessarily decorative. Is it absolutely
19 necessary that we have this tower piece on the corner?
20 Not the structure, but literally the --
21 MR. MYEFSKI: The finial?
22 COMMISSIONER ISSA: -- decorative spider
23 piece?
24 MR. MYEFSKI: We, we'd like it. We, we think
25 it matches.
26 COMMISSIONER ISSA: I don't.
27 MR. MYEFSKI: I, I appreciate that and, you
28 know, as the architect for 95 percent of the
29 inspirational images, every one except for the one in
30 the upper right-hand corner, I think all those little
31 details make a difference. And I would just tell you
32 respectfully, because I agree, you know, as --
33 COMMISSIONER ISSA: You don't have to agree
34 with me. I'm not --
35 MR. MYEFSKI: Well, no, I, I, let me put it
36 this way. If I'm going to do a modern building, then I
37 want to do a modern building. And, as an architect,
38 that's what I want to do, but, when I do a traditional
39 or a period building, I really want to get it right.
40 And I don't want it to look like it wasn't done
41 intentionally. So, the, you know, our issue there is we
42 definitely plan on that thing getting hit with
43 lightning. So, we have something there to get the
44 lightning and then we ground it when we bring it to the
45 ground.
46 The size obviously could be different,
47 but there we're working with an artistic piece that we
48 found that we thought was about the right size and in
49 proportion. We didn't put any element spinning around
50 on the top. We were hoping you'd at least appreciate
51 that.
52 COMMISSIONER ISSA: I'm just going to go

1 through my comments?
2 MR. MYEFSKI: Please do. I'm sorry.
3 COMMISSIONER ISSA: You've been through what
4 you want with it. You can just discredit anything I
5 say, but I just have to say it. I was pleasantly
6 surprised that when you said it was actually cedar,
7 because most times in the suburbs you get plaster that
8 looks like wood, metal that looks like plastic, plastic
9 that looks like, I mean, at least you're true to the
10 materials. I appreciate that.
11 MR. MYEFSKI: Our problem, our problem with
12 those materials is that they sometimes make sense, but
13 they, they don't turn corners. They don't do the things
14 that traditional materials did.
15 COMMISSIONER ISSA: Is there any conversation
16 we can have about the amount of stone on the corner?
17 MR. MYEFSKI: Sure.
18 COMMISSIONER ISSA: I just find it, so I'll go
19 back to the sheet where it says your inspirational
20 images and the images of neighboring properties non-
21 residential? I don't think Northfield has that much
22 stone. This feels like it's somewhere else. I like the
23 water line, the water table line of stone. That's a
24 character of a good scale, right, for the human eye, but
25 stone that's upwards of 18 feet doesn't seem appropriate
26 for this corner, in my opinion.
27 Is there some, and you have a fireplace
28 piece, which has a lot of stone, but it's a smaller
29 scale, so I can kind of get behind that a little bit
30 easier. But can we introduce some of the other
31 materials that are of this palette to just that top two-
32 thirds of the tower, and not lose what your client
33 wants, either? I'm not looking to, you know, make
34 anybody's day worse. I'm just having a conversation.
35 MR. MYEFSKI: I think the, the reality is we
36 did look at that. We actually looked at doing wood
37 panels up at the top and having the signage in the wood
38 panels. But it, it honestly looked like the arch piece
39 was kind of, had this heavy object sitting on top of it
40 and it didn't really feel balanced. And so that was the
41 reason why we lifted that up. It's kind of like the
42 sign wants to be in the stone or not in the stone and
43 there wasn't enough left over. So, we thought the idea
44 of trying to tie it into the chimney and that sense of
45 that scale of an element made sense.
46 COMMISSIONER ISSA: And the material that's
47 behind the sign, is that limestone, as well?
48 MR. MYEFSKI: Yes, that's a piece of
49 limestone.
50 COMMISSIONER ISSA: Could we discuss the
51 potential of smooth limestone?
52 MR. MYEFSKI: Yes.

1 COMMISSIONER ISSA: Instead of rough at
2 anything above that water table line? On the tower
3 only, not the fireplace. Is it too dull?
4 MR. MYEFSKI: Yeah, we could discuss anything.
5 I don't want to say no, ever, but I, I'm just afraid
6 that that's going to all of a sudden look really
7 polished, you know, if we do clean-cut stone there.
8 COMMISSIONER ISSA: Okay, with that thought.
9 I'm also happy that you said that the dormers are not
10 just back-tinted glass, because I would hate you for
11 that.
12 MR. MYEFSKI: Sure.
13 COMMISSIONER ISSA: Is the tower glazing?
14 MR. MYEFSKI: No, the tower's open and there's
15 a light fixture within the inside.
16 COMMISSIONER ISSA: But is that tower lighted?
17 Windows actually something that will bring light into
18 that corner?
19 MR. MYEFSKI: Yeah, when you stand inside of
20 it, you'll look up. There's lighting. And there's
21 actually a light fixture on the inside. I think we
22 ended up with --
23 COMMISSIONER ISSA: It's the amount of stone
24 that is the biggest thing that's troubling me.
25 MR. MYEFSKI: Well, I think we, I certainly
26 respect that. I, I really believe with the stone we're
27 using, we can really get a nice scale to the way that we
28 pull that element together.
29 COMMISSIONER ISSA: I know, but I think it's
30 too much scale. Again, the precedent of what you showed
31 on the previous page of all the neighboring commercial,
32 doesn't have anywhere near that amount of stone. And I
33 am not fighting the suggestion we should just replicate
34 what we did 30 years ago and never move this town
35 forward, but it's more traditional than I would like,
36 but I'm just one voice as Jason likes to say at times.
37 So, just because I'm more of a modern architect doesn't
38 mean it's going to become a modern building. I
39 understand that.
40 MR. MYEFSKI: Right.
41 COMMISSIONER ISSA: I just wonder if there's
42 other palettes of limestone that we can be talking
43 about, to just increase the scale.
44 MR. MYEFSKI: My only fear is I feel like
45 we're introducing a new element. It's just going to
46 take it a little too far and then that whole tower
47 should really change.
48 COMMISSIONER ISSA: That's all I have.
49 COMMISSIONER BOND: So, to stay in the
50 vocabulary of architecture, I'm an architect, as well.
51 The scale of the stone actually doesn't bother me. I
52 kind of like that you've got this difference on that

1 corner and that it weighs and kind of holds the corner
2 there. My concern is the copper and that it's going to
3 patina. That look, that really does concern me, because
4 we don't have a lot of copper and the patina of the
5 copper --

6 CHAIRMAN FELICIONE: I mean, like anytime,
7 again, everybody's got a voice, but anytime a developer
8 is going to spend more money for a precious element like
9 that, let's give him a chance to spend more money on
10 making it pretty. But let's move to a point, if we
11 could, to get some comments from the audience.

12 State your name and address, please.

13 MR. LEGOWSKI: Walter Legowski, 1873 Bosworth.
14 May I ask you to put the view up going to Alice Place
15 with the landscaping, the fence?

16 MR. MYEFSKI: Yeah, yeah.

17 MR. LEGOWSKI: Thank you. So, deciduous tree
18 plantings and shrubs, it's absolutely amazing. I mean,
19 I think it's beautiful. It's absolutely beautiful. My
20 biggest concern, though, is because they are deciduous,
21 that the leaves are going to drop. And when they do
22 drop, there's going to be, and I understand what you've
23 already said that you can't control every, every foot-
24 candle of light, but there's going to be more light into
25 the neighborhood to the south and to the houses to the
26 south.

27 So, I'm just proposing is there some way,
28 with all due respect, and your hatred of arbor vitae, is
29 there some way to include evergreen plantings there to
30 block some of that light instead of deciduous? And I
31 understand that some of those trees, you know, you say
32 that they're existing and you have wonderful lower
33 plantings five foot high and three foot high. Is there
34 any way possible that you could sneak in evergreen
35 plantings there so that it's not as bright to the
36 neighbors to the south? That's all I would ask the
37 Committee to think about. And if that's possible,
38 that's, that's all I'm asking for.

39 MR. MYEFSKI: Do you want me to respond each
40 time?

41 CHAIRMAN FELICIONE: I think we're going to
42 hear that echoing several times over, so let's give that
43 a shot.

44 MR. MYEFSKI: Okay, again, I just want to
45 clarify that the fence is solid and we can make
46 everybody feel confident that that's a solid fence.
47 It's a very expensive fence and that's the only reason
48 we're doing an expensive fence is to make sure that it's
49 solid. So, then the decision is, it's two-fold.

50 One, the evergreens, and Jodi can talk
51 about this, where we really get narrow by the road and
52 when we get close to Northfield, we have to deal with

1 the fact that there's going to be snowplows going up and
2 down Alice Place now. And that what's going to get
3 plowed over will ruin a lot of the evergreens. So,
4 that's why she's tried to pick things, now that the
5 fence is solid, yes, some of them may hold leaves and
6 others will lose leaves, but we're trying to find
7 something to kind of get that balance to get a little
8 bit different color and light than just an evergreen.

9 CHAIRMAN FELICIONE: Let me also propose a
10 simple analogy and contradict the light with evergreen.

11 MR. LEGOWSKI: Right.

12 CHAIRMAN FELICIONE: Okay, so we taper to the
13 top, but the tree doesn't grow bigger, right? But
14 typically, the bulb is supposed to get a shield at the
15 top and I think that's what we're striving for.

16 MS. MARIANO: Maybe I could just add?

17 CHAIRMAN FELICIONE: Yes.

18 MS. MARIANO: I think the way that, to make
19 sure that I understood Walter's comment, I think that
20 the, the comment was that the shrubs that are proposed,
21 which are, you know, I described earlier, it's five foot
22 tall deciduous cascading down to a three foot tall
23 deciduous, that those potentially be evergreen? Was
24 that the comment? That the shrubs be evergreen or are
25 you looking for trees?

26 MR. LEGOWSKI: In the ideal world, my hope
27 would be that this up here --

28 MS. MARIANO: Up here?

29 MR. LEGOWSKI: -- would have some evergreen
30 growth. And I understand, that I have many evergreens
31 in my backyard. And there's different shapes of
32 evergreens and the, and the issues with evergreens in
33 the wintertime, stuff like that. But if there's any way
34 possible to introduce evergreens, I understand that you
35 don't want to landscape the south side of the fence.
36 That's an issue for you.

37 But on the fence that you were looking
38 at, is there any way to include evergreen growth with
39 the hope that it gets taller over the years and still is
40 within size, right? It's not going to, it's not going
41 to push the fence down. The snow issues are all
42 acceptable. You're the, you're the plant guys. Is
43 there any evergreen that could be put there that would
44 then block light going into the south neighborhood
45 that's not there already?

46 I'm not so concerned about the
47 headlights, because obviously the fence would do an
48 excellent job of doing that. It's the other ambient
49 light from the bank that's going to move into the
50 neighborhood which we don't have right now.

51 CHAIRMAN FELICIONE: Let me ask you a
52 question. Could you go back to the street line view?

1 MS. MARIANO: To this view we just had?
2 CHAIRMAN FELICIONE: Yes. So, I understand
3 100 percent the layer on this side. I was there, again,
4 over the weekend. Again, this is good. I hate to say
5 this out loud, okay? But the only way you're going to
6 be able to block the concern for those people on the
7 other side is really to put those evergreens on the
8 other side. And I can't ask you to plant something on
9 somebody else's property. But to not take away the
10 natural beauty that you have in there and I'm thinking
11 about the cost of what you're doing here is great. Have
12 you spoken to the neighbors about putting a plant, a
13 large evergreen on their side at all?
14 MS. MARIANO: I think, if I could maybe, to
15 get to your question, I just wanted to get to the
16 landscape plan just to show the proximity of some of the
17 trees to the road. So, there's --
18 CHAIRMAN FELICIONE: I'm with you. It's
19 perfect.
20 MS. MARIANO: Oh, sure, just to kind of, so
21 Northfield Road is here so, you know, the trees here,
22 here, anything that's too close to the road like these
23 three, I would hesitate to make those evergreen because
24 I don't think that they're going to make it.
25 CHAIRMAN FELICIONE: I agree.
26 MS. MARIANO: So, that leaves us with, there's
27 an existing elm tree here. And then we've got, you
28 know, this one tree here, so --
29 MS. O'NEILL: It's too shady.
30 MS. MARIANO: So, then there's a lot of shade
31 as Linnea is mentioning. So, and to your point earlier,
32 evergreens have a top like this and so, I thought we
33 were talking about shrubs. We are talking about trees.
34 So, evergreens have, have a top like this, so it really
35 would require a lot of sunlight and a lot of space away
36 from a road to get a good solid wall of evergreens. But
37 to John's point earlier, a six foot tall fence with that
38 channel locking system, it's an opaque wall. It does a
39 much better job than, than trees can do in blocking
40 light.
41 CHAIRMAN FELICIONE: I'm going to turn it back
42 over to the audience and then we'll hold it for the end.
43 I just thought maybe would be some of that.
44 MS. MARIANO: Sure.
45 CHAIRMAN FELICIONE: Please state your name.
46 MR. KYRIAKOPOULOS: Chris Kyriakopoulos, 1853
47 Bosworth Lane. I am the large property just to the
48 south of the bank development. I have to say that it
49 really is a beautiful development, great architectural
50 elements everywhere. The copper, I think, is a great
51 idea. I get your patina scenario. Myefski's done a
52 great job. But from day one, my view has gone to the

1 back. We've got a compromise transitional yard as it
2 stands. We, obviously, with the extension of Alice
3 Place, we're minimizing room to create that buffer or
4 transitional yard. And everything that everyone said
5 keeps on going back there. Now, one question I do have
6 where the fence begins at 336, there's a jot, then
7 another jot, then another jot, why are we not connecting
8 the two lines there? I think you covered it earlier
9 because of the grade, correct?

10 MR. MYEFSKI: Yes.

11 MR. KYRIAKOPOULOS: So basically, there's even
12 another spot where something can be done, but we're
13 taking space away from a pretty important corner there
14 in order to avoid the grade different between the lot
15 lines. So, it all goes back to lack of space, because
16 we've got a lot going on, but compliments. It's great.
17 It looks great. I think it'll be a great addition to
18 Northfield. And as you've done all the complements and
19 features for the building and everything else, I think
20 we still have some work to do on the separation because
21 we're, we're dealing with a compromise transitional yard
22 that keeps on getting more compromised.

23 We've got a new road with extensive
24 lighting. John, I think you said it well. With
25 headlights and other ambient lighting in an area where
26 it doesn't exist for the neighbors directly south of
27 this, I mean, what our goal is, is quiet and peaceful
28 enjoyment of our homes and our properties. And right
29 now because of the transitional yard that's been
30 compromised, still not being resolved, we're not
31 accomplishing that goal. Now, I do have some pictures
32 I'd like to show you guys and kind of walk you guys
33 through. I've got a couple extras, as well. Am I able
34 to do that?

35 MR. MYEFSKI: Yes.

36 MR. KYRIAKOPOULOS: Great. And I've got
37 larger pictures that I can kind of walk through with the
38 audience. James and Maria, do you mind being my Vanna
39 and, sign-holders here please? These are a couple of my
40 four kids. Here we go. Bear with me as I get prepared.
41 Can you stand over to the side. Here are some extra
42 copies. Feel free to pass them out.

43 Now, the house on the first page, let me
44 get the larger pictures up so some of the audience can
45 also see. That's obviously my house on page one, right
46 behind, but I'm not just here sticking up for my house,
47 and my property. I'm here for all the residences in the
48 back. This is Planning and Zoning also confirmed. We
49 do have, hold this up, code that requires a 30 foot
50 transitional yard, where obviously we don't have that
51 space here.

52 So, page one shows a few height

1 measurements that currently exist. The yellow line is a
2 six foot fence in the back of the existing Youngren's
3 Cleaners, just to give you a perspective. The red line
4 is an eight foot line of the shrubs that currently
5 separate Youngren's parking lot with Alice Place. The
6 blue line is an eight foot wood fence which is the side
7 yard of Ms. Wilson on 336 Crooked Creek. And in the
8 back realm, you see my house. So, page one gives you a
9 good visual that's standing at the corner of Willow and
10 Northfield Road, looking to the residential territory to
11 the southwest, just as a bird's eye, basically the back
12 of the bank.

13 If you go to page two, we're at the
14 larger one. Maria, the large one. Thank you, dear.
15 Now, page two shows those same heights in perspective on
16 Alice Place right about where it will be bending. Now,
17 you've got the height markings at your eight foot fence
18 that is being continued. I don't agree that the eight
19 foot fence gets reduced at any point in time. And I do
20 think we need additional coverage of the fence to
21 continue towards Northfield Road.

22 I even spoke to Chief Lustig and asked
23 him in a safety perspective, what distance is required,
24 or would you like, from the curb at Northfield Road
25 where the stop sign is to where cars could actually
26 turn? He said six feet would be great. I said, how
27 would eight feet do? He said, that's even better.

28 So, I get it that the Village may have
29 other plans. I understand that we're leaving time for
30 further consideration. But at this point in time, I
31 think what's most important is making sure we protect
32 what we're doing and make it better for the residents
33 instead of thinking of tomorrow because we don't know
34 what tomorrow's going to bring. So, in my opinion, I'd
35 like to see and agree with Plan and Zoning getting that
36 fence closer to the curb.

37 Page two, as I was going back, the
38 highlighted yellow, those are window heights on the main
39 floor from my house. Mind you, I didn't highlight
40 second floor windows. So, clearly above the eight, the
41 eight foot mark, there's at least a foot-and-a-half of
42 glass on all my windows and doors that will get light
43 effect from the street, from the building, from
44 everything that's going up at the new development.

45 Now mind you, Willow Road is high.
46 Bosworth is high. The river's in between level. So, if
47 you're going to start on the north end of Alice and work
48 your way down, you're kind of going downward, but your
49 lights are also starting at a higher level. So, you get
50 that angle of light that's going to exceed that eight
51 foot fence, even at eight feet.

52 The landscaping in front of it, we're

1 talking about five foot height. I get the layering. I
2 understand it, but we're missing the vertical screen.
3 We only have one form of screening and that's the
4 horizontal. We don't have anything vertical. Going
5 back to, I second what Wally said, as well. I
6 understand evergreens may not have the perfect shape,
7 but that is something that should be considered.

8 The next page that I'd like to discuss,
9 can you get this one up, please? Now, page three is a
10 view from the back houses towards the new, no, I'm
11 sorry, hold on, towards the new location of the bank
12 development. Sorry. And that depicts all the various
13 lights that all the residences on the south end clearly
14 see at night. Right now, what do you see? You see some
15 illumination from the townhomes at Crooked Creek. You
16 see the stop light on Willow, which looks like a little
17 dot and then there's another light on Alice Place.

18 Now, I guarantee you, you put an eight
19 foot fence up there without any more vertical screening,
20 do you really think I'm going to be seeing this? Do you
21 think the other neighbors are going to have a similar
22 view? Absolutely not. You're going to capture, even
23 though the drive-through lights are downward, it's the
24 same like the gas station on the Willow, on the corner
25 of, the Shell gas station. The whole canopy lights up.
26 Even if it's downward, you're getting that illumination
27 effect.

28 Now, I could assure you that you're going
29 to see a difference in something like this. So, why is
30 the transitional yard and why is the screening so
31 important? It's to basically deal with what us
32 residential neighbors are saying is a concern.

33 So, without that vertical screening,
34 great fence on the tracks, you've got that solid
35 horizontal screening, but we've got nothing above it.
36 That vertical screening that we're all talking about is
37 a solution to these concerns. It's something that would
38 create true separation between commercial and
39 residential, back to what the Village code says,
40 transitional yard, a/k/a, buffer, a/k/a true separation.
41 Don't impede on the quiet enjoyment of your residential
42 neighbors. And this is what it's about. This is what
43 needs, somehow we need to figure out how a great plan
44 like this can fill in some of those voids that are
45 clearly being picked up by all of you guys.

46 Not one person here, I don't think,
47 chimed in to say, that takes care of that corner. We've
48 got vulnerabilities. It's clearly visible. Why do we
49 have vulnerabilities? Because we've got everything else
50 happening between the new bank, which is great looking.
51 We've got the Alice Place extension, great. We need it.
52 Crooked Creek needs it. The businesses need it. And I

1 agree with all of you.

2 That increases, the amount of increased
3 traffic, yes, we've got traffic reports. And we have
4 knowledgeable individuals telling us how many or how it
5 would be increased. I assure you that Alice Place will
6 be used a lot more than most people think. And as far
7 as truck use, you know, with this fence ending 30 feet
8 from Northfield Road here, any vehicles that are going
9 to turn, once you make that turn, you're shedding light
10 this way before it gets masked over there.

11 And again, the pocket that I was
12 referring to, that I did understand, is we're taking
13 away a little property over here to make the fence
14 install a little easier. But, hey, that's also a good
15 idea to perhaps consider putting something there that
16 would help screen things a little better, too.

17 Now, the last page, which we had earlier,
18 the one that shows Walgreen's, page four, here's
19 something that we already have. At a similar scenario,
20 which is the Northfield Walgreen's; you got a great
21 fence that's solid privacy. You've got Wally's
22 evergreens to give you that vertical screening. And at
23 the end of the day, it's, it's a dual purpose. Why?
24 Because we're lacking transitional yard that's required.
25 We don't have all the room, so we've got to get really
26 creative. Can we get more creative?

27 We're going in the right step. And I, I
28 do appreciate that, but I still think we need some
29 touches here that can help make this even better than
30 what it is.

31 Chairman, I agree with you. Except I
32 don't think it's a perfect homerun, but I think it's
33 real close. But as a resident of Northfield, perhaps I
34 have very high expectations. And Mr. Myefski, same
35 thing. I know you're very conscious and you've done a
36 great job, but how can we make it better? How can we
37 answer the concerns for residential homeowners in very
38 close proximity to welcome this even more than we want
39 to welcome it right now? Those are our fears. Those
40 are our concerns, because when we're done with this if
41 we green light it, there's no going back. This is it.

42 So, my question to all of you, is how can
43 we make it better? How can we eliminate vulnerabilities
44 that we know exist? Just because we're getting a road,
45 just because we're getting a new beautiful bank
46 building, great, but let's fill in some of the blanks.
47 So, that's what I ask all of you to help us with. Let's
48 consider making this even better because we've got some,
49 some voids that need some help.

50 CHAIRMAN FELICIONE: Have you spoken to them
51 about this outside of this hearing?

52 MR. KYRIAKOPOULOS: You know, ever since Plan

1 and Zoning last week, I did get a set of revised plans
2 that included additional fence. I responded to them
3 with some of the same concerns that we're discussing and
4 what I'm talking about tonight. I even reached out on
5 Friday. Haven't heard from them. Hoping that we can
6 figure something out that everyone can be happy and
7 pleased with. That's really the bottom line.

8 CHAIRMAN FELICIONE: Okay, thank you.

9 COMMISSIONER AUL: Does your property go right
10 up against that fence?

11 MR. KYRIAKOPOULOS: Yes, my property touches,
12 my property, the north, the northeast, this is my
13 northeast corridor right here and I go all the way
14 alongside the Village sliver between Northfield Road and
15 the river. So, and it goes all the way to the bridge,
16 if you're familiar with Northfield Road. My house is
17 the first house on Bosworth on the north side that backs
18 up. My property is on both sides of the river.

19 COMMISSIONER AUL: Can I just ask a point to
20 clarify? Are you asking for the bank to put in
21 evergreens on your side of the fence, if they want?

22 MR. KYRIAKOPOULOS: Well, that's something
23 that I did present to them, trying to work with them,
24 knowing that, look, we think this is a great new
25 building. We all know that. We all want Alice Place
26 extended. So, if you need more room because you don't
27 have it there, then let's make that transitional yard on
28 my property. I'm not looking to sell my land. I'm not
29 looking to lease my land. I'm allowing them rights to
30 plant a good buffer in a good transitional yard in a
31 very vulnerable corner of this development. That would
32 be the solution to this problem, and it may be.

33 CHAIRMAN FELICIONE: Just a point of
34 parliamentary order here.

35 MR. KYRIAKOPOULOS: Right.

36 CHAIRMAN FELICIONE: I cannot advise this
37 Committee or work with the Village in any capacity
38 whatsoever, as we sit here, to have them plant anything
39 on your property. I have no authority to do so. And it
40 can't be a motion that's made or something agreed to,
41 based on that.

42 MR. KYRIAKOPOULOS: No, I understand that.

43 CHAIRMAN FELICIONE: I hear what you're
44 saying. And I encourage you guys to work something out
45 because I think everybody wants to move forward here,
46 and basically we have the same afterwards, but I just
47 want to make it clear to everybody on here, I am not, we
48 are not in the position to ask them to do that and
49 enforce. We have no right to do.

50 MR. KYRIAKOPOULOS: Completely understood.

51 CHAIRMAN FELICIONE: Okay.

52 MR. KYRIAKOPOULOS: But, but one thing that I

1 will add by doing so, if we were to figure something out
2 in those lines, I assure you that resident satisfaction
3 to this problem and concern would be eliminated, greatly
4 minimized and prevented. It is a key solution, if
5 there's no other room in order to which to keep that
6 transitional yard between commercial and residential as
7 it is needed. That is a relief that they have gone in
8 as a variation for this development, is to give up that
9 transition or the buffer. Good, thank you.

10 COMMISSIONER BOND: Mr. Kyriakopoulos, I
11 didn't stay to the end of Plan and Zoning. What did
12 they recommend for the south fence? I thought they,
13 what was their recommendation?

14 MR. KYRIAKOPOULOS: South fence was go to
15 Northfield Road.

16 CHAIRMAN FELICIONE: Now, we're on hearsay,
17 though. We have to be really careful.

18 COMMISSIONER BOND: No, I think it could be
19 confirmed if we look up the meeting notes.

20 CHAIRMAN FELICIONE: She just shook her head
21 no, so we can't go through them.

22 MS. O'NEILL: I put in the staff report --

23 CHAIRMAN FELICIONE: If you have it. We can't
24 go off of his word as to what they said.

25 MS. O'NEILL: They said the Architectural
26 Commission would have to decide that.

27 COMMISSIONER BOND: I'm sorry. I should have
28 addressed it --

29 MR. KYRIAKOPOULOS: But didn't they add
30 language to the verbiage specified what I remember was
31 transitional yard was something that required more work
32 and the fence should be connected all the way through at
33 one height to Northfield Road, not 30, what was the
34 language that they put in?

35 MS. O'NEILL: They don't deal with fences and
36 they don't deal with fence variations and as I explained
37 before, that would be a fence variation. You could not
38 ask for that at this meeting because it was not, the
39 public notices did not talk about a fence variation.

40 MR. KYRIAKOPOULOS: Duly noted, yes.

41 MS. O'NEILL: It's in your staff report.

42 COMMISSIONER BOND: No, I was just curious as
43 to what the recommendation was.

44 MR. KYRIAKOPOULOS: You know, it, it's kind of
45 an interesting challenge because when we're talking
46 about fencing, when I was speaking to Plan and Zoning.
47 It's all about a transitional yard, a/k/a/ a substantial
48 buffer. I define it as a solid horizontal fence with
49 vertical screening. So, they did say that the
50 Architectural Commission would handle fencing and
51 landscaping and everything else. And they did add
52 language to, can you read the language that they had to

1 the --
2 MS. O'NEILL: I don't have their motion
3 because the minutes aren't prepared yet.
4 MR. KYRIAKOPOULOS: Okay.
5 MS. O'NEILL: All I have was that they
6 recommended, of course, approval of the project. And
7 some of the items that came up, residents suggested a
8 fence and additional landscaping adjacent to residential
9 area for additional buffering. The petitioner, and the
10 response from us, is the petitioner has provided a fence
11 and additional landscaping. Then they talked about the
12 on street parking for Alice Place.
13 MR. KYRIAKOPOULOS: So, you don't have what
14 was added to what --
15 CHAIRMAN FELICIONE: They have no --
16 MR. KYRIAKOPOULOS: Okay.
17 CHAIRMAN FELICIONE: -- that discussion has
18 no --
19 MR. KYRIAKOPOULOS: No bearing on this, I
20 understand.
21 CHAIRMAN FELICIONE: Right, we are making a
22 decision here about what the fence is. They don't
23 handle fences there.
24 MR. KYRIAKOPOULOS: Okay.
25 CHAIRMAN FELICIONE: And, ultimately, in
26 speaking with the Village, Chris, the option is really
27 two-fold with fences and runs-of-way. And as it goes to
28 the curb, do we want to split that land into two sides?
29 We really don't. So, we'd like to get a foliage buffer
30 there for you as a result of not being able to provide
31 the fence.
32 MR. KYRIAKOPOULOS: I'd be happy with that.
33 CHAIRMAN FELICIONE: We're trying to work with
34 that, okay?
35 MR. KYRIAKOPOULOS: Very good.
36 CHAIRMAN FELICIONE: Thank you.
37 MR. KYRIAKOPOULOS: Thank you.
38 CHAIRMAN FELICIONE: Any other members of the
39 audience? Please step forward, sir. Will you please
40 re-introduce yourself to the Committee?
41 MR. WARNER: Sure.
42 CHAIRMAN FELICIONE: Thank you.
43 MR. WARNER: Jim Warner, Crooked Creek Lane.
44 I assume that you are aware that most of the property
45 you're talking about is filled. There's a lot of play
46 at the bottom which is going to affect the growth and
47 upkeep of any of the plants, especially, did you say
48 dogwood, whatnot?
49 MS. MARIANO: Yes.
50 MR. WARNER: Dogwoods will not grow there,
51 okay? That just won't happen. Also, are we talking
52 about what kind of electrical requirements will this

1 building require?
2 MR. MYEFSKI: Just as far as the electrical
3 service? We haven't finalized that, but there's more
4 than adequate power on the site. It's pretty minimal.
5 We, we really don't need much electricity.
6 MR. WARNER: Okay, the transformer for all of
7 that is way down the line. The only way that the power
8 company can get to it is through all of our properties.
9 MR. MYEFSKI: We verified and what we've been
10 told is that they can come down off the power pole
11 that's there. Right now, it goes overhead to another
12 power pole. They can come off that power pole and
13 they're going to go down our side of the power pole and
14 then will bury it into our project. It's not, it's not
15 like a big operation, the bank. Think of it as a house.
16 MR. WARNER: We think of that line as a big
17 operation because it's all of us.
18 MR. MYEFSKI: Right. It's feeding everybody
19 over on your side.
20 MR. WARNER: That's right.
21 MR. MYEFSKI: We're just tapping into it
22 exactly like it was except we're burying it.
23 MR. WARNER: Okay.
24 CHAIRMAN FELICIONE: Thank you. Any other
25 members of the audience wish to speak? Okay, I'm going
26 to close it off. Do we have any more questions for
27 Myefski or for Teska? I have questions for Teska.
28 COMMISSIONER BOND: I have a question for, I
29 think, our Committee about the Northfield sign. Can we
30 talk about that right now?
31 CHAIRMAN FELICIONE: Yes.
32 COMMISSIONER BOND: So, when we've discussed
33 the Northfield corridor, we have set this height I think
34 we're good, right? I think our largest sign so far is
35 only eight feet, so my only concern, and it's only
36 because you're on the Northfield corridor. I think that
37 the project is a beautiful project, but this is maybe
38 10, even 12 feet when you go base to base because we
39 don't have exact dimensions. Do you feel that this
40 could then affect future signage on that street by
41 allowing it?
42 CHAIRMAN FELICIONE: So, great question, but
43 because it's a special use and a variance, I feel like I
44 have the teeth to be able, we have got the teeth to --
45 COMMISSIONER BOND: To say it's a special use,
46 okay. That's --
47 CHAIRMAN FELICIONE: Great question, though.
48 I mean, that's why we're here. So, let's, can I ask
49 Teska to come up, please?
50 MS. MARIANO: Sure
51 CHAIRMAN FELICIONE: All right, so part of my
52 job here is, and I think I'm going to speak for

1 everybody at this point, is that I can't make everybody
2 happy, okay? But I have to do my best. Is there
3 anything that you can do with the citizens who are here
4 to address their concerns on that site with a higher
5 foliage tree? And let me just tell you, in a two second
6 analogy where my head goes. I'm the developer. I've
7 been a developer for a long time.

8 The Village wants to move this forward as
9 much as you do right now, okay? This is a wonderful
10 improvement and a success for everybody that has put in
11 time here, but, it seems to me like we're talking about
12 trees to make everybody happy? Trees are not very
13 expensive. And, again, I don't have the ability to
14 enforce you putting something on his property. But is
15 there something that you can do to address these
16 concerns and work with them? Do you want five minutes
17 to go talk to these people and come back to me? Would
18 you like a recess for five minutes?

19 MR. MYEFSKI: I don't think it's necessary.
20 We've already discussed it.

21 CHAIRMAN FELICIONE: Okay, then bring it,
22 okay.

23 MR. MYEFSKI: Well, I think what, what we
24 would propose is that we could extend the fence if the
25 Village --

26 CHAIRMAN FELICIONE: Well, the fence, just to
27 be clear, the fence doesn't address --

28 MR. MYEFSKI: I'll get to that.

29 CHAIRMAN FELICIONE: Mr. Myefski, the fence,
30 here's the problem, if not, we can't, that's another
31 variance. So, the fence extending to the road may be a
32 concern to some people on the Committee, but I don't
33 think it's a concern of the Committee as a whole. And
34 continuing, it divides that piece of property and I
35 don't think anybody's looking for that. So, let's back
36 up. We're going to ask for some continued shrubbery
37 there, for sure. So, that addresses one concern that
38 we've got. I know it's not going to meet the minds of
39 everybody.

40 However, let's back up to the height.
41 What can you do about the causative concern of those
42 people from the height of the shrubs?

43 MR. MYEFSKI: I think I just have to have
44 everybody understand the reality of what we're dealing
45 with there. That bank drops off. So, it's not like I
46 have a flat or a slightly slope. Somebody had asked why
47 our fence makes that jog. It's making that jog because
48 the grade drops, it starts to drop four feet really
49 quickly. It doesn't make any sense for us to put trees
50 on a site that's sloping down right below five power
51 lines. We're not going to be able to fill in that
52 perfect gap that everybody's looking for. Most of that

1 buckthorn and everything that's growing in there, I
2 realize some of it's been trimmed, but it's being
3 trimmed because it's underneath the power lines.
4 So, what we're trying to do is, I think
5 we have one option, which is not what you're looking
6 for, but that would be to extend the fence to be 10 feet
7 away from the property line.
8 CHAIRMAN FELICIONE: Can you hold on one
9 second. You just taught me something that I don't think
10 I caught on to.
11 COMMISSIONER BOND: It does drop down.
12 CHAIRMAN FELICIONE: It's stuck under the
13 power line.
14 COMMISSIONER BOND: Yes, there's power lines
15 and it does drop down. The issue is that they don't
16 have that 30 feet transitional yard.
17 CHAIRMAN FELICIONE: No, I understand.
18 COMMISSIONER BOND: And so it hits that back
19 lot that drops.
20 CHAIRMAN FELICIONE: That 30 feet, that's a
21 problem with our code with the 30 feet. So, you really
22 don't want to bring that one up. I hear you. You want
23 to get the end result, so we can move forward, but he's
24 right. To grow something underneath the power line,
25 it's going to be cut. And that's something I didn't
26 take into consideration until just now, because I didn't
27 catch it.
28 COMMISSIONER BOND: And those power lines, you
29 say, cannot be buried?
30 CHAIRMAN FELICIONE: It wouldn't be up to
31 them.
32 MR. MYEFSKI: No, there's five power poles.
33 You're talking hundreds of thousands of dollars.
34 CHAIRMAN FELICIONE: I apologize.
35 COMMISSIONER BOND: Which is too bad.
36 CHAIRMAN FELICIONE: It's out of our control.
37 Okay, Mr. Kyriakopoulos?
38 MR. KYRIAKOPOULOS: Yes, sir?
39 CHAIRMAN FELICIONE: I'm trying to fix the
40 problem here.
41 MR. KYRIAKOPOULOS: I appreciate it, sir.
42 CHAIRMAN FELICIONE: And my original solution
43 is voided.
44 MR. KYRIAKOPOULOS: Well, can we briefly talk
45 about the power lines, sir? Power lines are around this
46 vicinity here, okay? They're, they're not up here.
47 They're not down here. They're cutting through. Here's
48 a power pole here, I believe.
49 COMMISSIONER BOND: And there's another one
50 right here.
51 MR. MYEFSKI: I've got it all right here.
52 MR. KYRIAKOPOULOS: Right.

1 MR. MYEFSKI: The problem is that it creates
2 more drop off. And then you're talking about a tree
3 that would have to grow into itself over probably an
4 eight to 12 year period.

5 MR. KYRIAKOPOULOS: I'm not quite sure what
6 the specifics would be of remedying that problem,
7 but --

8 MR. MYEFSKI: So, like the grade goes down,
9 right? Towards the river?

10 CHAIRMAN FELICIONE: The grade does go down
11 towards the river. So, we've just picked up an
12 additional, probably four feet and now we're talking
13 about the height of that power line plus the four feet.
14 We're talking about a tree that I can't get transported
15 there as a buyer. So, I'm trying to find something here
16 and I just lost it.

17 MR. KYRIAKOPOULOS: Can it be bermed or can
18 anything be done to control the grade drop off. I mean,
19 it wasn't --

20 CHAIRMAN FELICIONE: Is there something back
21 on the interior that you can add to, to create --

22 MS. MARIANO: We, we think that we can add a
23 canopy tree on our side, right about in this space. So,
24 we've got, you know, two honey locust trees, I believe
25 and then, you know, to add a new one, a canopy tree.

26 MR. KYRIAKOPOULOS: How do you get me two?

27 MS. MARIANO: Pardon?

28 MR. KYRIAKOPOULOS: How do you get me two?

29 MS. MARIANO: How do I get you two? Well --

30 CHAIRMAN FELICIONE: Squeeze one right next to
31 the fence.

32 MS. MARIANO: We could squeeze one right next
33 to that, you know, typically, you want to keep --

34 MR. KYRIAKOPOULOS: Would they be deciduous?

35 MS. MARIANO: They would be deciduous, but
36 typically even with deciduous, you want to maintain like
37 a four foot offset from the curb.

38 MR. KYRIAKOPOULOS: Well, I understand.

39 MS. MARIANO: So, we would, you know, we
40 would be very, very tight in there, you know, think
41 about a tree needs a three foot mulch ring and, and all
42 the rest.

43 MR. KYRIAKOPOULOS: No, I got you.

44 CHAIRMAN FELICIONE: The current conditions of
45 the site was a problem and I just didn't catch it.

46 MS. MARIANO: Even, even here, so this power
47 pole is right here. Even if the, so I will say I had
48 the pleasure of spending a day with ComEd as they were
49 trimming trees for half of another community. But what
50 ComEd considers to be trees trapped under the wires,
51 really is a pretty wide distance --

52 MR. KYRIAKOPOULOS: Right, right.

1 MS. MARIANO: -- and so, you know, I, I would
2 be a little concerned. We have to check it, but if we
3 were to put a tree right here, I would bet ComEd would
4 consider that to be trimable.

5 CHAIRMAN FELICIONE: Yes, I'm 100 percent
6 picking up what you're saying just because I'm in the
7 business, but I get it, and I feel defeated on that
8 issue because I thought it was a work-around. However,
9 I think it would be to the advantage of this Committee
10 and everybody here to move forward asking to put in
11 those two additional trees with respect and then work
12 with Linnea on it, as well.

13 And then, Linnea, do you have an idea of
14 foliage instead of that fence continuing further? What
15 would be a good cover there? Not all the way to the
16 street, but the initial --

17 COMMISSIONER BOND: Why are you against it
18 going within 10 feet?

19 CHAIRMAN FELICIONE: Because, at some point,
20 the Village is going to have something there.

21 COMMISSIONER BOND: Oh, they might?

22 MS. O'NEILL: The Village backed that
23 potential site?

24 CHAIRMAN FELICIONE: It would divide the piece
25 of property. It might not plan it -- it would divide
26 the property to make it look like one stop, maybe we can
27 instead of being continuous with the --

28 COMMISSIONER BOND: But that part, Jerry, are
29 you familiar with that? Because that property drops
30 into the, drops off, at a sharp, there's no continuation
31 of that feel right now.

32 CHAIRMAN FELICIONE: But if we can get
33 something that's low level on there, that's plantable,
34 what would you suggest? Can we save --

35 MS. O'NEILL: Well, she's got the --

36 CHAIRMAN FELICIONE: Even though, I think I'd
37 be comfortable saying this. Continue an additional six
38 feet there with Linnea to work out a coverage that is
39 four feet wide. How is the Committee? Are you in line
40 with that?

41 Okay, are we ready for a vote?

42 COMMISSIONER BOND: I have one just
43 clarification. The fence height will stay continuous,
44 correct? It's not going to vary depending on the
45 landscaping that's there?

46 MR. MYEFSKI: Well, the fence --

47 COMMISSIONER BOND: So, that eight feet from
48 where it starts will be continuous. It's not going to
49 do this, correct?

50 MR. MYEFSKI: No, absolutely not. It has to
51 follow the grading, but the first fence starts at eight
52 feet for the townhomes. That's why we're following this

1 line, to try and stay to keep the top of the fence at
2 that height. So, there, we're hoping by keeping where
3 it is, it's relatively flat and then it drops off; we
4 are at the eight foot line. I think we'll be close to
5 that, but if we had to drop two, three, four inches at
6 every four foot section, we would have to do that.
7 That's just the code.

8 And then we make the transition down two
9 feet to the six foot fence. So, our hope is that always
10 to keep it flat. I just want to be realistic that
11 there's probably a couple inch subtle grade change. But
12 our goal in doing this per the grading is to keep it
13 flat. But it does drop from the existing eight foot
14 fence. Because I believe the existing eight foot fence
15 on the townhouses is actually taller than eight feet.

16 COMMISSIONER ISSA: Is that why the tower has
17 something on top of it?

18 MR. MYEFSKI: We just can't go higher than
19 eight feet. So, I just want to make sure we're at eight
20 feet. I don't know exactly the current height on that
21 existing fence for the townhouses. Is it eight feet?
22 So, it's eight feet. We'll match it.

23 COMMISSIONER BOND: Because they asked for a
24 variance from the Village to have it continuous?

25 MS. O'NEILL: Are you saying continuous where
26 it's not being continuous or that it doesn't stick out.
27 That would have to be a variance from the Village. It's
28 something that the Village would do.

29 COMMISSIONER BOND: Right, I understand.

30 MS. O'NEILL: It has to be eight feet.

31 CHAIRMAN FELICIONE: Okay, thank you, Mr.
32 Myefski.

33 MR. KYRIAKOPOULOS: If you don't mind me
34 asking. How is something like that handled when you're
35 talking variance on the residential side?

36 CHAIRMAN FELICIONE: Hold on a second. So,
37 we're closing the public comments.

38 MR. KYRIAKOPOULOS: I'm sorry.

39 CHAIRMAN FELICIONE: But if it's clarification
40 of the fence that you're looking for, the grade that
41 runs along the back, because of this fence continuing
42 along the site and it's measured in here, should be
43 relatively straight at its top, but they might interfere
44 with the grade. It's just unforeseeable at this point.
45 What would be a couple inches off and staggered as it
46 went, but we're not talking matters of feet, okay? And
47 he can't continue the fence otherwise for length of
48 height as a result of meeting the variance. That wasn't
49 before us at today's meeting.

50 **Is someone going to be brave enough to**
51 **make a motion? And I need a pro, so we're not going to**
52 **ask Ms. Carr, first meeting and all. When the motion is**

1 made, I would love for the motion to include that six
2 feet of additional four foot hedge that when they work
3 with Myefski and Teska on and the additional two trees.

4 COMMISSIONER BOND: Okay, so we want the
5 additional, can you repeat that again?

6 CHAIRMAN FELICIONE: The additional two trees,
7 to help with the foliage and height, and so you want
8 that all to be part of that eight feet at that point
9 because that's an eight foot fence.

10 COMMISSIONER BOND: Right.

11 CHAIRMAN FELICIONE: And then the additional
12 four feet, I'm sorry, the additional six feet of
13 continuous hedge running towards Northfield Road and at
14 least four feet to be dense enough in foliage around to
15 give the blocks of those lights off even with a fence.

16 COMMISSIONER BOND: But if I make this motion,
17 does that imply that I'm the one that wants the six foot
18 hedge?

19 CHAIRMAN FELICIONE: If you want me to add it
20 to it, go for it.

21 COMMISSIONER BOND: All right. And then we
22 need the type five sign added. Okay, so I make a motion
23 to pass the proposal with the stipulation that the bank
24 drive-through sign type three correctly located in the
25 island on the west portion of the site be changed to
26 type five. That there are two additional trees added on
27 the south perimeter as well as a six foot continuous
28 hedge beyond the fence towards Northfield Road.

29 CHAIRMAN FELICIONE: At four feet in height.

30 COMMISSIONER BOND: At four feet in height.

31 COMMISSIONER MORRELL: I second.

32 CHAIRMAN FELICIONE: All those in favor?

33 (Chorus of ayes.)

34 CHAIRMAN FELICIONE: Motion passes.
35 Congratulations.

36
37 OTHER BUSINESS:

38
39 1) GATEWAY SIGNS - Consideration of a request for approval
40 of permanent gateway signs for the Village of
41 Northfield.

42
43 CHAIRMAN FELICIONE: Okay, we have one additional
44 item on our agenda this evening. And we have to
45 thank Commissioner Bond for the time that she's put
46 into this, because this is gorgeous, it's pretty.

47 COMMISSIONER BOND: Thank you.

48 CHAIRMAN FELICIONE: And everybody respects
49 the time that people take away from life for these
50 Committees, but nice job.

51 COMMISSIONER BOND: Well, I actually joined
52 the Committee a little more recently, but to let you
53 know this has gone through from what I understand two

1 years' worth of discussion and three different design,
2 design firms have worked on this. So, the monument
3 sign, the Village of Northfield, we looked at multiple,
4 very contemporary, trying to match what's right here and
5 have and below, or not so contemporary that kind of
6 matching that. And then we went very contemporary. The
7 concern about the contemporary is that it'll look too
8 much like the other signage that's going on or too
9 hospital like. So, then we came back to this that
10 you're seeing which is a bookend, basically to the
11 Hibbert Garden.

12 CHAIRMAN FELICIONE: Is it dry stack? No war
13 joint just like --

14 COMMISSIONER BOND: Sorry.

15 CHAIRMAN FELICIONE: Sorry.

16 COMMISSIONER ISSA: Just say yes. It looks
17 great. The look of the dry stack, looks great.

18 CHAIRMAN FELICIONE: Dry stack look.

19 COMMISSIONER ISSA: With an Architecture
20 Commission, I'm telling you, that's great.

21 CHAIRMAN FELICIONE: Hang on a second.

22 COMMISSIONER BOND: So, the Hibbard Gardens
23 sign, that's really the catalyst for this. So, it would
24 be kind of a bookend for your east-west entry. So, this
25 will replace our Northfield sign that you have a picture
26 of that's right, okay. The secondary signs, those were
27 a real challenge. It was determined they had to be
28 posted beam. They could not have any sort of stone.
29 They, because of right-of-way and IDOT and whatever, I
30 can't tell you how many scenarios we went through. This
31 is the one where we have most currently landed.

32 COMMISSIONER ISSA: Who is going to take care
33 of all of the landscaping? Is that you?

34 COMMISSIONER BOND: Linnea is going to do it.
35 No, I don't know. Linnea, who's doing the landscaping,
36 do you know?

37 COMMISSIONER ISSA: So, is the garden club
38 going to be involved in this?

39 MS. O'NEILL: I think they actually are
40 bringing in a proposal. Hitchcock will do the
41 landscaping.

42 CHAIRMAN FELICIONE: All right, cool.

43 MS. O'NEILL: Kind of give you an idea of it
44 would look like.

45 COMMISSIONER BOND: So, the location of these
46 two signs --

47 COMMISSIONER ISSA: That's what I was going to
48 ask.

49 COMMISSIONER BOND: Okay, I have to be honest,
50 we had a discussion prior to this and I should have
51 followed up with Stacy because I'm not sure who decided
52 those exact two locations, but I'm assuming it's

1 supposed to be a north-south. So, you've got east-west
2 with the monument. This is north-south. The one on
3 Sunset Ridge Road I'm very familiar with. We did
4 discuss that. That one is near Voltz. So, there used
5 to be a sign. It kind of died. This is to replace it.
6 The one on the south edge, do you know
7 that exact location? That one, I don't remember
8 discussing.

9 MS. O'NEILL: They were talking about Happ
10 Road on the New Trier side, so the east side, past the
11 school but before the bridge; the bridge over the creek.

12 CHAIRMAN FELICIONE: Was there any discussion
13 as to whether our population count should be back on it?

14 COMMISSIONER BOND: Oh, yes. No, there was
15 discussion about and they wanted to keep the signage as
16 clean as possible. They don't want a bunch of useless
17 lighting around it.

18 CHAIRMAN FELICIONE: So, they'll know where.

19 COMMISSIONER MORRELL: That's like right
20 there.

21 CHAIRMAN FELICIONE: They know, they know
22 where. I think it looks great. I mean, I'm a golfer.
23 It looks like a golf sign, so I mean, I understand what
24 what's going -- so we need a motion for that to be
25 approved as well.

26 MS. O'NEILL: Yes.

27 COMMISSIONER AUL: Does that symbol represent
28 the Middle Fork River? Is that supposed to be a creek?

29 COMMISSIONER BOND: We agreed. There was, I
30 can't tell you how many symbols we went through, too,
31 and we're like, all right, that one.

32 COMMISSIONER BOND: There was a lot of
33 discussion about Northfield being the comfortable corner
34 and also prairie and whether or not this would reflect
35 that.

36 COMMISSIONER BOND: Can I make the motion?
37 CHAIRMAN FELICIONE: Please, yes.

38 COMMISSIONER BOND: Okay, I make the motion to
39 pass the proposal, how do I say this more succinct?
40 MS. MORRELL: For the sign. That's okay.
41 It's late. I second it.

42 CHAIRMAN FELICIONE: All those in favor?
43 (Chorus of ayes.)

44 CHAIRMAN FELICIONE: Motion passes. One last
45 thing. So, before we adjourn. I found out tonight that
46 Kate Boyer passed away. And she's been a member of the
47 community for a long time. My heart goes out to her.

48 CHAIRMAN FELICIONE: Goes out to the
49 community. From the community to the family, I'm so
50 sorry.

51 COMMISSIONER BOND: It was today, the funeral.
52 CHAIRMAN FELICIONE: Yes.

1 MS: O'NEILL: One more thing. The next
2 meeting is a different week. It's May 7th and the
3 reason we have to do that is May is really kind of
4 screwy for us because --
5 COMMISSIONER MORRELL: Chris sent us that.
6 MS. O'NEILL: Yes, so I just want you to know
7 it's because May 15th is the Board Meeting and the
8 turnaround --
9 CHAIRMAN FELICIONE: Is it the 15th, you say?
10 MS. O'NEILL: It is the 15th, and now it's
11 going to be maybe 1900 Willow and there's a couple other
12 sites, too.
13 CHAIRMAN FELICIONE: Okay.
14 CHAIRMAN FELICIONE: And before we adjourn,
15 listen, members of the Committee, everybody's got their
16 own flavor here and Commissioner Carr, I encourage you
17 to have your own flavor. Together we make it, right,
18 but we just have to be a little bit less tolerant of
19 drawing the product for these petitioners when they come
20 in. That's not our job. And they should bring, and I
21 would like as we modify the application for signage, I'd
22 like to encourage them to bring more than the one option
23 for us to look at because I hate to turn them away. I
24 want them to do commerce here. I want them as quick as
25 possible, but I can't be amenable and do the whole
26 process for them.
27 MS. O'NEILL: Well, not only that, but the
28 minutes and then in my staff report --
29 CHAIRMAN FELICIONE: Right, he was difficult.
30 MS. O'NEILL: Well, Peter had suggested the
31 bold ampersand and the bold B and Tev had suggested
32 black and white. So, he went, he tried to go with what
33 was in the minutes and --
34 CHAIRMAN FELICIONE: There was no creativity.
35 But who actually did the draft, the work?
36 COMMISSIONER BOND: It's just already there
37 and they just, they were just going to paint over it.
38 MS. O'NEILL: They were just trying to paint
39 it.
40 CHAIRMAN FELICIONE: That's the thing.
41 Listen, if they want to spend the money, my guess is
42 they probably wouldn't have come back. Actually, let's
43 adjourn this, I apologize. Can we have a motion to
44 adjourn?
45 COMMISSIONER BOND: Motion to adjourn.
46 COMMISSIONER MORRELL: Second.
47 CHAIRMAN FELICIONE: All those in favor?
48 (Chorus of ayes.)
49 CHAIRMAN FELICIONE: Meeting is closed.
50 (Whereupon, at 9:32 p.m., the above
51 meeting was concluded)
52 Approved 5/7/18

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 ROBERT LUTZOW

15
16 SUBSCRIBED AND SWORN TO
17 BEFORE ME THIS _____ DAY OF
18 _____, A.D. 2018.

19
20
21 _____
22 NOTARY PUBLIC

23