

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 7th
day of May, 2018, at the hour of 7:05 p.m.

MEMBERS PRESENT:

JASON FELICIONE, Chairman
CORINNE CARR
PATRICIA MORRELL
JOSH ISSA
DAVID AUL
BARNABY DINGES
TEV BOND

ALSO PRESENT:

LINNEA O'NEILL, Staff Liaison
TOM TERRILL, Village Trustee

1 CHAIRMAN FELICIONE: Okay, everyone, can you hear
 2 me? Yes?
 3 AUDIENCE MEMBER: Not very well.
 4 CHAIRMAN FELICIONE: Not very well? You can't hear
 5 me very well? How about now?
 6 AUDIENCE MEMBER: Much better.
 7 CHAIRMAN FELICIONE: Is this better? I'm not sure
 8 I can do any better than this, I'm sorry.
 9 Okay, good evening. I'd like to welcome
 10 everyone to the May Architectural meeting. My name is
 11 Jason Felicione and I'm your Chair. I'd like the
 12 members of the Committee to please introduce themselves
 13 starting on my left. Commissioner Bond?
 14 COMMISSIONER BOND: Tev Bond.
 15 COMMISSIONER DINGES: Barnaby Dinges.
 16 COMMISSIONER AUL: David Aul.
 17 COMMISSIONER ISSA: John Issa.
 18 COMMISSIONER MORRELL: Pat Morrell.
 19 COMMISSIONER CARR: Corinne Carr.
 20 CHAIRMAN FELICIONE: Welcome. We have three items
 21 on our agenda this evening, but our first item is to
 22 approve the minutes from the previous. Do we have a
 23 motion?
 24

25 COMMISSIONER BOND: I motion to approve the
 26 previous minutes.

27 COMMISSIONER MORRELL: Second.

28 CHAIRMAN FELICIONE: All those in favor?
 29 (Chorus of ayes.)

30 CHAIRMAN FELICIONE: The motion passes.

- 31
 32
 33 1) 1822 WILLOW ROAD - Consideration of a request for
 34 approval of permanent signage for Roundy's
 35 Supermarkets (Mariano's) located at 1822 Willow
 36 Road. The following variance is required: 1)
 37 Section 12-5(13)(b) for temporary banners being
 38 displayed for a longer period of time than allowed
 39 by code. (The Village received revised plans on
 40 April 30, 2018, and the variance request is no
 41 longer required).

42
 43 Petitioner: Doyle Signs, Inc., on behalf of
 44 Roundy's Supermarkets

45 Property Index Number: 04-24-413-086

46 Project Number: 2018-0067
 47

48 CHAIRMAN FELICIONE: First item, 1822 Willow,
 49 consideration of a request for approval of permanent
 50 signage for Roundy's Supermarket. Who is here for
 51 Roundy's? While I swear you in, I'm actually going to
 52 ask everyone in the audience to stand up and be sworn in

1 once since we have a large crowd. So, members of the
2 audience, please stand, I'm going to swear everybody in
3 at one time.

4 AUDIENCE MEMBER: Even if we don't plan to speak?

5 CHAIRMAN FELICIONE: It's easier for us.

6 (Witnesses sworn.)

7 CHAIRMAN FELICIONE: Thank you, consider yourselves
8 sworn in. Please introduce yourself.

9 MR. STREETS: Certainly. My name is John Streets,
10 I'm with Doyle Signs, here on behalf of Roundy's
11 Supermarkets with regard to the request for Clicklist
12 signage at this location.

13 At the core of this request, we're just trying to
14 promote this new service that they have. This is not a
15 brand new service to Mariano's. They're putting it in
16 the existing stores, this is one of them. It's basically
17 a service to, and it's becoming very popular across the
18 supermarket world in offering another means for people
19 to purchase from them that's a little more convenient.
20 Each of the signs are well placed and well sized, in my
21 opinion, to promote and direct traffic to the pickup
22 spaces as well as to advertise the service to the
23 public.

24 Our plans, which I believe everyone has a copy of,
25 do show detail for every single sign, every single post
26 and panel barrier, et cetera, their sizes and the
27 placement on the site plan. Page one, the site itself
28 is actually, it kind of shows you the direction of
29 traffic that we're hoping people will follow. When
30 they're going around the property, there's I believe
31 several different entrances into the parking lot itself,
32 and so we're trying to hit all of those directions of
33 traffic that come into the property. So, we've got a
34 couple placed in pivotal areas where people need to turn
35 in order to find the four different parking spaces where
36 we've got some post and panel identifications for those
37 parking spaces for the pickup of the food itself.

38 But I don't want to talk too much. I would like to
39 answer any questions everyone has and try to clarify
40 anything that needs clarification on.

41 COMMISSIONER BOND: Do I understand that the, if I
42 read this correctly, the Clicklist sign that is going on
43 the main Mariano's which is Exhibit C is temporary?

44 MR. STREETS: That is correct, yes.

45 COMMISSIONER BOND: Okay, and so is the signage
46 over the doors, that's temporary?

47 MR. STREETS: That is correct.

48 COMMISSIONER BOND: Okay.

49 COMMISSIONER DINGES: Question. I'm just curious,
50 do you have any idea what percentage of the business is
51 relating to this type of pickup?

52 MR. STREETS: I don't know, I'd be guessing if I

1 answered that question with a number. The hope would be
2 that it would become a substantial portion of the
3 business.

4 COMMISSIONER DINGES: Because it seems like a lot
5 of signs to introduce a concept, it might be confusing
6 to some people in the lot.

7 MR. STREETS: The sheer number of signs is purely
8 to direct people to the service or to the parking spaces
9 on the property. These are small signs being, most of
10 them are two-foot like the post and panel signs, they're
11 two feet tall and one-foot-six wide. They're very
12 similar to the sizing of most directional signs you'll
13 see in any normal parking lot. The color coding and
14 branding of it makes them cohesive together, and I think
15 once people realize what it is, if they don't know
16 they'll ask some questions, and I think it will just be
17 a very nice branding for the site.

18 COMMISSIONER DINGES: Yes, I'm hoping it's a
19 significant part of the business just because there's a
20 lot of traffic through that lot including people that
21 are just moving around that space because of everything
22 there, and you're introducing a lot of things for people
23 to read or look at. So, again, just that there's a lot
24 going on there already.

25 MR. STREETS: Certainly. The signs aren't really
26 clumped together. There's one at the entrance from the
27 post office side from the other main drag on the
28 opposite side of the property as well as the two top
29 corners, and then the temporary banner on the monument
30 sign to advertise it, and then the vinyl pieces above
31 the main entrance to also advertise it.

32 COMMISSIONER MORRELL: What does temporary mean?

33 MR. STREETS: Temporary would be what we would have
34 those signs up for whatever code would allow them.

35 COMMISSIONER MORRELL: And then eventually be
36 replaced with something?

37 MR. STREETS: They would come down and any other
38 request for new banners or temporary signs would go
39 before the Village for approval first.

40 COMMISSIONER MORRELL: So, you're thinking that
41 these temporary signs you're going to put up are going
42 to get everybody used to it and then it's not going to
43 be needed to advertise anymore?

44 MR. STREETS: It is something to introduce the
45 concept to an existing store and to the public. You
46 know, there may be needs for additional temporary
47 signage down the road if they change any aspect of the
48 program or introduce any other program.

49 COMMISSIONER CARR: Has the program been rolled out
50 already or is it coming in June?

51 MR. STREETS: It is coming in June at this
52 location. It has been rolled out at other stores, for

1 instance the new store in Lombard. They opened with
2 Clicklist already in place and have very similar signs
3 to what we're proposing at this location.

4 COMMISSIONER ISSA: Has there been any traffic
5 study in terms of why to clump all four pickups on a
6 one-way coming south? You have people from Northfield
7 Road coming north, they're going to circle around the
8 parking lot to get to one of four spots?

9 MR. STREETS: That is actually --

10 COMMISSIONER ISSA: Was there any thought of
11 putting more by the post office where F is, to have two
12 there and two at the other end, kind of spread the --

13 MR. STREETS: I don't know that a traffic study was
14 done at this particular site. They try to clump all of
15 those parking spaces together. I actually think that is
16 probably the most efficient way to get to those spaces
17 based on the configuration of the parking lot. It would
18 be unusual to have them in different spots all across
19 the property. I believe that would be a little more
20 confusing for customers and guests.

21 CHAIRMAN FELICIONE: If I can help you just a
22 little bit? I spoke to the manager of the store, it
23 seems that those pickup areas where you're going to get
24 the groceries for the Click List are in that general
25 location. So, it's the shortest distance from inside to
26 your car.

27 COMMISSIONER MORRELL: And also, the area near F is
28 a complete nightmare anyway. I mean it's much better
29 over here; it's only parking here on the Northfield
30 side.

31 CHAIRMAN FELICIONE: That's where they want their
32 pickup, yes.

33 COMMISSIONER MORRELL: Right, and I think that's
34 the best, personally going there all the time, this area
35 right near the post office, so many people are coming
36 through. This just becomes so hectic and hard to get to
37 access.

38 COMMISSIONER ISSA: How much can we critique the
39 word choices on the temporary sign? It's not really
40 curbside, you know. If it's curbside, I mean I'm
41 pulling my car up to the door. To then say, oh, the
42 sign, I have to go park at the curbside.

43 MR. STREETS: Yes, with regard to that, this is the
44 same program that they have rolled out at all the
45 location. So, it's been consistently worded that way
46 across the program. I wouldn't feel comfortable
47 changing that wording unless it was the only way to get
48 approval for these.

49 COMMISSIONER ISSA: So, you know, I mean if you see
50 the word curbside, where are you going to go?

51 MR. STREETS: I think curbside is more of a term
52 nowadays that applies this to this sort of pickup your

1 groceries in a parking space in front of the store.
2 COMMISSIONER MORRELL: You know, I actually
3 disagree because when I read the summary, it talked
4 about hey, you pick the grocery up in your parking lot,
5 and then the signs say curbside, but I think what I'm
6 actually hearing is you just park and go in and get your
7 groceries that you ordered online.
8 MR. STREETS: Correct.
9 COMMISSIONER ISSA: I bring that up because we
10 already have moments where people are parking in the
11 fire lane and then dropping people off. That's one
12 thing. But then if you're talking curbside, I promise
13 you people will park in front of the door with the car
14 running, walk inside to figure it out. I'm just letting
15 you know. I'm not telling you if it's right or wrong,
16 I'm just telling you.
17 MR. STREETS: Yes, I'll be honest. I didn't invent
18 this package or the wording on the package. But every
19 store is a little different from one to another. This
20 has worked at previous stores and I heartfully believe
21 it will work at this store.
22 COMMISSIONER MORRELL: I kind of agree with you
23 that it should say pickup inside at store or inside the
24 store. Curbside is like curbside check-in at the
25 airport. It's you pull up, but that's, I don't know
26 that we have any ability to make those comments with any
27 authority.
28 CHAIRMAN FELICIONE: I think the question is, are
29 we going to ask them to change their slogan. So,
30 Roundy's is a national corporation at this point and I
31 don't, I mean let's keep in mind that we don't know that
32 this program is going to work or is going to be here or
33 simply be --
34 COMMISSIONER ISSA: Correct.
35 CHAIRMAN FELICIONE: So, the proposal to use the
36 temporary signs and the request to go to the Planning
37 Commission for text amendment, we can note for the
38 Planning Commission that we're not really crazy about
39 the language even though we gave them the freedom to be
40 able to do this in a temporary manner.
41 COMMISSIONER ISSA: Thank you.
42 CHAIRMAN FELICIONE: Do we have other questions for
43 now?
44 COMMISSIONER BOND: Did you just say, I understand
45 what you're saying, but did you just say that there is a
46 potential of eliminating the word curbside in order to
47 get your proposal approved?
48 CHAIRMAN FELICIONE: No.
49 MR. STREETS: No, no, I wasn't planning on
50 eliminating anything. I was just commenting that this
51 is an existing package, that the wording and the slogans
52 have worked at previous locations and I would certainly

1 hope that it will work at this location as well.
2 CHAIRMAN FELICIONE: Thank you.
3 COMMISSIONER BOND: Thank you.
4 COMMISSIONER ISSA: Do you think people need as
5 many signs to find four spots?
6 MR. STREETS: I think so. I drove through that lot
7 earlier today and went inside. I was hungry, I hadn't
8 had dinner yet and I was checking out the hot bar. But
9 the way that that parking lot is set up, I believe it's
10 important to have the signs in locations we have at each
11 of the main entrances at the corner spots to direct
12 traffic around the property as opposed to going through
13 the lanes themselves in the middle. I think that will
14 be the most efficient way and we've done our best to
15 minimize the amount of signs, believe it or not, to
16 maintain a good traffic flow for the property.
17 CHAIRMAN FELICIONE: Thank you.
18 MR. STREETS: Certainly.
19 CHAIRMAN FELICIONE: Is there anyone in the
20 audience that would like to comment on Mariano's signs
21 at this time? Okay.
22 COMMISSIONER ISSA: Yes, the fundamental issues on
23 whether or not this program is going to work is
24 completely different.
25 CHAIRMAN FELICIONE: Let's keep in mind we're
26 approving their signage.
27 COMMISSIONER ISSA: But if it works, then we've
28 approved seven, six, six signs just to get to that spot.
29 It takes less to get a driver's license from the state.
30 CHAIRMAN FELICIONE: Well, it's not six signs to
31 get to the spot. But it was directional to say expected
32 more parking there --
33 COMMISSIONER ISSA: I don't have an issue with it,
34 I'm just asking.
35 CHAIRMAN FELICIONE: I don't think the program is
36 going to work but, that's all the difference there.
37 COMMISSIONER CARR: Are the four parking spots just
38 reserved spots?
39 CHAIRMAN FELICIONE: Yes.
40 COMMISSIONER CARR: Because even the signs say call
41 this number and we'll get it ready for you. I just feel
42 like it's so confusing.
43 CHAIRMAN FELICIONE: They're not going to be
44 policed.
45 COMMISSIONER CARR: Right, exactly. You're just
46 creating, all these signs is just to create, you could
47 park anywhere and go in and get your groceries, right?
48 MR. STREETS: I mean technically, yes, you totally
49 could. These are the four spaces that are designated
50 for the program. I personally haven't used it myself
51 but I believe it works.
52 COMMISSIONER BOND: Will they bring the groceries

1 out to somebody in like space number three if they call
2 that number? Is that part of the program?
3 MR. STREETS: I believe so.
4 COMMISSIONER BOND: I think that's, I think you
5 call them and say hey, I'm in space number three.
6 COMMISSIONER CARR: Yes, that's what I was asking
7 because the signs and in fact the presentation imply
8 that you call a number and tell them what stall you're
9 in and they bring your groceries outside to you.
10 COMMISSIONER BOND: And that might be why it says
11 curbside.
12 COMMISSIONER MORRELL: Curbside because --
13 COMMISSIONER BOND: They bring it out to you.
14 COMMISSIONER MORRELL: To you, right.
15 MR. STREETS: And that is also the case.
16 COMMISSIONER MORRELL: So, you don't go in the
17 store.
18 MR. STREETS: I mean you could go in the store, but
19 ideally they can bring it out to you if you call the
20 number.
21 COMMISSIONER MORRELL: So, you've got like your
22 screaming child or baby in the car, you would call and
23 be in that spot and they'll bring it to you?
24 MR. STREETS: Exactly.
25 COMMISSIONER MORRELL: Versus parking somewhere
26 else and going in and getting it yourself at a location
27 that's identified?
28 MR. STREETS: Right. That's very close to the main
29 entrance that it will be quick to get the groceries to
30 you and get you on your way.
31 COMMISSIONER MORRELL: Nordstrom is doing the same
32 thing.
33 COMMISSIONER BOND: This might be a question for
34 Linnea, for the Village. Sign F is lower, just curious
35 why.
36 MS. O'NEILL: Is that the one where they have the
37 two signs on one pole facing different directions?
38 MR. STREETS: It's actually two signs on top of
39 each other.
40 MS. O'NEILL: Two signs on it, yes.
41 COMMISSIONER BOND: Oh, okay.
42 MR. STREETS: Yes, so you'll have one like this and
43 one sign like this.
44 COMMISSIONER BOND: Oh, yes, I'm sorry, right,
45 okay.
46 MR. STREETS: That way the different direction of
47 traffic can see it.
48 COMMISSIONER BOND: Okay, thank you.
49 MR. STREETS: Certainly.
50 COMMISSIONER BOND: Oh, yes, okay.
51 CHAIRMAN FELICIONE: Do we want to make a motion?
52

1 COMMISSIONER AUL: Motion to approve with the
 2 recommendation the petitioner will request a text
 3 amendment to include parking lot and parking space
 4 directional signage from the Plan Commission within the
 5 next 90 days.

6 CHAIRMAN FELICIONE: Do we have a second?

7 COMMISSIONER MORRELL: Second.

8 CHAIRMAN FELICIONE: All those in favor?

9 (Chorus of ayes.)

10 CHAIRMAN FELICIONE: Motion passes, thank you.

11
 12 MR. STREETS: Thank you very much, everyone, for
 13 your time.

14
 15
 16 2) 1855 WILLOW ROAD - Consideration of a request for
 17 approval of permanent signage for Breaking Point
 18 Shell gas station located at 1855 Willow Road.

19
 20 Petitioner: Daniel Rosenthal on behalf of
 21 Breaking Point Shell

22 Property Index Number: 04-24-215-006, 04-24-215-
 23 007, 04-24-215-008, 04-24-215-009 and 04-24-215-010

24 Project Number: 2018-0068

25
 26 CHAIRMAN FELICIONE: Our second item this evening,
 27 Breaking Point Shell. Mr. Rosenthal?

28 MR. TOWN: Hi.

29 CHAIRMAN FELICIONE: So, you're looking for
 30 approval for permanent signage for the ATM machine and
 31 an adjustment to a previous sign that we gave approval
 32 to with the stripe across the front. You want to change
 33 it from Breaking Point to, what did we approve?

34 MS. O'NEILL: Service Center.

35 CHAIRMAN FELICIONE: Service Center, okay.

36 MR. TOWN: Yes. My name is Clifford Town, I'm the
 37 architect for the Shell Station. The old Service Center
 38 sign was the existing Service sign that didn't identify
 39 the business, but the Breaking Point will be his actual
 40 name of the company.

41 CHAIRMAN FELICIONE: That was self-explanatory,
 42 just got lost in the mix.

43 MR. TOWN: Yes.

44 CHAIRMAN FELICIONE: And then the windows, how did
 45 the windows come about?

46 MR. TOWN: So, yes, we started demolition, they had
 47 been covered over with plywood and the ceiling had been
 48 dropped in there. So, during our renovation, we
 49 discovered that there's some nice glass areas up above
 50 and we all said, wow, this is nice, and we exposed the
 51 ceiling and basically brought the old glass back.

52 CHAIRMAN FELICIONE: Okay.

1 COMMISSIONER MORRELL: Will the ATM be on all
2 night?
3 MR. TOWN: I believe it's a 24-hour business, so
4 I'm not sure if it's --
5 MR. ROSENTHAL: Yes.
6 MR. TOWN: Yes? The answer is yes.
7 COMMISSIONER BOND: Are we voting on, you gave us
8 two images of an ATM, correct? Are we choosing between
9 these two images? Is that why we have two?
10 CHAIRMAN FELICIONE: That's the same, isn't it?
11 COMMISSIONER BOND: No, one is --
12 MS. O'NEILL: They've provided two. But the second
13 one is larger and it says it's flashing which is not
14 allowed.
15 COMMISSIONER BOND: Okay, the first, all right. Do
16 we need to have an exact location determined tonight of
17 where that ATM --
18 CHAIRMAN FELICIONE: It's only allowed to go in the
19 south-facing window. If it was to go in a different
20 window, it would require a variance.
21 COMMISSIONER BOND: Do we have to determine where
22 in that window?
23 MS. O'NEILL: Yes, you can ask him.
24 COMMISSIONER BOND: Okay, thank you. So, I think
25 that the renovation has turned out very well. I applaud
26 the completion and the restraint on color. I think it's
27 very clean and it looks higher end. I think that you've
28 given it a very good facelift and appreciate what you've
29 done so far with the renovation.
30 I think it's a bit of a shame to have to go back to
31 the yellow with the red in the middle of it, and I'm
32 wondering if you've considered maybe just putting
33 Breaking Point in black right above that door without
34 the yellow and the red.
35 MR. TOWN: Yes, I think part of the concept, you
36 know, there was much more yellow all on the canopy.
37 COMMISSIONER BOND: Right.
38 MR. TOWN: And it's almost lost its flavor. So, I
39 think just this tasteful strip of yellow, you know, just
40 identifies the Shell, you know, it's a Shell color and
41 we've really stripped the whole building of its former
42 color. So, if this was approved, there was actually
43 going to be farther, when the upper glass wasn't here, I
44 mean we had planned to even extend it farther. So, I
45 think it's actually reduced from what was approved
46 before and I think it just gives a touch of the color
47 back to the building.
48 COMMISSIONER BOND: So, what it will look like is
49 exactly this elevation that you've provided for us with
50 the red lettering and the yellow?
51 MR. TOWN: Yes.
52 COMMISSIONER BOND: What is that exactly? I

1 apologize if it's written in the proposal, is that all
2 on the same plane?
3 MR. TOWN: It's on a plane. It's just a, it's a
4 painted flat board, it's just painted. Yes, it's not
5 illuminated, you know, it's not illuminated letters or
6 anything.
7 COMMISSIONER BOND: So, is the yellow painted on
8 the building?
9 MR. TOWN: No, the yellow would be painted on a
10 flat sign board with the red painted on it.
11 COMMISSIONER BOND: Okay, all in the same plane?
12 MR. TOWN: Yes.
13 COMMISSIONER BOND: And then that will be adhered
14 to the building?
15 MR. TOWN: Yes.
16 COMMISSIONER BOND: Okay, thank you.
17 COMMISSIONER AUL: Linnea, I noticed that the other
18 Shell Station had two open signs. Were those previously
19 approved by this Commission?
20 MS. O'NEILL: I do not believe so. I'd have to go
21 back and look at their Special Use or requests for
22 signage. I'm trying to remember how far back we've,
23 maybe when they changed from Mobil to Shell. But I'd
24 have to go back and look.
25 CHAIRMAN FELICIONE: No more questions?
26 COMMISSIONER MORRELL: I may have questions on the
27 ATM.
28 CHAIRMAN FELICIONE: Go for it.
29 COMMISSIONER MORRELL: The less pizzazz, the
30 smaller --
31 CHAIRMAN FELICIONE: Well, I think it's just being
32 directed by Staff, only one of these two is up for
33 consideration.
34 COMMISSIONER MORRELL: Right, all right.
35 CHAIRMAN FELICIONE: And the window placement?
36 MR. TOWN: I don't know if that's been a hundred
37 percent discussed or --
38 CHAIRMAN FELICIONE: Well, we're going to tell you
39 how it's going to go. I think we want your input a
40 little bit here, but of the three windows --
41 MR. TOWN: You want to come up?
42 CHAIRMAN FELICIONE: What is the preferred
43 placement from your end?
44 MR. TOWN: So, what do you think?
45 MR. ROSENTHAL: What's that?
46 MR. TOWN: So, they want to know where you think
47 you would place that ATM sign if you had a choice.
48 MR. ROSENTHAL: I'd probably put it right at the
49 far right upper.
50 CHAIRMAN FELICIONE: Okay, so the upper part.
51 MR. TOWN: So, as you face the building, the far,
52 the eastern upper.

1 CHAIRMAN FELICIONE: I think for me, that's the
2 place that's going to give you the best --
3 MR. ROSENTHAL: What's that?
4 CHAIRMAN FELICIONE: I said that's the place that's
5 going to give the customer the best idea that you
6 actually have an ATM in there.
7 MR. ROSENTHAL: Yes, because we're 24 hours and the
8 only place in town. So, we just thought, my ATM also
9 sales have been down. Since we did the remodeling I
10 thought everything would come up, but the ATM sales has
11 dropped off 30 percent. There is no signage or nothing.
12 CHAIRMAN FELICIONE: I think that's also kind of
13 sign of the times.
14 MR. ROSENTHAL: What is that?
15 CHAIRMAN FELICIONE: That's sign of the times
16 though I think.
17 MR. ROSENTHAL: Sign of the times.
18 CHAIRMAN FELICIONE: Overall, ATM uses are down.
19 MR. ROSENTHAL: We used to do great, I mean we're
20 right off the highway. The remodeling has been great
21 for us and I, you know, he gave it a hard time but you
22 know, since I did it, he did it beautifully, he was
23 amazing. He went a little overboard and it paid because
24 I think, you know, I live in town and I want to thank
25 you.
26 MR. TOWN: Oh, thank you.
27 MR. ROSENTHAL: You improved our town.
28 MR. TOWN: That's the sweetest thing someone said
29 to me today.
30 COMMISSIONER BOND: Just a small clarification. By
31 upper, you're not talking about the clear story, you're
32 talking the lower window, the top of the lower window?
33 MR. TOWN: No, I think you are talking about the
34 clearstory.
35 MR. ROSENTHAL: No, the upper.
36 MR. TOWN: The upper clearstory.
37 COMMISSIONER BOND: In the clearstory?
38 CHAIRMAN FELICIONE: He's talking about putting it
39 right here.
40 MR. TOWN: The upper clear.
41 MR. ROSENTHAL: What did you say, clear?
42 MR. TOWN: That's a term, clearstory, it's the
43 upper glass treatment.
44 COMMISSIONER BOND: Yes, I think he means that,
45 too. Do you think that's too high? I think that's
46 maybe a bit high though. I think you maybe want it in
47 the top of the lower one. I think otherwise it might be
48 getting too high.
49 MR. ROSENTHAL: You mean up here?
50 MR. TOWN: That would be okay.
51 MR. ROSENTHAL: You know what, it's very minor. If
52 that's what you want, I'll give it to you.

1 COMMISSIONER BOND: But do the other Commissioners
2 have a voice on it? Yes? Okay.
3 CHAIRMAN FELICIONE: Put it in a motion.
4 COMMISSIONER BOND: So, I think here rather than up
5 there.
6 MR. TOWN: So, you'll mount it in there?
7 MR. ROSENTHAL: I'll mount it right here.
8 COMMISSIONER BOND: Okay.
9 CHAIRMAN FELICIONE: Let's put it in a motion.
10 Let's note which sign in terms of the size.
11 COMMISSIONER BOND: Okay.
12 CHAIRMAN FELICIONE: Does anyone else have a
13 comment or should we make a motion?
14 COMMISSIONER MORRELL: Make a motion.
15
16 COMMISSIONER BOND: So, I make a motion to pass the
17 Breaking Point Shell proposal with the ATM SIG-00030 in
18 the southeast upper portion of the lower window.
19 CHAIRMAN FELICIONE: We're going to make a note
20 that that sign is no longer than 10' 1/2".
21 COMMISSIONER MORRELL: Second.
22 CHAIRMAN FELICIONE: All those in favor?
23 (Chorus of ayes.)
24 CHAIRMAN FELICIONE: The motion passes. Thank you,
25 Mr. Rosenthal.
26
27 MR. ROSENTHAL: Thank you.
28
29 3) 1725 WINNETKA ROAD - Continuation of a request for
30 approval of site plan, exterior facade, lighting,
31 fencing, landscape, hardscape and signage for the
32 proposed 28 rental townhomes on the 2.16 acre site
33 located at 1725 Winnetka Road which requires the
34 following variation: 1) A variance from Section
35 18-9 and 18-10 for fences taller than allowed.
36
37 Petitioner: Edward R. James Partners
38 Property Index Number: 05-19-324-065
39 Project Number: 2017-0194
40
41 CHAIRMAN FELICIONE: All roads lead back to Mr.
42 James, 1725 Winnetka Road. Mr. James, welcome back.
43 MR. JAMES: Are you sure?
44 CHAIRMAN FELICIONE: I think so.
45 MR. JAMES: That's a great start.
46 CHAIRMAN FELICIONE: I think we're going to ask
47 just a couple of questions. We noticed that you have a
48 new architect?
49 MR. JAMES: Yes, I'll make the introductions.
50 CHAIRMAN FELICIONE: We'll cover that, and then
51 just to give me some color in my questioning, did you
52 apply for a demolition permit yet?

1 MR. JAMES: No.
2 CHAIRMAN FELICIONE: Okay, so --
3 MR. JAMES: But we are ready.
4 CHAIRMAN FELICIONE: So, best case scenario, that's
5 a 90-day scenario?
6 MR. JAMES: No, let me back up on that. I don't
7 think we've applied. I know I've gotten my bids and put
8 some plywood up on the windows. We've done some
9 remediation inside for asbestos.
10 AUDIENCE MEMBER: Can't hear.
11 MS. O'NEILL: I don't think it's the mics though.
12 COMMISSIONER BOND: The mics are not very loud
13 today.
14 MR. JAMES: I could hold it, is that better?
15 CHAIRMAN FELICIONE: No.
16 MR. JAMES: Well, you know, are they on?
17 MS. O'NEILL: They're on.
18 MR. JAMES: All right. When in doubt, check your
19 switch. Hello? Hello? Yes, it's on. Okay, is that
20 better?
21 AUDIENCE MEMBER: Yes.
22 AUDIENCE MEMBER: Modestly.
23 MR. JAMES: Modestly?
24 AUDIENCE MEMBER: Not really. Repeat the question
25 please.
26 CHAIRMAN FELICIONE: I'm questioning him about the
27 building demolition.
28 AUDIENCE MEMBER: Thank you.
29 MR. JAMES: Okay, we've done some remediation
30 inside. I can't answer directly whether or not we got
31 the permit filed. Let's talk about land development
32 first.
33 CHAIRMAN FELICIONE: Okay, for my purposes, I'm
34 going to view it as no, we don't have a demolition
35 permit, I haven't applied for it yet.
36 MR. JAMES: Okay.
37 CHAIRMAN FELICIONE: Okay, Mr. James, please
38 present.
39 MR. JAMES: Okay, thank you very much. Mr.
40 Chairman and members of the Commission, my name is Jerry
41 James. I've been before you; in fact, last time I
42 appeared I believe it was an inclement day, evening that
43 is in February, and hard to believe how much time has
44 passed since. But during that time, a lot of work has
45 been completed. We look forward to sharing that with
46 you tonight and answer your questions.
47 Without further ado, let me first introduce who is
48 with me and as pickup to what you just said, Mr.
49 Chairman, is the fact that since our last meeting, we
50 went back to the rock pile so to speak, and we decided
51 that we would look to another architectural firm. That
52 would be OKW Architects, Otis Koglin Wilson. You might

1 know them because they have done work with us in the
2 past in this Village. In fact, the prior two projects,
3 Fox Meadow, in that regards were both reflective of the
4 penmanship and their design.

5 So, we're proud tonight to have Mike Fitzgerald
6 who's a partner with us tonight. You've heard a lot
7 from me, you're going to hear now from him in a few
8 moments about the changes that we've made to the
9 architecture. Then following that, you're going to hear
10 from Catherine Tolty, and Catherine I've known
11 professionally and as a friend. Her husband John Tolty
12 is a principal partner with Mike, and Catherine is
13 Catherine Tolty Design. She is a trained landscape
14 design architect, and we asked her to augment and to
15 revise and update the landscape architecture.

16 So, we hope you like what they had done. I know
17 we're thrilled and pleased with what they've done. But
18 before we get into that, I just want to quickly review
19 some of the changes that were made to some of the
20 design. Let me see, have I got the red pointer here,
21 guys? All right, let me see here.

22 Okay, so we all know, I think, that we were
23 approved by the Plan Commission, I believe it was
24 unanimous, January 17th, and sent to your Commission.
25 We appeared on the 6th of February. At that time, we
26 talked about a plan of 28 units up here on the left.
27 It's that plan, we haven't changed the plan overall in
28 any fundamental way, but we have made some of what we
29 think are significant improvements. They were in
30 deference I think to some comments that we received from
31 your Commission.

32 I distinctly remember comments about the extent of
33 the asphalt as you enter in off of Winnetka, and you can
34 see the throat here. I was asked by one of the
35 Commissioners to see what we could do to narrow, or if
36 not narrow at least minimize the appearance of that
37 asphalt. In a moment, I'll show you how we did that.
38 But we made some changes to the entry, and with that the
39 orientation of these buildings here along the front.

40 I'll show you the prior plan in a second, but let
41 me just simply say that in the prior plan, we had
42 buildings whose driveways were facing the entrance. That
43 corresponds with the driveways being added to the actual
44 entrance. So, the combination of that creates a much
45 wider throat, more asphalt. Yes, we can put landscaping
46 in, but we still comparatively have that asphalt, and
47 you also have the garage doors.

48 In this latest iteration, we really took to heart
49 what you suggested. We thought it was an excellent
50 suggestion. We also took some other comments that we
51 heard about the orientation of the buildings, and we've
52 put the front doors now facing Winnetka, okay. We think

1 that's a really nice change because it has a positive
2 orientation to the street and shows some of the most
3 attractive features of the architecture to the street.
4 You'll get a bigger rendition of this down below,
5 and that's what we hope it to look like. Catherine will
6 walk you through some of the landscape detail, and Mike
7 the architecture. But the change here was to reorient
8 those buildings along Winnetka and to, in the process,
9 to narrow that entry to make it a little bit more, how
10 should I say it, inviting.

11 Then we also did something else, and we heard our
12 neighbors and some of their concerns about the setback.
13 In our prior plan we had 15 feet and that was approved
14 by the Plan Commission, but in the tradition of our
15 company, trying to be sensitive and constantly find a
16 better way, at least in our view, we challenged our
17 planners to reexamine this. In the process, they were
18 able to achieve a 25-foot setback. So, we're five feet
19 shy of the 30. We think this gives it a little more
20 breathing room and gives Catherine the chance to do her
21 work, and we're really pleased with that change and we
22 hope you are, too.

23 Let me go to the next slide. So, this shows you
24 what I basically described to you. You can see in the
25 prior plan just to the left, we had a three-unit
26 building with the driveways and we had the two-unit
27 building here. We pulled that in and pulled that in, we
28 were 15 feet off the right of way or the setback
29 property line. Not the setback, into the property line.
30 That was the plan, okay, you can see what I was talking
31 about here.

32 Now, we come to this new plan and we have two units
33 here, a duplex if you will, and a four-unit building
34 here. All front doors facing, you have a narrow entry
35 here or narrower. There's no driveways facing this, you
36 don't see the garages. We still have room to do the
37 landscaping in here and on these corners, we tend to do
38 that.

39 We also made a few tweaks to these plans and we
40 have basically kept though the overall configuration of
41 this program together with the parking. We have a
42 service parking area here. We did not, we eliminated
43 some of the drive aprons along here. I know this is not
44 a discussion of planning per se, but these are all two-
45 car garage units now and so they have the full two cars.

46 There's plenty of parking in here. So, that's
47 essentially what we've done to this plan. But the
48 overall configuration of, the unit count, density and so
49 on, remain the same. The enhanced setback in the front
50 we think is an improvement.

51 This gives you a chance to see it in context. Just
52 a note, it corresponds roughly to some of the way in

1 which Landmark is laid out. These are some of the
2 existing site conditions, we've all seen these before.
3 Okay, so with this, I am going to turn it over to,
4 unless there's any questions for me, I'm going to turn
5 it over to Mike Fitzgerald from OKW Architects. Thank
6 you.

7 CHAIRMAN FELICIONE: Thanks, Jerry. Mr.
8 Fitzgerald, welcome. Have you had a chance to go
9 through the minutes from the previous meetings?

10 MR. FITZGERALD: Good evening. Yes, I have had a
11 chance to review the minutes and have also had a chance
12 to, well, first of all, good evening. My name is Mike
13 Fitzgerald with OKW Architects. I'm pleased to be
14 before you again this evening, it's been a number of
15 years, before your body and the community. Very honored
16 to be working with Jerry and his team again on this
17 project in your town. Have had a chance to review the
18 minutes from previous meetings, have also had an
19 opportunity to meet with your Staff, with Steve and
20 Linnea, to review the planning changes and the proposed
21 architectural changes. When we first were brought on to
22 this endeavor to make sure we're heading in the right
23 direction, we wanted to get your Staff's input quite
24 immediately. I think that that was very helpful
25 throughout this process.

26 As Jerry mentioned and walked through, there were a
27 number of planning changes. Not that we're looking at
28 rehashing the whole planning, but in coming up with what
29 we thought was an appropriate architecture for this, it
30 really does start with planning. Good architecture
31 starts with good planning from a macro scale looking at
32 a community, and in this case a residential development,
33 as well as a micro scale and looking at the planning of,
34 in this case, a typical townhome unit. So, we did start
35 with that before just diving into looking at
36 architecture.

37 The goal was not to dress up the box with different
38 wallpaper. The goal was to take the hard comments from
39 your Commission and the community and our client and see
40 how we can, without starting completely over, see how we
41 can perhaps develop an appropriate architecture for this
42 site as well as this community. So, that's what we want
43 to present before you this evening.

44 I'm going to back up, if I hit the right button --
45 I did. As Jerry mentioned, from a planning standpoint,
46 we're still focusing on kind of this courtyard, this
47 residential courtyard neighborhood which continues the
48 residential neighborhood, the multifamily residential
49 neighborhood of this entire region flanked by perhaps
50 Happ on the east, by the utility easement on the west,
51 Meadowlake neighborhood to the south which my partner
52 John Tolty used to live in many years ago, very fond of

1 that neighborhood, the Landmark and the other
2 residential portion of the neighborhood to the north,
3 even the light commercial. So, we felt from a planning
4 standpoint this was really strong to have this courtyard
5 idea. As Jerry mentioned, we needed to rotate where
6 some of the units were so that we could front Winnetka
7 Road, and this has a profound impact on how the
8 architecture is developed.

9 In addition to looking at the macro frame, we
10 wanted to again study the context of the neighborhood.
11 Not only the residential character of it, but what made
12 it residential in character, the use of materials, the
13 scale of openings, the use of pitched roofs, the variety
14 of materials. We also looked at the edges that defined
15 the property, this kind of wide open utility easement to
16 the west. But strong edges to the north at that light
17 commercial and the strong edge to the east to that
18 multifamily residential neighborhood, important pieces
19 that help to go in to define the entire neighborhood.

20 Then certainly the residential neighborhood to the
21 south across Winnetka and making sure that there's a
22 dialogue not only along the street, along Winnetka Road,
23 but across the street as well with this, both from an
24 architectural standpoint and working with Catherine from
25 a landscape architecture standpoint and get a good sense
26 of what is the progression through zones from the
27 Winnetka Road street, sidewalk, front yard to the
28 building, and make sure that that is both in keeping
29 with what's going on in Winnetka Road. We looked a lot
30 at the Landmark and how they define the edges as well as
31 across the street at Meadowlake and how those zones made
32 the transition from the most public route which is the
33 street to the most private route which was someone's
34 private residence.

35 We also looked at precedent and inspirational
36 images from the standpoint of massing and use of the
37 materials and detail. As you've seen in many of, all of
38 ER James' projects, they've richly landscaped, they're
39 richly detailed. They're not skimping on things. So,
40 we wanted to make sure that this project lives up to
41 that history, that quality of adding built environment
42 to one's community.

43 We looked at this project and perhaps trying to
44 give it a more clearly defined direction. Use of
45 materials, of masonry and lightweight material, in this
46 case we were looking at shingle siding. Use of masonry
47 is prevalent throughout this environment, but we also
48 wanted this project to have, to contrast a little bit
49 from what's next door or what's across the street. Be a
50 good neighbor, feel like it's part of this broader
51 neighborhood, but not be a direct mimic of any one
52 particular development over the years and create perhaps

1 a new identity.

2 We looked also at the plans. The plans have a big
3 impact on the new architecture. In the previous
4 iteration, what we picked up on was the third floor, to
5 go back, these are three-story townhomes, three-story
6 living. Ground floor typically is the garage off the
7 back or off this motor court with a family room in
8 front. The main living level is on the second floor
9 with living space in the front and kitchen and dining
10 room more privatized in the back, with bedrooms on the
11 third floor. There's four different types of units, but
12 the basic composition is all the same with that three-
13 story type living.

14 The units, as Jerry mentioned, along Winnetka Road,
15 they're really different from the other buildings that
16 are internal on that, and not only from Winnetka Road
17 but they're a walk-up, they're a half-level walk-up to
18 create a little bit more privacy between the public
19 sidewalk and the front door of these units. The rest of
20 the units that are internal to the site are ground level
21 entries. So, the planning has an impact on the
22 architecture.

23 Then finally, as I was going to mention, the third
24 floor of all these units was deeper, was longer than the
25 dimension of the second first floor beneath. In looking
26 at the previous massing, I think one of the challenges
27 of that was it was creating kind of a top heavy type
28 building. It looked like a one-story building landed on
29 top of two floors of another building. We wanted to
30 make sure that the architecture was cohesive on all
31 three floors, in the same fashion like you see cohesive
32 architecture at the corner of Happ and Winnetka and
33 across the street as well. So, we aligned the front and
34 back walls all the way out and created visual and
35 physical depth by pushing and pulling bay windows
36 projecting out, recessed patios, terraces pulling in.
37 That's what creates a lot of depth to the facade.

38 This image depicts just a straight on elevation.
39 We first studied it just purely in black and white to
40 get the composition down as seen along Winnetka Road
41 with the two-unit building on the left and the four-unit
42 building on the right flanking this narrower entry
43 drive. These are the walk-up units which in the front
44 yard has this low garden wall of masonry and nettle with
45 piers flanking the entry sidewalks, taller piers
46 flanking the entry drive, much in keeping with like what
47 we see in Landmark with the garden wall tight to the
48 sidewalk on Winnetka Road down the street.

49 The other thing that helps define these units are
50 these pitched roofs that sit at the top of the three-
51 story living. Along Winnetka Road, each unit has a
52 gable roof defining those units. The reason that we

1 chose to do that for these units facing Winnetka is so
2 that you're not seeing a lot of roof, that you're
3 actually seeing the facade and the articulation of
4 detail. But to help keep the scale down and appropriate
5 with what's in the neighborhood, we carried that pitched
6 roof along just at the top of the third floor windows
7 continuously. It helps draw the eye down, and we
8 visually support that roof with brackets so that we have
9 detail that helps support the depth.

10 Beneath that overhang are bay windows on the third
11 floor projecting out a foot and a half underneath that
12 overhang that sit atop French doors with a Juliet
13 balcony so that when those doors are opened up, there
14 can be some connection to the outdoor but there is
15 certainly a private connection to the outdoor. Each one
16 of these units has that raised front porch articulated
17 in either a gable or a shed roof, and alternating, too,
18 to provide a little bit of a variety along the facade
19 even though we're kind of marching a little bit more
20 formal along Winnetka.

21 It was important for us, as I mentioned, that this
22 is in keeping with the neighborhood. So, as we were
23 developing elevations, we were also studying the entire
24 streetscape along Winnetka and wanted to make sure that
25 this was both in keeping in scale and level of detail
26 with the rest of the neighborhood. You see some line
27 drawings of what that Winnetka Road elevation looks
28 like. The Landmark at the far right along Happ, it's
29 three-story townhome living with a pitched roof. Then
30 anchoring the western end of this block until the
31 utility easement with this development, three-story
32 living pitched roof, garden wall, walk-up units.

33 Just a quick computer generated view of what the
34 massing looks like along that Winnetka Road.

35 Getting into the specifics of these units, the
36 first floor of each one of these townhomes is clad in
37 masonry, specifically we're looking at stone. Sitting
38 on top of that stone plinth are two floors of stained
39 shingles. Technically, they're going to be fiber cement
40 shingles so that they can withstand the elements for a
41 lot longer than a typical wood shake would, but they
42 have the direct appearance of a wood shingle. Some of
43 the details that we're providing to this wood shingle
44 wall is that it actually flares out as it meets the
45 stone so that it can cover that stone wall in a much
46 more graceful manner.

47 As I'd mentioned, the pitched roof creating a
48 little hip condition right above the third floor windows
49 before you get to the gables, it's bringing brackets
50 supporting that overhang. Punched windows with heavy
51 trim around them, bay windows richly detailed, front
52 porch, metal roof, columns creating a sense of privacy,

1 again that next layer from the sidewalk up to someone's
2 unit.

3 On the north side of this two-unit building are the
4 garage entrances tucked in this case beneath the porch
5 that sits atop wood posts. Larger punched openings of
6 sliding French doors that open up out into that patio,
7 punched openings in bedrooms above. The architectural
8 detail continue in all four sides of the building.

9 The east and west side of these buildings fronting
10 Winnetka have a composed elevation that's very ordered
11 with windows at the bedrooms on the top floor, a bay
12 window in the center of this composition, at the dining
13 room on that main living level, even some smaller
14 punched openings in that masonry base in the den in the
15 front going to the garage in the back. Because we know
16 the sides of these buildings are highly visible from
17 people traveling east and westbound on Winnetka and that
18 it's important the architectural wraparound all four
19 sides. The four-unit building on the east side of that
20 entry drive is composed in the same manner with the
21 gables above each one of the units and the walk-ups.

22 The next set of units, or the next building that I
23 want to go through are the two buildings that are in the
24 middle of the site facing east and west with the
25 entries, the garage entries off that courtyard. In the
26 colored version of our site plan, you'll see multiple
27 colors here. Both these buildings are identical.
28 They're six-unit buildings. The four middle units, the
29 in-board units are one-car indoor garage, and then
30 another, at least one other car outside on the apron.
31 So, they're a little bit narrower units.

32 The units that are on the ends are the typical two-
33 car indoor garage. Those units enter on the side. The
34 in-board units actually enter at grade next to that
35 garage door, and this is the plan that's before you now.

36 You see the one-car garage with the entry all tucked in
37 underneath a second floor terrace, and then third floor
38 are bedrooms.

39 We aligned all the exterior walls on the front and
40 back and this helps create a little bit more cohesive
41 architecture. In carving spaces for the garage and
42 entry, in carving spaces for this balcony, the third
43 floor bedroom extends all the way with that perimeter.

44 These are the end units. The two-car indoor garage
45 that I noted are entering from the side. So, we can
46 activate again the sides of these buildings so that
47 there are multiple fronts to these buildings. How that
48 manifests itself in the architecture, the image at the
49 bottom half would be that courtyard elevation with the
50 ground floor garages tucked deep behind this stone
51 plinth, the stone base on top of which sits the recessed
52 terraces off the kitchen breakfast area on the second

1 floor. A lot of glass in these areas, and then on the
2 third floor are the bedrooms with these punched
3 openings. We carry that gable with the hip over the
4 windows at the corners, anchoring the corner of these
5 buildings. Then in the middle section, carrying a
6 little bit more roof, but the two middle units we pick
7 up on gable that rises all the way almost up to the
8 ridge with some projecting bay windows for those
9 bedrooms upstairs.

10 Get around to the other side of these units, either
11 the side facing the utility easement or the side facing
12 the neighbor to the east, maintaining that masonry base,
13 that end unit that wraps around and is anchored by the
14 hipped gable at the corners, and then the four units in
15 the middle. To help further articulate this middle
16 portion of this building, we've pulled the wall of the
17 two middle units forward just a foot or so, just to help
18 break up the expanse of that wall and create a little
19 bit of shadow beneath the third floor bedroom for those
20 Juliet balcony French sliders.

21 As I mentioned, the sides of these units on this
22 building are actually the entry side to these units with
23 the ground floor entry beneath the projecting gable with
24 brackets. A lot of punched windows reflecting the
25 spaces that are behind them. The projecting bay windows
26 you see on the top floor, you see off to the side, or
27 the deep recessed terrace that you see in the courtyard
28 on that facade.

29 Then the last building to go through is the
30 building on the north. Same end units, a little bit
31 different in-board unit. These three purple units that
32 you see in each one of these buildings, these are the
33 widest units. There are two-car garages and they have
34 the entrance adjacent to the garage tucked deep beneath
35 that terrace. It's a very similar composition, familiar
36 with what we see in the other building of these deep
37 recessed terraces tucked behind the shingle wall that's
38 either supported by posts on the end or that shingle
39 wall comes down and sits atop that stone plinth that
40 defines that ground floor and anchors that terrace.

41 Same idea of hipped gables at the corner, a gable
42 on the center, with a projecting bay window, a little
43 metal roof over the top. Then the facade that faces to
44 the north, turning the corners with that end unit that
45 anchors that building with the hipped gable and then a
46 single gable in the middle, and then a series of French
47 doors and sliders on the main living level with Juliet
48 balconies opening up to the landscaped buffer to the
49 wall. Same entry or side elevations to that.

50 Let's talk a little bit about the materials which
51 we studied significantly. Looking at the main materials
52 being stone and shingles, and we have, it probably

1 weighs a ton, and I will turn it around for our guests
2 as well but I wanted to show it to the Commission first.
3 The natural stone base with some light grays and a few
4 dark grays to provide some depth to that stone, natural
5 rough cut. Then two floors of the straight edge painted
6 shingle, providing a little bit darker tone to create
7 some contrast between the two-story shingle and the
8 lighter stone base, capped off by an architectural
9 shingled roof to get it to look like a weathered wood
10 architectural shingle at the top.

11 Trim would be white. I mentioned some of the
12 details, the standing seam metal roof. Our windows
13 would be white trim windows. Our railings that you see
14 at the Juliet balconies and the railing at the garden
15 wall out in the front yard would be a black metal. We
16 have decorative lighting at the entries and at the back
17 porches. These decorative brackets that support the
18 overhangs on the third floor, smaller versions of it
19 that visually support these bay windows that project
20 from the second and third floor spaces, the concept of
21 that swooping shingle to gracefully help sitting atop
22 that stone base, and rich details that we think will
23 enhance the overall development as well as fit in quite
24 nicely with the neighborhood.

25 I'm going to turn this around so guests can see the
26 palette of materials that are proposed for the project.

27 Same elevations that we have seen before but now
28 with the colors on them, where you see that stone base
29 and the shingles on the second and third floor. Same
30 shingles in the gable ends. Small details of white trim
31 in those gable ends. You see other details be it in the
32 heavy trim, the details around the bay windows or above
33 the door, just to fully enliven the entire elevation.

34 The view along Winnetka Road. The perspective view
35 as one would be traveling eastbound on Winnetka Road
36 looking at the front of those units that face the public
37 street. The garden wall that provides both visual and
38 physical privacy for those units, as Jerry mentioned,
39 really narrowing the throat at the entrance. Before, it
40 was not only 25 feet asphalt for the entrance but there
41 was probably a good 20 feet of asphalt on either end of
42 it. So, we've taken a road that was 60 plus feet of
43 driveway and put in just your typical 25-foot driveway.

44 Then the elevations facing either north, or I'm
45 sorry, facing south in the drive courtyard. These are
46 the northern buildings, the south elevation of the
47 northern buildings with those deeply recessed garage
48 doors and entries, the deeply recessed terraces on the
49 second floor. The elevation you'll see at the bottom
50 would be basically the east and west elevations,
51 building in the middle with, in this case, to the right
52 is the side elevation of the building along Winnetka and

1 the side elevation of the building on the north to give
2 a mirror image on the other side of the property. A
3 view of what those buildings look like inside the
4 courtyard from a balcony.

5 I think at this point, probably a good image to
6 transition over to Catherine so that she can talk about
7 how the landscape design has both been modified, the one
8 variance I think we're requesting from the height of the
9 fence standpoint, and then further articulation of the
10 landscape design in this interior courtyard.

11 MS. TOLTY: Thank you. As both Jerry and Mike
12 said, I am Catherine Tolty. I'm a landscape architect
13 and very happy to be appearing before you tonight. I
14 will try not to sound completely redundant to what Mike
15 had said in terms of how we developed the design
16 concept, but there are a lot of very similar things that
17 I employed as Mike and his team employed when trying to
18 develop the architecture. I did the same in trying to
19 refine the landscape plan that you saw a couple of
20 months ago as well.

21 Let's see if I can get this to work. This is the
22 overall landscape plan. Fundamentally, when I took this
23 over, I tried to think about three main contributors to
24 how this landscape should work out, the first being
25 contextual. As Mike has used that word a few times, I
26 wanted this development to blend in, feel like it has
27 been here for a while. When it is built out, I want it
28 to feel like it's always been here. So, that was the
29 first idea.

30 The second, of course I want it to be interesting,
31 and I want it to be interesting during all seasons of
32 the year. So, that is a huge factor in how we develop
33 and select the plant palette for the overall site.

34 Then finally, I want it to feel residential. I
35 want it to feel like the other neighboring residential
36 developments. It's exciting in Northfield that we're
37 able to take and repurpose old lots that were once
38 manufacturing and now they're residential. I think it
39 creates a much more interesting presence along Winnetka
40 Road. As a neighbor, I'm excited to see that transition
41 occurring.

42 So, a few words about the overall landscape plan.
43 Around the perimeter of this site, I focused on
44 screening and creating some privacy both within the
45 development itself and for the external neighbors' view
46 into the development. So, a very attractive plant
47 palette in my opinion, a mix of evergreen deciduous
48 plants, things that either flower or have tree seasons
49 of interest, fall color, a nice foliage. All those were
50 taken into consideration. I can get into plant types if
51 you're interested, I'll touch a little bit on that.

52 Then I focused a little bit on the adjustment of

1 how the architecture changed to the face of Winnetka
2 Road, so has the landscape architecture. Now we're
3 moving from a plant palette that predominantly screened
4 the sides of units to now a plant palette that really
5 presents the architecture to the street. So, it's a
6 much more traditional streetscape perhaps that greets
7 the neighborhood instead of hiding inside of a building.
8 Now we're relating the front of the building to
9 Winnetka Road.

10 Then finally, the third component to the overall
11 plan is the central courtyard greenspace. I'm going to
12 speak a little bit about these elements in a little more
13 detail with some enlarged plans.

14 All right. So, the landscaping along the Winnetka
15 Road frontage. As Mike had mentioned, we are bringing
16 the architecture out to the street with the use of this
17 garden knee wall with a metal fencing detail off the top
18 of the wall, very similar to what the Landmark has, only
19 in materials that relate to our architecture on this
20 site. So, along the garden wall, behind the garden
21 wall, essentially sitting on top of the garden wall is a
22 very traditional boxwood hedge along with popped in some
23 under-story flowering trees. These are all tree lilacs,
24 so they flower kind of later spring-early summer, very
25 attractive tree, kind of a mid-story height. That falls
26 behind a more traditional parkway tree, so your typical,
27 you know, oak, maple, kind of shade tree, tall story
28 shade tree.

29 Then along the foundations of each of the units
30 would be a traditional residential foundation planting,
31 a mix of evergreens and plants that flower, deciduous
32 plants that flower and perennials. So, we have three
33 seasons of interest; actually four seasons of interest
34 because we have a good amount of evergreens. So, even
35 during the winter, this will not feel like it's bare.

36 I wanted to establish some lawn areas to kind of
37 give this some breathing room. So, even though it is
38 pretty densely planted, it should feel, the architecture
39 should breathe. They're using beautiful materials, so
40 the landscape really should complement the architecture
41 instead of hiding it. So, I feel like that has been
42 achieved here.

43 We have the challenge of this AT&T equipment and
44 generators and some things that need to be maintained on
45 site. So, I've taken some care to screen but also allow
46 access, we're going to, there has to be maintenance
47 access. So, I regularly spaced these trees, but we have
48 a break in the action that will be ground cover,
49 something that could be essentially rolled right over.

50 As Mike and Jerry have mentioned, we have now this
51 kind of long-throated entrance that is more narrow than
52 the previously shown plan. It also gives me an

1 opportunity to create, to establish a bit of a landscape
2 language on either side of that driveway. So, when
3 you're driving your car down Winnetka Road, you'll be
4 able to see attractive landscaping out against the
5 building either, you know, heading in either direction,
6 east or west. We have included carriage walks to
7 connect the private space of the development with the
8 public sidewalk so it encourages dog walking and what
9 have you.

10 So, the next slide, this shows a better view of
11 that garden wall in more detail. As you can see, we're
12 using the same stone at the base of the garden wall, and
13 the same metal railing fence detail at the top of the
14 wall, larger columns that will allow us to have a small
15 plaque signage which is 18 inches by one-foot nine-inch.
16 That will be bronze similar to what is installed at
17 Hibbard Gardens.

18 CHAIRMAN FELICIONE: Those are the only two signs
19 on the property, correct?

20 MR. FITZGERALD: Yes.

21 CHAIRMAN FELICIONE: Thank you.

22 MS. TOLTY: We have some landscape lighting, some
23 ambient landscaping lighting that will uplift these
24 signs and accentuate some of the landscape features.

25 Then this is our variance, so I can mention that as
26 well. The variance is to exceed the four-foot front
27 yard fence height because the fence now is elevated
28 since it sits atop of this garden wall. So, the garden
29 wall serves as, it gives us some assistance with the
30 grading, so it allows us to retain some of the earth.
31 But it also then has to look proportionate to, you know,
32 the fence needs to look proportionate to the stone base.

33 So, we come up with five feet.

34 CHAIRMAN FELICIONE: Five feet?

35 MS. TOLTY: Total, yes. I'm having trouble like
36 advancing this.

37 Okay, so the next element I'd like to highlight is
38 the central courtyard. The objective with the central
39 courtyard has a few aspects to it. Number one, it gives
40 this courtyard area some greenspace, allows us to reduce
41 the amount of asphalt, also allows us to have a sort of
42 passive recreation area for the residents. So, our goal
43 is to highlight this central courtyard with the use of a
44 fountain, a soft circulating or re-circulating fountain
45 that is cast stone that sits within a planter that can
46 be seasonally planted with annuals. Surrounding that
47 will be some attractive aluminum benches. I have images
48 of what we're suggesting here in the corner.

49 The terrace will be a paver, and that is shown
50 right here. Very attractive concrete paver that the
51 products have gotten very good and has the appearance of
52 blue stone, and that is our goal in the terrace. Under

1 the terrace is a large stormwater vault, so we're
2 challenged in terms of the kind of plant material we can
3 install within the courtyard. So, these trees in the
4 islands are strategically placed to miss that vault, but
5 we wanted to give this space some canopy. So, it's a
6 mix of a few shade trees and some smaller under-story
7 trees, so once again repeating that theme of multi-
8 season interest along with some lawn.

9 So, finally, the landscape perimeter. This is an
10 enlargement of how the perimeter will look. Again, as I
11 mentioned, it's a mix of several different kinds of
12 evergreens and some canopy trees that are similar to
13 things that are planted already in the area so it will
14 look contextual. We are specifying a natural grass mix
15 for some of this area, and this not only gives us some
16 interest in the landscape but also provides us some
17 assistance with the stormwater management.

18 Along this northern perimeter, we are recommending
19 an eight-foot tall cedar privacy fencing to go along
20 that northern border. That was the same as what was
21 recommended previously on this site, so just along that
22 northern border.

23 These are just some of the plant types that I've
24 recommended. I don't want to bore you, I can get kind
25 of excited about this stuff. So, I just will pick some
26 of the highlights, or highlights to me, I'll probably
27 bore everybody else to tears. But this is the tree
28 lilacs that I mentioned to go along the Winnetka Road
29 frontage. Some under-story trees like eastern redbud,
30 those are indigenous to woodland, will work perfectly
31 along the perimeter. Several different species of
32 evergreen trees to go along the perimeter so we don't
33 have this just solid, monotonous evergreen screen.
34 Magnolias, one of my favorites, they're blooming right
35 now, and quite a mix of some evergreen and deciduous
36 shrubs and perennials that are very hardy in this
37 climate and can tolerate the conditions that they will
38 be planted in.

39 I believe that is it for me, unless anybody has any
40 questions.

41 CHAIRMAN FELICIONE: Well, you know what, I'm going
42 to take this a little out of context, as usual if that's
43 okay. So, what I would like to do is, as this is such a
44 hot issue, I'd like to hear from the audience before the
45 Commission asks the questions to the architect directly.

46 So, I'm going to bring you up first to help us better
47 understand how we want to proceed, okay? Anyone from
48 the audience like to come up and voice an opinion?

49 Please state your name.

50 MS. SMITH: Hi, good evening, Chairman and members
51 of the board. I'm Beverly Smith, I live at 772 Happ
52 Road in Northfield. I've lived there for 21 years. I've

1 also served on zoning boards and village board. I guess
2 what strikes me is there seems to be an awful lot of
3 non-deciduous. Maybe you could tell me the percentage
4 of non-deciduous screening versus deciduous. There seems
5 like a lot of non-deciduous.

6 The other James developments that I've driven by
7 like at Hibbard or Voltz in Waukegan, it has so much
8 non-deciduous arborvitae. Very attractive. There
9 doesn't seem to be very many. So, I wondered what the
10 percentage was.

11 MS. TOLTY: Of deciduous trees?

12 MS. SMITH: Versus non-deciduous.

13 MS. TOLTY: It is probably 50-50.

14 MS. SMITH: It's 50-50?

15 MS. TOLTY: I'm just looking at the numbers here.
16 The evergreen trees are concentrated on the perimeter,
17 and then fundamentally, it's all deciduous on the
18 internal portions of the site, the frontage and mixed in
19 with the perimeter as well.

20 MS. SMITH: Because just from what I look at here,
21 it looks like it's almost all deciduous.

22 MS. TOLTY: Along the frontage, it is all
23 deciduous, other than some shrub level plantings that
24 are evergreen. So, boxwood, holly, yews along the
25 frontage.

26 MS. SMITH: Right. I know that you've pointed,
27 everyone, at the meetings I've come to, they've pointed
28 out the other James developments and this is supposed to
29 be up to the same standard. That's one thing that
30 strikes me. I guess it's just difficult because there
31 is so much density of building. Those are my comments,
32 thank you.

33 MS. O'NEILL: There are 31 deciduous trees, 63
34 evergreens, and 34 ornamental trees proposed.

35 MS. SMITH: Okay, thank you.

36 CHAIRMAN FELICIONE: Thank you. Good evening.
37 Would you please start with your name?

38 MR. ANDERSON: My name is Tom Anderson. I live at
39 8010 Arbor Lane, Northfield, Illinois. Lynn and I moved
40 to Northfield in 1962. My family has been involved in
41 the growth of Northfield, my wife Lynn, myself, and my
42 daughter Jennifer. We've got up to 30 years of our time
43 into this community. Seven years of my time was sitting
44 right where you're sitting on the Architectural
45 Commission.

46 Now, in that period of time, brick was the thing.
47 If you went from Winnetka Road all the way to Techny,
48 all of the buildings that we got involved with were
49 brick. You come down Northfield Road, they're brick.
50 There's only one thing, a person that came to us at one
51 time, he wanted Dryvit, that was rejected and it went to
52 brick.

1 Now, in all of this period of time, as the
2 developments grow and in this particular development, if
3 you look, if you start at Royal Ridge, come down to the
4 Regent Woods, Fox Meadow, and then you go over to Middle
5 Fork Woods, Happ 309, then down to Meadowlake and then
6 over to Landmark, now all of these through the years
7 have been brick. Now we've got a departure, this is a
8 major departure from a brick type structure.

9 Now, what we're seeing right now is this thing has
10 started in 2016, the developer made a presentation to
11 the Village in brick. Then it went in '17, January in
12 '17, he went and that was for 28 units. In January '17,
13 he made two proposals for 27 units. In March of 2017,
14 he made a proposal of 26 units.

15 Now, each of these units up to that point you would
16 think were brick. Now the change came after that. In
17 July of 2017, he jumped from 26 to 34 units and that's
18 basically where you started getting involved in it.
19 From 34 units, he went verbally to 32, and the last one
20 you saw was 28. Now, up until that point now, he's been
21 basically on stucco with a variation of brick or stone
22 below.

23 Now, we've got a complete another departure on all
24 of this. Now we're into shingles and I don't even know
25 if the brick is, or the stone is a manufactured stone or
26 is it a real stone. But in our mind, and people sitting
27 here, we question all of this. What is wrong with brick?
28 You can do so many things with brick in the way you put
29 it together.

30 You've got so many ins and outs on that building
31 right now, and I realize that all of the boxing on the
32 top around the windows, that creates shadow, shadow
33 creates interest, and that's what makes architecture
34 interesting. But everything around that can be brick
35 and that's more in keeping with the history of this
36 community.

37 Now, think about what I'm saying, and that's the
38 seven things and all of the things, and that goes to the
39 College of Pathology, it goes to at the time Kraft, it
40 goes to the Northfield Bank at the time, well,
41 everything basically is brick. Please think about
42 reconsidering the use of brick. Thank you for your
43 time.

44 CHAIRMAN FELICIONE: Thank you, Mr. Anderson.
45 Would someone else like to speak?

46 MS. SCULLY: I'm Jeannie Scully, I live at 22
47 Landmark. From the very beginning, we have been
48 concerned about density and height. At your last
49 meeting, I know density wasn't part of it but you did
50 talk about the architecture and how you liked the idea
51 of having each unit more individualized. You also, as I
52 recall, suggested they lower the height.

1 They have not lowered the height, and it is higher
2 than the Landmark. My greatest frustration is not with
3 Jerry James but with our Village. Why are we lowering
4 our standards to accommodate this developer? I know we
5 need revenue in this Village, but why can't we keep it
6 in keeping with the rest of the Village and the high
7 ideals we have about it? Those of us who are neighbors,
8 we don't want to be over-towered, and I feel very sorry
9 for Mr. Gambacorta now because of this new structure,
10 it's impinging on his townhouses there. It's much
11 closer, and before he was at least going to have a
12 little space, now he doesn't.

13 My question is why are we here as citizens if you
14 all never listen to us anyway? That's all I wanted to
15 say.

16 CHAIRMAN FELICIONE: Thank you, Mrs. Scully.

17 MR. UNGER: Hi, I'm Dan Unger, 5020 Arbor Lane.
18 You know, most of the remaining issues that I want to
19 address do not fall within your jurisdiction. They will
20 fall within the Board's jurisdiction. I do want to say,
21 however, that, you know, it's been 10 months since we
22 started this process. While Mr. James has made lots of
23 changes, and some of them are for the better, but I
24 think if you look closely at his very first submission
25 and the next one and the next one, what you will see are
26 tweaks. There are not fundamental differences. There
27 hasn't been a response to the community in our view, and
28 we'll elaborate on that at the Board meeting, if and
29 when we get there. Thank you.

30 CHAIRMAN FELICIONE: Thank you, Mr. Unger. Anyone
31 else from the audience who wish to comment?

32 MS. SMITH: Am I allowed to speak?

33 CHAIRMAN FELICIONE: Of course.

34 MS. SMITH: I'll be short.

35 CHAIRMAN FELICIONE: Sure.

36 MS. SMITH: Coming to these meetings, I guess what
37 we're struggling with, it's like trying to fit a size 10
38 foot into a 7 shoe. That's why we're all struggling
39 because the density really is just too big for the site.

40 The red flag was how many variances and the size of the
41 variances, and that's not your jurisdiction. But that's
42 why everything becomes difficult. It's just too big for
43 the site.

44 CHAIRMAN FELICIONE: Thank you. Please state your
45 name for us.

46 MS. HITCH: Hello, I'm Tana Hitch at 23 Landmark.
47 The thing I liked about the Landmark was it was all
48 brick. Everyone at the different facades are different,
49 the roofs are different, so when you go to the Landmark
50 complex, it doesn't look like a solid unit.

51 The thing that troubles me about everything being
52 gray shingle and gray stone is it's not going to fit

1 with how the Village looks with its individuality. It's
2 just going to be a big gray thing. I know it's going to
3 be beautifully made. Mr. James does beautiful work, no
4 complaints from us about that. It just doesn't fit with
5 our neighborhood.

6 CHAIRMAN FELICIONE: Thank you. Any other
7 questions from the audience? Okay, at this time, I'm
8 going to close the comments from the audience and bring
9 it back to the board. I'm going to ask Mr. James or the
10 Staff, be ready for some questions. Just like always,
11 if I could bookend just a little bit of direction here,
12 members of the Commission, we have seven issues to deal
13 with here, okay. I'd like to make this a very academic
14 but progressive meeting.

15 So, you know, we have the site plan and exterior
16 facade which arguably the two most important, we'd have
17 to leave that to end, okay. As it relates to lighting,
18 fencing, landscape, hardscape, and signage, we have two
19 signs. How do we feel on signs? I'm just trying to
20 pick them off, we're going to go with signs. We're not
21 asking for a vote here, I'm just looking for our intent,
22 okay. Lighting? Pretty much the same way, right?
23 Okay, hardscape? Okay, landscape?

24 So, now, and again we'll jump back into these as
25 any Commissioner wants to, everybody has a voice, but I
26 think you have some general direction on those five.
27 However, the site plan and the architecture are going to
28 relate to each other, especially for, okay, and here's
29 where I'm going to start then turn it over to everybody
30 else.

31 I want everybody to understand in the Village
32 that's present or that's not here, we have been working
33 on this for two years, not 10 months, two years. There's
34 different committees that are preliminary building
35 committees that Mr. James started through which I also
36 sat on two years ago. We have gone through multiple
37 different architecture designs and that's where we're
38 going to keep it because we don't control that stuff at
39 this level.

40 But to echo some things that we said in the
41 previous meetings, which is why I asked you if you read
42 the minutes, I think the site plan that you came up with
43 today is better because you keep interior traffic and
44 headlights away from the neighbors. I like that a lot.

45 I understand the water vault, I get all that. But for
46 me, the one thing that is screaming out is, and I read
47 the minutes of the meeting, I asked for sills and aprons
48 on the windows, and I asked for all headers to meet, and
49 we got rid of the monolithic roof because it was just
50 one piece, but you broke up the individuality of the
51 front-facing facades with gutters. That doesn't equal a
52 break from building to building.

1 So, if you took the gutters off, you just have one
2 flat front. We're not Chicago, and we're not going to
3 let you build an apartment building. We have to live to
4 the standards that Mr. James has done in the past and
5 what we want for members of our town.
6 So, just out of curiosity, let's not take the
7 individual gutters for me but just take the gutter that
8 goes under the shed roof. So, is that spilling onto the
9 shed and then exiting at both sides of the door? Or is
10 it running --
11 MR. FITZGERALD: It's right through.
12 CHAIRMAN FELICIONE: It's going right through?
13 Okay, so walk me through this for five seconds. So,
14 that gutter is going to walk all the way through to the
15 bottom and then splash where?
16 MR. FITZGERALD: So, you're referencing all the
17 downspouts?
18 CHAIRMAN FELICIONE: No, just give me the one for
19 right now so I can get a footing.
20 MR. FITZGERALD: Sure.
21 CHAIRMAN FELICIONE: So, your initial picture right
22 there on the left with the two front buildings, okay.
23 MR. FITZGERALD: So, the downspout in the center.
24 CHAIRMAN FELICIONE: Correct, where is that
25 splashing?
26 MR. FITZGERALD: That goes down, it doesn't spill
27 out onto the shed roof.
28 CHAIRMAN FELICIONE: So, it doesn't splash onto the
29 shed. So, it runs against the side of the building.
30 MR. FITZGERALD: We're carrying it all the way
31 down.
32 CHAIRMAN FELICIONE: Then where does it go?
33 MR. FITZGERALD: I don't know exactly where that
34 goes right now.
35 CHAIRMAN FELICIONE: Well, I need to know.
36 AUDIENCE MEMBER: Do you have one of those laser
37 pointers so you could show us?
38 MR. FITZGERALD: Sure.
39 CHAIRMAN FELICIONE: I'm going to ask the members
40 of the audience to let me know when they need to hear
41 because we did close comments of the audience.
42 MR. FITZGERALD: Sure. We're going to work with
43 our engineer to see where that downspout ties in.
44 CHAIRMAN FELICIONE: So, it's a huge issue for me
45 because you did use it to divide the property from its
46 aesthetic look, right?
47 MR. FITZGERALD: We used it for a number of
48 reasons. One is we used it for both an engineering
49 standpoint to drain the roof, we also looked at it from
50 an aesthetic standpoint as well. There was an intention
51 to have these four units on one side and two units on
52 the other. I want to be clear, this was intentional

1 that they are aligned. This was intentionally not
2 jogging back and forth.
3 CHAIRMAN FELICIONE: But we asked for that.
4 MR. FITZGERALD: I understand.
5 CHAIRMAN FELICIONE: And I'm speaking for everybody
6 right now.
7 MR. FITZGERALD: Sure.
8 CHAIRMAN FELICIONE: I guarantee you, everyone is
9 going to get behind me on this one specific issue.
10 MR. FITZGERALD: Sure, I understand. So, the site
11 plan that was previously before you, the units that
12 faced Winnetka had their sides to Winnetka Road. So,
13 this was a fundamental change that the units were
14 fronting Winnetka Road. So, as you're looking at the,
15 so we weren't comparing apples to apples, we weren't
16 comparing the four-unit building facing Winnetka Road
17 yesterday to a four-unit building facing Winnetka Road
18 today. Is that a fair assessment?
19 CHAIRMAN FELICIONE: Yes, I think we're all pretty
20 much beyond that though.
21 MR. FITZGERALD: Okay.
22 CHAIRMAN FELICIONE: So, take the individual, just
23 again --
24 MR. FITZGERALD: So, the reason that these units
25 are aligned is that there's only two on one side of the
26 drive L and there's only four on the other. What we
27 didn't want was this to look like some Disney gap-
28 toothed building jogging back and forth for what is in
29 essence not that great a distance. The width of these
30 four units is under 100 feet, the full width of these.
31 CHAIRMAN FELICIONE: And I hear you. I've got to
32 tell you, we asked for it that way.
33 COMMISSIONER BOND: May I interject?
34 CHAIRMAN FELICIONE: Sure, thank you.
35 COMMISSIONER BOND: The first proposal, not the
36 second proposal that we referenced at the last meeting,
37 was what we said we really preferred the first proposal.
38 It did face Winnetka Road and it did have the relief
39 and the elevation. To this date, everything that's
40 proposed, I still prefer your first proposal.
41 CHAIRMAN FELICIONE: I mean this is a hotbed issue.
42 I asked specifically if you can do this from the
43 previous meeting because we went over in great detail on
44 a night where we all requested to be here outside of a
45 regular meeting to make sure specific issues stayed.
46 Now, there's things about what you did that I think are
47 great.
48 Mr. James, we're both in the construction business.
49 I love your projects. I don't think you expected to
50 walk in here on a first draft and get a rubberstamp and
51 everybody walk out the door, which is why I started with
52 the demolition permit. So, we do have time to make this

1 look beautiful.

2 I'll go as fast as I possibly can with you. But I
3 have to tell you, the flat front of the building that's
4 divided by a gutter, it's just cheap. We don't want
5 that. Members of the Committee, do you follow what I'm
6 saying here?

7 MR. JAMES: Well, listen. First of all, I know
8 where you're going with that question, okay. It has
9 been two years and I'm running out of time.

10 CHAIRMAN FELICIONE: No.

11 MR. JAMES: Hang on, I know it doesn't matter to
12 you but I need to answer this question and address it.

13 CHAIRMAN FELICIONE: Sure.

14 MR. JAMES: I think in fairness you owe that to me,
15 okay, because I've been here for a long time and I've
16 hired a new architect, and I'll tell you why we did
17 this. You know, and first of all, my comments are not
18 to say we're not going to do this, okay, but my comments
19 need to explain why it is what it is. It's not because
20 we ignored your comments, it's because we made a shift
21 in the orientation. I hired a new architect and I tried
22 to respect their input given the fact that they've
23 authored two of our communities in the past and they've
24 met with great reception.

25 You know, it's one thing for me to tell the surgeon
26 how to do the surgery, and it's another for me to stand
27 back and say okay, I'm going to give you deference on
28 this. I had some of those same concerns and your
29 comments were noted, okay. But you know, I've been
30 doing this now for 35 years and I felt that the
31 orientation of the buildings along the frontage was a
32 fundamental shift in terms of how we would address the
33 street.

34 Now, when we do that, now the question is, okay, so
35 now I've got the front doors facing the street. It was
36 simply a matter of deferring to OKW about the integrity
37 of those facades as Mike has explained. I totally
38 understand what you're saying. In fact, as recently as
39 this week or this morning, we had proposed maybe
40 alternating some color to create some, not by unit,
41 okay, but by building to break up some of that. I think
42 again we opted to go with the uniform color that you see
43 on the board in front of you, or behind you, there we
44 go.

45 So, I don't know that, I mean as far as the
46 material, yes, we went to a stone. We are now, and this
47 doesn't matter to you but the architecture you see
48 before you tonight is vastly more expensive to me than
49 what you saw in the first iteration and what you saw in
50 the last iteration. It's a function of the real
51 masonry, it's not synthetic, and the materials that
52 we're using. So, you know, the plan before you is my

1 good faith effort to not skimp but to spend the money in
2 a place that we're all going to hopefully be around for
3 sometime and have to live with it and make it do for the
4 next several decades.

5 I live here and I am very proud of what we as a
6 team have done on our past two developments. I would
7 never submit to you something that I felt would
8 compromise the quality. That's why we've been at it as
9 long as we have. Somebody said recently, why the heck
10 are you still doing this, it's crazy. But I want this
11 to be a good project.

12 I apologize to you if it feels like I wasn't
13 listening. That wasn't the intention. But like I said
14 before, we got a message that there were just some
15 fundamental things wrong with the buildings. So, I did
16 something pretty radical, I brought in a new firm. But
17 it wasn't new, it was a firm that's worked here in your
18 Village, and I trusted them that their comments about
19 the facade would resonate.

20 You know, listen. I mean everybody is entitled to
21 your opinion. You happen to be on the board so yours
22 matter more. But in the end, it's still a subjective
23 situation as to how this looks. I respect your opinion,
24 it's not that we dismiss them at all. We did not take
25 lock, stock and barrel all of the comments, that's
26 evident, but we are trying to work against a number of
27 impinging factors and it's a complex site. It wouldn't
28 take two years to get here if it wasn't.

29 CHAIRMAN FELICIONE: I think the new site plan is
30 great, okay. I'm just one voice here.

31 MR. JAMES: Well, let me ask, can I ask a question
32 in return in terms of how we articulate this? Because
33 the gutters is a detail, that wasn't intended to break
34 up the facade and I don't want to represent it as such,
35 okay.

36 CHAIRMAN FELICIONE: First thing that jumped out at
37 me and I bet you everybody on this board was this is one
38 long row, interior construction is basically hidden, now
39 the apartment building is broken up by a gutter.

40 MR. JAMES: Well, you know, you are in
41 construction, I am, too. There's many different ways to
42 do this. What I'd like to do is explore with you
43 banding or other methods to define these units if this
44 is something we can do. To start to step back and forth
45 on these units I think is a pretty radical situation
46 given the tightness of the plan and what we're trying to
47 do.

48 CHAIRMAN FELICIONE: Well, let me give the rest of
49 my comments and then I'll turn it over to the members of
50 the Committee just real quick.

51 MR. JAMES: Okay, yes. Just trying to solve a
52 problem.

1 CHAIRMAN FELICIONE: Was there any, I like the
2 tapering of the material, but was there any thought to
3 putting a water table under there? Because it seems
4 like they would meet really nicely if it was the same
5 capstone.

6 MR. JAMES: Same comment. Go ahead, Mike, bring it
7 in.

8 MR. FITZGERALD: So, I'll repeat the question for
9 guests who perhaps didn't hear it. If I understand
10 correctly, you were asking about the detail where the
11 shingle swoops over to the stone?

12 CHAIRMAN FELICIONE: Yes.

13 MR. FITZGERALD: And if we, from what I hear from
14 you is you like that detail, you asked if we looked at
15 doing a stone cap to make that transition?

16 CHAIRMAN FELICIONE: It leads into, and you can't,
17 from where you're pointing you can't really see it, but
18 it leads into the threshold of the front door on the
19 Juliet balcony. So, like at various places throughout
20 your plan, it looks like it would work. I'm just
21 curious as to did you go through that? Did you think
22 about it before?

23 MR. FITZGERALD: Yes, we did. We looked at both
24 details. We thought that, as Jerry mentioned, we're not
25 skimping on things.

26 CHAIRMAN FELICIONE: Forget it.

27 MR. FITZGERALD: Understood. So, we thought that
28 it was a more graceful transition and a very traditional
29 detail and a very authentic detail in how a shingle wall
30 covers over a masonry wall which is naturally a thicker
31 wall. Masonry walls are naturally thicker than a
32 shingle wall. So, rather than have an abrupt profile
33 turning the shingle straight down, projecting out of the
34 stone cap and then coming straight down with a cut stone
35 cap coming straight down with the rough-cut stone, we
36 thought that this more graceful transition between the
37 shingle and the stone was just naturally more elegant,
38 more beautiful, and that it would go well with the more
39 natural looking landscape and wouldn't be such a harsh
40 profile.

41 So, we did absolutely study that. We're proposing
42 what is in essence a more expensive detail but we think
43 it's a more graceful elegant detail.

44 CHAIRMAN FELICIONE: I think I'm okay with your
45 answer. I just wanted to know if you looked at it.

46 MR. FITZGERALD: Yes, absolutely.

47 CHAIRMAN FELICIONE: Simultaneously, the sill and
48 the apron, why can't you pull that off? Because you
49 have the detail of the sill and apron in all those bay
50 windows, why couldn't you do it everywhere instead of
51 just doing a straight cut?

52 MR. FITZGERALD: The sill and the apron in all the

1 bay windows, you're talking about this?
2 CHAIRMAN FELICIONE: Yes, at the bottom detail
3 there. Why couldn't you carry that same detail
4 underneath all the other double-hung windows? Wouldn't
5 it be prettier?
6 MR. FITZGERALD: Oh, in these windows? If I
7 understand you correctly, you're talking about the
8 detail at the tip of a punched window?
9 CHAIRMAN FELICIONE: Correct.
10 MR. FITZGERALD: Yes, we can do a sill with a skirt
11 border or apron underneath that as well. Absolutely.
12 CHAIRMAN FELICIONE: I mean carrying off of that
13 first detail would be great.
14 MR. FITZGERALD: Yes. We can absolutely do that.
15 CHAIRMAN FELICIONE: As far as the variance on the
16 height, that's all great. I get how it all --
17 MR. FITZGERALD: In fact, we don't have a blow-up
18 of that detail, sir, but the typical punched window does
19 show, if I can refer to, I've got to go back a little
20 bit, but the typical, so if we were able to zoom in on
21 that window sill, zoom in on the sill that runs
22 continuously --
23 CHAIRMAN FELICIONE: On the back.
24 MR. FITZGERALD: No, this is just the typical,
25 that's a typical punched window.
26 CHAIRMAN FELICIONE: Okay.
27 MR. FITZGERALD: So, you do see a typical sill
28 piece and an apron below it. That's the trim at every
29 punched window, and then of course at the bay window.
30 CHAIRMAN FELICIONE: So, my question again, it
31 looks like it's square --
32 MR. JAMES: We can do that on the punched windows
33 in the front, right.
34 CHAIRMAN FELICIONE: Okay.
35 MR. JAMES: So, I think it's a great suggestion.
36 MR. FITZGERALD: Yes.
37 MR. JAMES: I think we should do it.
38 MR. FITZGERALD: Absolutely.
39 CHAIRMAN FELICIONE: Carry that same detail that's
40 on the back to the front.
41 COMMISSIONER ISSA: Can you talk a little bit about
42 the site strategy between a one-car garage and a two-car
43 garage as the constraints by the site?
44 MR. JAMES: Yes, I can do that. When we last met,
45 I think you solve one problem create another in a site
46 like this. So, remember we had a 15 yard setback on the
47 last plan. We had some one-car garages on the north
48 end, if you can get back to that site plan it would be
49 great.
50 MR. FITZGERALD: Sorry.
51 MR. JAMES: What we ended up doing on the strategy
52 was to take the one-car, or excuse me, the narrower

1 units and put those on the side and then insist that
2 every one of those has an apron, but on the north end
3 where we previously had, you can see up here along the
4 north, we had some one-car. Hard to tell in there but
5 there are some one-cars in there, that's where all the
6 one-cars were. We had aprons there.

7 In order for me to increase the front yard setback
8 to 25 feet, I shifted the one-cars to the side and put
9 the aprons on every one of those units, and then on the
10 two-car because they've got two cars, I said, oh, I can
11 back out those aprons. I did a couple of things in the
12 process. One, I increased the setback from 15 to 25,
13 and that was, you know, I think trying to give
14 consideration to somebody who expressed concerns. Then
15 also it reduced the pavement which I think overall is a
16 good thing.

17 I don't think it compromised those units to the
18 extent that they all have their own two-car garages and
19 we still have the guest parking in the island. That's
20 the answer. There's also a market, I think there's a
21 perceived need for the one-cars, or for a one-car.
22 There's eight of them in this program, and they're
23 certainly a minority but I think not everybody needs
24 that. So, that was the place to do it and how we did
25 it. So, did I answer your question?

26 COMMISSIONER ISSA: Okay.

27 MR. JAMES: Okay, thank you.

28 COMMISSIONER BOND: So, clearly I already said, for
29 me, this proposal was a disappointment. I really was
30 quite clear at the last meeting that your first proposal
31 for many different aspects I felt is your strongest for
32 the verticality, for the change in the plane of the
33 building so it didn't feel, it had movement to it. Your
34 elevations had movement. They had character. They, I
35 felt, really resonated and were quite strong.

36 For me, this proposal, it's very symmetrical.
37 There is nothing wrong with symmetry but this does feel
38 like it should be all brick to me because it is very
39 symmetrical. I feel it's also very conservative.

40 I don't prefer the continuous roof cap or what do
41 we want to call this?

42 COMMISSIONER AUL: Eyebrow?

43 COMMISSIONER BOND: The eyebrow that comes across.
44 I feel that it just brings the building down instead of
45 kind of letting it breathe. I just feel proportionally,
46 I really struggle with the elevations, that there is a
47 lack of grace to the elevations.

48 MR. JAMES: Okay.

49 COMMISSIONER BOND: Also, the interior courtyard
50 feels very conservative to me as well. I think that
51 your landscaping has, I greatly appreciate what you've
52 chosen and different plant life you've chosen. The

1 fountain, I was surprised by the fountain. It seems
2 very conservative, very kind of something that's maybe
3 been there for 75 years versus something that could be a
4 little more today and a little more interesting, whether
5 or not the water could maybe be incorporated even into
6 the ground and then up.

7 MS. TOLTY: We do have some challenges in terms of
8 what we can do water-wise in that area because of the
9 stormwater vault that it sits atop. So, we have to find
10 a self-contained vessel.

11 COMMISSIONER BOND: Okay.

12 MS. TOLTY: Which is what drew us to that
13 particular re-circulating fountain versus doing
14 something that maybe was more of a pool or, you know, we
15 did explore some of those ideas. But unfortunately,
16 we're restricted by that stormwater vault in the center.

17 COMMISSIONER BOND: Right.

18 MS. TOLTY: The selection for the fountain was
19 really intended to be complementary of the architecture.
20 It was intended to go with the style of architecture
21 that was set. So, we want to depart from doing
22 something more modern or different.

23 COMMISSIONER BOND: Ironically for me, this feels
24 less expensive than the proposal that I thought you
25 would be heading back to which was your first proposal.

26 MR. JAMES: Well --

27 COMMISSIONER CARR: And in particular, with respect
28 to this interior courtyard which just feels, I'm not an
29 architect so I defer to others on the board to maybe
30 make some suggestions, but the interior just lacks to me
31 any sort of interest. It's just visually so bland, that
32 entire, I don't think, I think it's --

33 MR. JAMES: Can we go to the slide? Where is that,
34 here we go.

35 COMMISSIONER CARR: That colored rendering.

36 MR. JAMES: Yes, I'll get into it. Just bear with
37 me.

38 COMMISSIONER CARR: Actually, I wanted to make sure
39 I understood the materials that are now being proposed.
40 The bottom is all masonry stone.

41 MR. JAMES: Yes.

42 COMMISSIONER CARR: And then the two other
43 materials?

44 MR. JAMES: Cementitious, shake siding, that's the
45 James Hardie siding. Then we have --

46 MR. FITZGERALD: The asphalt shingle roof.

47 MR. JAMES: The asphalt shingle roof. White trim.

48 COMMISSIONER BOND: I think one of the differences,
49 I'm sorry if you're in the middle of answering, for me
50 also is that on this proposal you only have the lower
51 portion being stone, that it doesn't carry upward
52 anywhere else, where your first proposal you had two

1 stories of stone in multiple places.
2 MR. JAMES: Yes. Part of that is just, you know, a
3 structural issue. The amount of stone that we have on
4 these elevations surpasses what we'd proposed with the
5 prior plans. Now, let me just see if I can get that.
6 COMMISSIONER CARR: Yes, I think you passed it
7 actually.
8 MR. JAMES: Did I?
9 COMMISSIONER CARR: I think so.
10 MR. JAMES: Okay, let me see if I can get to it.
11 COMMISSIONER CARR: Yes, there.
12 MR. JAMES: There we go. You know, I can tell you
13 there are a couple of things. One is the underground
14 vault and that does limit you to a certain extent to the
15 size of tree that you can put in. We've strategically
16 placed these so it doesn't land on the vault. There are
17 limits to what we've done.
18 The fountain had a functional purpose, too, which
19 is it creates noise.
20 CHAIRMAN FELICIONE: Right.
21 MR. JAMES: It kind of breaks, it's a little white
22 noise and I've done it in the past and it really is a
23 nice feature, particularly in a courtyard like this, but
24 in places that we can put planting, you know, we do it.
25 What we've done is to try and take the architecture and
26 put the parking out of the sight of the public. So,
27 this becomes somewhat of an auto courtyard.
28 You know, auto courtyards in and of themselves are
29 intrinsically hard to turn into flora and fauna so to
30 speak for a couple of reasons. Simply, just you've got
31 to get cars in and out of the garage. Secondly, you've
32 got the, unfortunately, in our climate, you've got the
33 salt. Those are things that degrade plants and make it
34 hard to have a thriving abundant landscaping. All
35 that's --
36 COMMISSIONER CARR: My questioning kind of wasn't
37 directed towards the landscaping. It was more towards
38 the overall architecture. There's, and I'm sure that
39 your head is spinning with ideas on how, but to me this
40 does not have elegance and does not have architectural
41 interest. It's not the plantings.
42 MR. JAMES: I see.
43 COMMISSIONER CARR: It's the appearance of, I think
44 it, and I guess in the picture it's a little bit lighter
45 than I think the material that you've brought here.
46 MR. JAMES: Right. Yes, that's correct. We'd been
47 working on the color and continuing right up until this
48 past weekend on that to try and figure out what the best
49 tone would be. I think what we wanted to do is provide
50 something that has a little bit more color to create
51 some more distinction, because what we don't want is we
52 don't want to have this monolithic gray. That was not

1 the intent.
2 You can see examples of this around the North
3 Shore. You'll see gray. This has more of a blue green
4 to it to pick up, as Mike said, some of the blue in the
5 stone.
6 COMMISSIONER CARR: It's very stark in terms of how
7 it looks in the color rendering, and of course you've
8 already raised the issue about the roofline. It's just,
9 it does have the look of a flat, kind of almost office
10 center that's been dressed up. So, that's just my feel
11 about it.
12 MR. JAMES: Right.
13 COMMISSIONER CARR: It looks very stark and very,
14 it's not the landscaping. The landscaping is very
15 lovely, and I understand you have to have parking.
16 MR. JAMES: Right.
17 COMMISSIONER CARR: It's the overall starkness, and
18 there isn't an elegance or richness to that appearance a
19 lot. To me, it doesn't really seem consistent with the
20 front elevations that are on Winnetka.
21 MR. JAMES: On Winnetka?
22 COMMISSIONER ISSA: Can we address maybe
23 architecturally some of the audience's concerns of
24 building mass and height? Are we allowed to talk about
25 the building height?
26 MR. JAMES: Sure.
27 CHAIRMAN FELICIONE: Height is not, height was
28 already taken care of at the ZBA.
29 COMMISSIONER ISSA: I apologize. Question --
30 CHAIRMAN FELICIONE: We can't, we don't have
31 authority over it.
32 COMMISSIONER ISSA: Well, I guess my question,
33 without passing judgment that I can't follow through on,
34 is there any potential of looking at the floor to floor
35 height in any way without reducing it down to an eight-
36 foot, you know, bedroom, floor to ceiling height?
37 MR. JAMES: Well, what we've done is we've done
38 eight-foot, nine-foot and eight-foot. I think that's
39 correct, is that right?
40 COMMISSIONER ISSA: Eight, nine and eight?
41 MR. FITZGERALD: The ceiling heights, yes, the
42 ceiling heights on the ground floor or first floor are
43 eight feet which is the absolute minimum.
44 COMMISSIONER ISSA: No, no, that's fine.
45 MR. FITZGERALD: The ceiling heights on the second
46 floor are nine feet. The ceiling heights on the third
47 floor are eight feet. It's a lower pitched roof than I
48 think what you typically see.
49 COMMISSIONER ISSA: Wait, just so the members of
50 the audience understand, that is --
51 MR. JAMES: Bare.
52 COMMISSIONER ISSA: It's bare.

1 AUDIENCE MEMBER: It's bare?
2 COMMISSIONER ISSA: It's a very low ceiling height.
3 Single-family houses, you'll find them to be upwards of
4 nine to 10 feet per floor. So, I'm trying to at least
5 understand, it's not a single-family residence, it's a
6 development, you know, scale project. So, we're trying
7 to find that sweet spot. But eight, nine, eight is
8 really pretty minimal.
9 MR. FITZGERALD: We are conscious of the height.
10 We know that's a concern.
11 MR. JAMES: Yes, I think --
12 MR. FITZGERALD: We wanted to make sure that the
13 pitch of the roof wasn't too steep. We wanted to make
14 sure that we weren't taller than the Landmark, which is
15 also a three-story --
16 AUDIENCE MEMBER: You are.
17 CHAIRMAN FELICIONE: Hold on, I closed the comments
18 to the audience. We're going to address the Committee
19 now.
20 MR. FITZGERALD: So, our documents are consistent
21 with the 41-foot 16-inch height to the ridge that was
22 previously approved. From the documents we have, the
23 height to the ridge of the Landmark is 42-6.
24 AUDIENCE MEMBER: No.
25 COMMISSIONER ISSA: For the sake of trying to move
26 this conversation forward, I'm going to take a slightly
27 different approach than some of the comments that were
28 made about previous designs because as an architect, I
29 feel they have the right to kind of take it on your
30 behalf to some of the aesthetic that's been discussed.
31 What we can do is maybe provide some further comments to
32 address some of our concerns rather than going
33 backwards. That's my take on it. To go back 18 months
34 ago seems counterproductive to me, because that wasn't
35 their work.
36 MR. JAMES: That's correct, and I meant what I said
37 earlier.
38 COMMISSIONER ISSA: So, now I'm speaking to Jason's
39 concern over the flatness. The downspout was the first
40 thing I saw, and the first thing I saw was not
41 aesthetic, it was where is that water going? It's going
42 underneath the steps. You will figure out a solution to
43 it. You can internally drain it.
44 MR. JAMES: Yes.
45 COMMISSIONER ISSA: You could figure out some other
46 method, I'm not worried about that.
47 MR. JAMES: Right.
48 COMMISSIONER ISSA: But then it is true that once
49 that gets removed, the building is flat. The James
50 Hardie product comes in an assortment of profiles and
51 shadow depths and textures that could easily produce
52 undulations to the surface without structurally going

1 through gymnastics. You could add another layer of
2 exterior sheeting and get a one-inch step to create a
3 shadow to just differentiate. It becomes problematic
4 because you have the canopy of the door.
5 MR. JAMES: Right.
6 COMMISSIONER ISSA: You wouldn't want those on two
7 different planes, I totally understand that. Now all of
8 a sudden, as an architect, I don't like that. So, I
9 wouldn't present that to you if the tables were --
10 MR. JAMES: Yes.
11 COMMISSIONER ISSA: So, do you keep some datum of
12 rigidity above any plane of entry, but then above it, it
13 moves slightly. I'm not giving you any answer, I'm just
14 giving you commentary.
15 CHAIRMAN FELICIONE: Very valued commentary.
16 MR. FITZGERALD: Obviously we're not going to
17 resolve things here.
18 COMMISSIONER ISSA: Why not? We can do this, let's
19 do it.
20 MR. FITZGERALD: I don't think that that's the
21 intent. I think the intent is we get the feedback from
22 you. I think what we're hearing is a couple of things.
23 One is the flatness of the facade and that perhaps
24 you're looking, collectively you're looking for more
25 variation in the plane, the front plane of the
26 townhomes. Am I correct in that? And perhaps also
27 looking for carrying the masonry element up and down a
28 little bit and not having it solely at that, that's what
29 I'm hearing. I'm not saying --
30 CHAIRMAN FELICIONE: Well, you have seven people
31 here, okay, and everybody flavors their salad. The
32 tomato may have said that she wants it to go up, but
33 that's not everybody. The cucumber has another --
34 MR. FITZGERALD: Understood. So, maybe I should --
35 COMMISSIONER ISSA: I think the stone is coming up
36 quite high. It's almost --
37 MR. FITZGERALD: Correct. I'm not saying the
38 solution would be to carry the stone up three stories.
39 COMMISSIONER ISSA: Four feet from natural grade is
40 where the stone lies, that's fairly high.
41 MR. FITZGERALD: It is.
42 MR. JAMES: Yes, I mean guys --
43 MR. FITZGERALD: You don't want to go any higher.
44 MR. JAMES: I'd like to say that I could do this in
45 marble, but I can't do that.
46 COMMISSIONER ISSA: Well, I would feel dwarfed
47 against that.
48 MR. FITZGERALD: I agree.
49 CHAIRMAN FELICIONE: Well, I mean I want to be
50 clear. I don't think you have the whole Committee
51 asking you to do that. You have one person who has
52 given you her suggestions, okay.

1 MR. JAMES: Correct. No, I appreciate that.
2 CHAIRMAN FELICIONE: Simultaneously, like if I go
3 into the stone, why don't we have a header amongst the
4 windows on the lower level? Like a header limestone
5 piece there instead of just having the material running,
6 I don't like that. I mean we don't have that any place
7 else in town. That's easy.
8 MR. FITZGERALD: Understood.
9 CHAIRMAN FELICIONE: Simple.
10 MR. FITZGERALD: It's a very authentic detail to
11 have a punched window in a rough-cut stone wall that
12 doesn't have a separate cut stone lintel.
13 CHAIRMAN FELICIONE: Then change the course.
14 MR. FITZGERALD: Change the course?
15 CHAIRMAN FELICIONE: Change the course of the stone
16 just around the top of the window to create some sort of
17 header so it doesn't look generic, like you just bring
18 it to the top of the window.
19 MR. FITZGERALD: I hear what you're saying. We
20 don't have an example.
21 CHAIRMAN FELICIONE: I understand.
22 MR. FITZGERALD: Perhaps if we brought an example.
23 CHAIRMAN FELICIONE: You know, I started this
24 journey and you kind of gave it to me in your speech
25 four seconds ago. You're not going to be able to solve
26 what we need today. My first reaction being a builder,
27 I want to help you. I don't want to give you a five of
28 seven, four of seven, three of seven, and make you run
29 out. I don't know if I can do that yet, okay.
30 MR. JAMES: No, listen. Just so you know, I don't
31 mean to overreact to you folks.
32 CHAIRMAN FELICIONE: No, you're okay.
33 MR. JAMES: I hope you haven't done that.
34 Sometimes my face gives a thousand words, my wife likes
35 to tell me that.
36 CHAIRMAN FELICIONE: It's okay, Mr. James.
37 MR. JAMES: But you know, we are trying.
38 COMMISSIONER ISSA: I will say that the range of
39 elevation that is the garden wall stepping up to the
40 house or to the unit is quite nice. Because otherwise,
41 all being flat, this building would look taller.
42 MR. JAMES: Right, exactly.
43 COMMISSIONER ISSA: So, that's nice on the main
44 street. Your comments about the interior court,
45 unfortunately, it's just a sea of cars. Like let's just
46 be frank about it. There is not, you can't make the
47 garage door this incredible thing, majestic or beautiful
48 thing. It's a place for storing a car, and they're
49 trying to balance that off with a center courtyard, I
50 get that.
51 CHAIRMAN FELICIONE: Our job, to echo his point, is
52 really to get what the citizens of our town see on the

1 exterior. If you're going to spend the money right now
2 to make it look pretty, we want it where everyone else
3 sees it and drives by, okay.

4 COMMISSIONER ISSA: Is it, and I'm sorry I'm asking
5 questions to the --

6 MR. JAMES: No, all good.

7 COMMISSIONER ISSA: Did we have any conversation
8 about the planning of the units?

9 CHAIRMAN FELICIONE: The site plan.

10 COMMISSIONER BOND: Oh, interior plan?

11 COMMISSIONER ISSA: It's in our booklet so I'm
12 asking.

13 MR. JAMES: You mean interiors?

14 COMMISSIONER ISSA: Yes, just the floor plans.

15 CHAIRMAN FELICIONE: No.

16 COMMISSIONER DINGES: So, based on what was just
17 said though, are you talking about the six units that
18 face Winnetka could have a different facade?

19 CHAIRMAN FELICIONE: No, the exterior units that
20 face the town. So, just so we're clear, the whole west
21 side you see, the whole south side you see, and a very
22 small portion of the interior which I believe will be
23 fixed with the landscape. The landscaping plan is
24 spectacular. This elevation of the fence is
25 spectacular. The interior courtyard, you know what,
26 could it be better? Sure, but it's an interior
27 courtyard and that's for the people that live there.
28 The fountain by the way, sorry Tev, great idea, drown
29 out the noise for the people that live there.

30 COMMISSIONER BOND: But I like the idea of a
31 fountain. I'm not saying I don't like the idea of a
32 water fountain, just to be clear, sorry about that.

33 MR. JAMES: Just the type of fountain.

34 CHAIRMAN FELICIONE: All we want is to be fed more
35 information, let her do it. But there's little things
36 that just, you know, got to go. So, I don't know how to
37 help you right now get through it. Mr. Unger, I closed
38 it. So, I'm trying to figure out --

39 MR. JAMES: Can I ask a question?

40 CHAIRMAN FELICIONE: Sure.

41 MR. JAMES: So, you know, we went to stone with the
42 shake, and it's because we felt that was what you might
43 expect to see in an architecture like this. It's not to
44 say that brick is impossible. If we did brick, you
45 know, you could go to a dark brick and then you could
46 have a gray, dark top siding. I felt that was just
47 going to be too heavy on the street and not something
48 that would be as attractive as something like this even
49 though this approach ends up being more expensive quite
50 frankly than brick. I'm sorry, I mean it's just because
51 we have to do it on the wall, we have to match the wall
52 with the siding.

1 If you look at how we've carried it up, you know,
2 that height there is about 12 feet. So, you know, I
3 shudder to think what it's going to ultimately result in
4 in terms of the budget. But you know, we said before,
5 we want to get this right, there are limits. This is
6 important.

7 But I guess the question to you is if I had to poll
8 a straw poll, is the stone, you know, you'll see stone
9 by the way on the North Shore Senior Center down the
10 street, so it is there on the frontage. I think you
11 could see it in other places. The style here is similar
12 to the Dunkin' Donuts, not to compare it to Dunkin'
13 Donuts, but they use the shake shingle architecture.
14 You know, so it's not that, and we used stone at
15 Hibbard, so it's not like brick is the thing and the
16 only thing. I don't know that you want --

17 CHAIRMAN FELICIONE: But you didn't hear that from
18 this Committee, remember.

19 MR. JAMES: What's that?

20 CHAIRMAN FELICIONE: You heard that from one member
21 of the audience.

22 MR. JAMES: Okay, so my question put simply is does
23 the stone, is that just a no go for you folks, or is
24 that --

25 CHAIRMAN FELICIONE: I don't feel that way. No,
26 you didn't hear that from this Committee.

27 MR. JAMES: Well, okay, I'm just asking. I want to
28 get this right. I now have a new team.

29 CHAIRMAN FELICIONE: In order to get this right,
30 what we have to do is focus on these odd areas.

31 MR. JAMES: Okay.

32 CHAIRMAN FELICIONE: So, this, it's not pretty
33 enough because this is what the neighbors see here.
34 Then this elevation on the side, that's not pretty
35 enough. This elevation on this side and then this one
36 here, those elevations are not pretty, okay. Then we
37 have to break this up in its center. By the way, I'm
38 one voice of seven here.

39 MR. JAMES: Okay, I understand. We just want to --

40 CHAIRMAN FELICIONE: But the fence and the water
41 table in the front, really nice.

42 MR. JAMES: Yes, thank you.

43 CHAIRMAN FELICIONE: I know you'll take care of the
44 landscaping and whatnot.

45 COMMISSIONER ISSA: I want to piggyback on the
46 comment about what we're calling an eyebrow.

47 MR. JAMES: Yes, the eyebrow, you mean the gables?
48 Or the --

49 COMMISSIONER ISSA: No, the eyebrow that's going
50 across the entire facade in front of the four and 12 or
51 five and 12 pitch on the street side, the south end.

52 MR. JAMES: Yes.

1 COMMISSIONER ISSA: It does seem to be in
2 architectural competition with the bay window which
3 could be a really nice feature.

4 MR. JAMES: You mean this right here.

5 COMMISSIONER ISSA: I mean I'm just thinking about
6 in terms of construction, too. You have this three-
7 sided bay window, but the roof of this little eyebrow is
8 kind of some other gesture that's then capturing the
9 bay.

10 MR. FITZGERALD: Yes, it's a --

11 COMMISSIONER ISSA: And I know why you did it, it
12 was because probably without that it would be even more
13 flat of a building.

14 CHAIRMAN FELICIONE: Yes, we don't want that.

15 COMMISSIONER ISSA: But maybe there's another way
16 to make the building less flat without the eyebrow,
17 because I probably won't approve the eyebrow next time I
18 see it either. I find it just a little, I know it can
19 be looked at is all I'm asking. The bay windows, if
20 they were a different color or a different texture or
21 something to bring more attention to them, might make an
22 argument for the building is not flat because the bay
23 window is substantial. Those are window seats, right,
24 on the interior?

25 MR. FITZGERALD: Those bay windows on the front of
26 the Winnetka Road facing buildings are actually full
27 floor bay window, not a window seat that goes down to
28 the floor.

29 COMMISSIONER ISSA: Architecturally speaking, I
30 like the fact that it's in relationship to a door below
31 so it's giving some protection. You're probably going
32 to have lights there to illuminate that space the same
33 way you're doing the front door that's pushed back with
34 a canopy. You know, there's things that are working,
35 it's just a couple of misfires maybe or things that it's
36 an ongoing process in design.

37 MR. JAMES: So, you don't like, we call it the
38 web's foot I guess.

39 COMMISSIONER ISSA: I hate the word like or
40 dislike. I just find it proportionally or
41 compositionally not in keeping with what is the majority
42 of this project.

43 MR. FITZGERALD: Let me ask a question which will
44 help give us direction, again it's not a solution. In
45 the spirit of the facade along Winnetka not being so
46 flat, the four-unit building we're calling Building No.
47 2, the face of that building is all in line, it's 25
48 feet from the property line. Previously, it was
49 approved for a 15-foot setback. If that wall is not
50 straight across the entire 100-foot length of that
51 Building 2, whether the two middle units pull forward a
52 couple of feet or the two end units pull forward a

1 couple of feet, I'm not saying, I'm not looking for the
2 solution, I guess what I'm looking for, do you think
3 this body would support varying the footprint of that
4 four-unit building if it meant that 25-foot setback in
5 some areas might become a 23-foot setback?
6 COMMISSIONER BOND: I would. I think that, you
7 know, it's give and take. Those two feet are worth
8 having a much stronger, friendly aesthetic.
9 MR. JAMES: You would?
10 COMMISSIONER BOND: I would. I would go 23 to 25.
11 I would take those two feet in order to create a piece
12 of architecture that you want to walk by. I think it's
13 worth it. But that's my one --
14 CHAIRMAN FELICIONE: Okay, we're not just talking
15 about the four-unit building. We're talking about
16 around the property, right?
17 MR. FITZGERALD: Right now I'm focusing just on the
18 four-unit building. What we have done around the other
19 buildings, the building that faces west, let's talk
20 about that one specifically. What we have done is we
21 have pulled forward the two building units so that
22 they're not in the same plane as the ones that flank.
23 So, there's a break at each one of --
24 CHAIRMAN FELICIONE: I can see that in the rear
25 elevation. Am I missing the texture in the front? Or
26 did you not give us that elevation?
27 MR. FITZGERALD: You should have every elevation.
28 I just want to make sure.
29 COMMISSIONER ISSA: Here.
30 MR. FITZGERALD: So, this rendered elevation, this
31 is the west facade. If we were to fold that out along
32 the west side of the property, you're seeing the, that's
33 the Building 1 that fronts Winnetka. You see the front
34 portion and the front fence, the bay window in the
35 middle. So, that in the plan would be right here.
36 Then this is the six-unit building, I believe
37 called Building 3, the west facade of that. That's the
38 end unit, there's a break in the foundation there.
39 These are the two middle units. We pulled the two
40 middle units of these four middle units forward so that
41 there's a break in the facade in each one of those
42 points as well.
43 COMMISSIONER ISSA: He'll be back, don't worry.
44 MR. FITZGERALD: Sure about that?
45 COMMISSIONER ISSA: All right. I think we just
46 need to, at some point, we can talk about this to ad
47 nauseam, but we need to like have you go away with some
48 criteria, right?
49 MR. FITZGERALD: Sure.
50 COMMISSIONER ISSA: That's our role in this.
51 MR. JAMES: It would be good and helpful.
52 COMMISSIONER ISSA: So, we're going to wait for

1 this gentleman to come back.

2 COMMISSIONER AUL: Jerry, I just wanted to ask. Do
3 you think if he brings forward those two middle units
4 facing Winnetka, is that going to work from that other
5 building without, because it only has two units, you're
6 not able to do that in the middle there.

7 COMMISSIONER BOND: Oh, you mean those two.

8 COMMISSIONER AUL: Yes.

9 COMMISSIONER BOND: I don't think so. I think some
10 sort of entrance has to be created on this facade and I
11 think it needs to have some undulations. I also, I
12 think, you know, I believe in architects because that
13 was my profession, and I also greatly feel for the
14 process you're going through. Like it is painful for me
15 to sit here and say, oh, can you try again because I
16 know what you go through to create what you're doing.

17 But for me, I think it's easier to reference where
18 you've been so that you have a point of reference. So,
19 not necessarily, you know, go back where it's been.

20 MR. JAMES: I understand.

21 COMMISSIONER BOND: But at least we can have a
22 discussion about the vocabulary of the architecture and
23 what the steps you've gone through and that's why I keep
24 going back. I'm not sure if Commissioner Issa was with
25 us for that first proposal?

26 COMMISSIONER ISSA: No.

27 COMMISSIONER BOND: No? That's why I keep going
28 back to the first one because it had the undulation, it
29 had some very, it had more detail in it. So, that's at
30 least something that you have in your office that you
31 can reference.

32 MR. JAMES: Oh, sure, yes.

33 COMMISSIONER BOND: That you can have a discussion
34 with.

35 MR. JAMES: I'd make a joke and say you're fired,
36 I'm bringing somebody back, but I'm not going to do
37 that. That's a complete joke, no. That is a joke, a
38 little levity is necessary, at least for me. But no, I
39 appreciate your comments.

40 COMMISSIONER ISSA: Before Jason creates some
41 closure through simplicity --

42 MR. JAMES: There's no closure with this.

43 COMMISSIONER ISSA: I'll throw one more thing at
44 you about the eyebrow, the more I look at it. Is there
45 any reason why we can't create the shadow off the eave
46 of the natural pitch of the building? Just project the
47 eave two feet over the line of the wall. You have the
48 nice brackets, you could articulate that. That's more
49 shadows for you.

50 MR. FITZGERALD: Sure. There's a number of things --

51 COMMISSIONER ISSA: You talked about the shadow, I
52 totally agree with this, that shadow is a huge part of

1 what architects do.

2 MR. JAMES: So, instead of the web's foot having a
3 change in plane, it would simply continue?

4 COMMISSIONER ISSA: Just project the eave past the
5 building line.

6 MR. JAMES: Right.

7 MR. FITZGERALD: We were, yes, you're talking about
8 the break there over the gable end. We are projecting
9 it, we can project it more.

10 MR. JAMES: Well, no. On the street side it looks
11 like it's not projecting.

12 MR. FITZGERALD: We can project that, right, a
13 little bit more in front of that gable, certainly. Not
14 to beat the eyebrow dead but --

15 MR. JAMES: Well, wait, can I ask you so I
16 understand what you're saying? The eyebrow is this
17 pediment, or not pediment but that --

18 COMMISSIONER ISSA: Yes, sure.

19 MR. FITZGERALD: It's a hip. So, whether you like
20 it or not, I guess I would all encourage us to Google
21 Lake Forest Market Square and look at the facades of Van
22 Doren Shaw's residential, the apartment buildings that
23 sit above the retail. You'll see that multi-gable,
24 you'll see that cluster of multi-gables with this hip
25 piece coming up to it. Perhaps you'll have a different
26 view of it after seeing it because that was also part of
27 the inspiration of this vernacular.

28 I'm not saying we'll not do it. I just would offer
29 that for everyone's, whatever, architectural education
30 to be able to see this and the actual built condition.

31 MR. JAMES: So, can I, yes, Mike, I don't mean to
32 interrupt, but I want to piggyback off something that
33 was brought up by Mr. Aul. I'm sorry if I mispronounced
34 your name.

35 COMMISSIONER AUL: That's fine.

36 MR. JAMES: But we have a two-unit building on the
37 left, Mike, we have a four-unit on the right. So, if we
38 do any type of stepping back and forth on the right, you
39 would like to think we can do something similar on the
40 left so that it doesn't look odd, you know, with that.

41 MR. FITZGERALD: We may. I think --

42 MR. JAMES: So, the question that I would have
43 would be whether or not we could take the two units that
44 flatten the entry and pull those forward a little bit,
45 okay, so that the pair on the left has one front and one
46 back, okay. Then we repeat that process on the right so
47 you see some symmetry to the right.

48 MR. FITZGERALD: Correct.

49 MR. JAMES: Then by the time I get to the third and
50 fourth unit on the right, they can do that mirror image
51 of the first two, right? I think it might work.

52 CHAIRMAN FELICIONE: Yes. But keep the

1 architecture, you understand that the prettier Winnetka-
2 facing architecture is not carried to the east and west
3 elevation as you turn. We need that to be pretty as
4 well. That center building there, you know, the
5 interior courtyard is fine, and one voice of seven. I
6 understand why that looks the way it does, to me it's
7 fine. But the bottom center facade, no. The bottom
8 center right there. No, no, that whole building, that
9 facade is not that great.

10 MR. JAMES: Well, some part of this is the two-
11 dimensional rendering and it doesn't do justice to it.

12 CHAIRMAN FELICIONE: No, I understand. But that's,
13 I mean, you know, Jerry, that's not so great.

14 MR. JAMES: I think Mike, in defense of Mike, not
15 to be in his defense, but we have broken up that eyebrow
16 here and introduced this new element that we've done to
17 break it. We've got detail over here, we've got some
18 columns in here. So, you know, it's hard to see that as
19 I mentioned, I apologize, but there is some variation
20 along this facade.

21 CHAIRMAN FELICIONE: But the interior of that unit
22 looks better than the exterior of that unit. In the
23 front, the exterior looks better than the interior but
24 they're much better. It just needs work, this one needs
25 work, okay.

26 MR. JAMES: What happens if we brought the stone
27 down a little bit and varied some of that to break that
28 up?

29 CHAIRMAN FELICIONE: I don't know. I'm telling you
30 that this one, this facade, let me start here, this one
31 you've got to switch.

32 MR. JAMES: The one you're referring to is on the
33 west?

34 CHAIRMAN FELICIONE: Yes. I wouldn't spend the
35 money and the time on the interior one because, again,
36 the interior is the interior and I'm worried less about
37 people in town seeing that than I am the exterior, which
38 is natural.

39 MR. JAMES: Right, right. One thing that, you
40 know, we struggle with is that I want, you know, I love
41 landscaping in case you didn't know, we do. We're glad
42 that Catherine is helping us on this, she was probably
43 the -- so we're in good hands I guess. What you see
44 here is without any landscaping, so what I would
45 challenge us to think about is maybe you're never going
46 to see that that way because I'm going to cover this
47 with landscaping the way my residents would like to see
48 it or you'd like to see it.

49 CHAIRMAN FELICIONE: But when you drive into the
50 interior, these two sides have to look the way the
51 others do, and those will never have trees at that
52 height.

1 MR. FITZGERALD: So, just --
2 CHAIRMAN FELICIONE: I mean I don't want this to
3 look different than this.
4 MR. JAMES: Oh, I see, yes.
5 MR. FITZGERALD: So, what you're saying is one
6 entry.
7 MR. JAMES: Those sides need to look and match the
8 elegance of --
9 CHAIRMAN FELICIONE: Right.
10 MR. JAMES: Got it.
11 CHAIRMAN FELICIONE: You know, believe it or not,
12 we're not that far apart.
13 MR. JAMES: Listen, first of all, I totally
14 understand your jobs and I appreciate your desire to do
15 something right by the community. That's your job. My
16 job isn't to expect you to say yes, but it's simply to
17 try to synthesize and understand what you're saying.
18 I'll stand by what I said earlier. I hired a new team,
19 I tried to be respectful of them as architects and trust
20 that they would do this thing. I still think these guys
21 are great. But in fairness to them, we're taking your
22 comments, I just want to make sure we're understanding.
23 CHAIRMAN FELICIONE: Can I call you Jerry?
24 MR. JAMES: Yes.
25 CHAIRMAN FELICIONE: I think that we all wanted to
26 come in here tonight, Jerry, and vote on your project
27 and pass it. Honestly, right? Because we want you to
28 go.
29 MR. JAMES: I appreciate that.
30 CHAIRMAN FELICIONE: Next time we come in, I don't
31 want to do this part again.
32 MR. JAMES: No, we don't. We don't either.
33 CHAIRMAN FELICIONE: We want to help you --
34 MR. JAMES: Yes. Ladies and gentlemen, we are
35 trying and we will continue to take these comments. I
36 just want to make sure --
37 CHAIRMAN FELICIONE: -- this year and let you go.
38 MR. JAMES: It's very important. I said something
39 at a national conference and I'll say it right here. I
40 take more concern on my reputation and by this guy here,
41 my father, than I do the pennies and dimes and nickels
42 and things like that. Whatever we decide we're going to
43 do here is going to long outlast all of us, right? I
44 hope so anyways. My father said what you do is a
45 privilege and is a responsibility.
46 So, while, yes, I answer to a lot of bankers and
47 the market, and I do, I also answer to this call which
48 is to make sure that we collectively have this right. I
49 will respectfully say to my architect, I think some of
50 the comments about the plan are right on and we need to
51 look at. I had some of those concerns but in respect to
52 Mr. Fitzgerald who is an outstanding architect, and I

1 would say if you went to Lake Forest you'll see some of
2 these things. That's Lake Forest, this is Northfield,
3 so I get that, all right. I'm not saying you should be
4 anything but.

5 So, you have my passion and I'm just as passionate
6 tonight as I was before you. We'll come back with
7 responses to your suggestions. I can't promise that
8 everything is going to be right because I don't think
9 you're all uniform on the brick stone. But I think the
10 comments about the plan and some of this are very, very
11 relevant, and give us the chance to respond.

12 CHAIRMAN FELICIONE: Okay, you've got it.

13 MR. JAMES: Now, is there anything, and I also
14 appreciate the comments about the courtyard. I think
15 Mr. Issa did a good job of trying to enunciate some of
16 the challenges. We always continue to find we're able
17 to do things, you know, even though you give us the
18 approval, through your guidance we went back and did
19 more because we knew we could make it better and so on.

20 CHAIRMAN FELICIONE: When you bring the next packet
21 back, the elevations that we discussed today, put them
22 behind the new exhibits so that we can see the
23 differences because that would be -- instead of lugging
24 around three books. Not the other projects, just
25 tonight's and the new one, okay? Cool?

26 MR. JAMES: Okay, yes.

27 CHAIRMAN FELICIONE: Everybody agree? All right,
28 so we won't do a vote, we'll continue.

29 COMMISSIONER AUL: Can I ask some more question?

30 CHAIRMAN FELICIONE: Sure, yes.

31 COMMISSIONER AUL: Piggybacking on that, you might
32 want to include renderings showing the landscaping at
33 mature height so that we don't get stuck on the bare
34 facade and trying to see what it's going to look like.

35 MR. JAMES: Yes. I mean there's always a danger
36 that somebody says I'll get those first day, but you all
37 know that's not the case.

38 MS. TOLTY: Within that elevation?

39 COMMISSIONER AUL: Yes.

40 MS. TOLTY: Yes, absolutely. I always like to do
41 it anyways because I think it gives us, it damages us
42 when we come in with a bare facade because that's never
43 what you'll see. So, yes, we can do that.

44 COMMISSIONER AUL: Can I ask Ms. Catherine a couple
45 of quick questions?

46 MS. TOLTY: Sure.

47 COMMISSIONER AUL: On the west side, is there a
48 swale there between the property line and then where the
49 retaining wall is? Is that going to be landscaped or is
50 that going to be turf?

51 MS. TOLTY: The west side has a very, it's actually
52 a very gradual swale. It's a very shallow swale but

1 it's necessary. There is actually a retaining wall,
2 let's see.

3 COMMISSIONER AUL: Is that not a detention then?
4 MR. JAMES: Yes, are you talking about the left
5 side, the west side?
6 MS. TOLTY: The west side.
7 MR. JAMES: The west side is actually compensatory
8 storage, there's a flood plain there. So, yes, there
9 will be a depression there. We can't landscape in that
10 but we can put landscape along the houses and some on
11 the perimeter itself on the front part.

12 COMMISSIONER AUL: So, you can't landscape
13 intermittently?
14 MR. JAMES: Oh, plants, there will be plant
15 material but it's a wet, it's intended to --
16 COMMISSIONER AUL: Right.
17 MS. TOLTY: It's going to be a turf that can
18 tolerate the wet.
19 MR. JAMES: The wetness, right.
20 COMMISSIONER AUL: Okay. At the southwest corner,
21 you mentioned screening the AT&T facility there and I
22 think there's a generator station there.

23 MS. TOLTY: This is some AT&T equipment and these
24 are some generators and sanitary lift station. This is
25 what we're concerned about getting access to, so we have
26 this break. These are largely --
27 COMMISSIONER AUL: Yes, I totally get that. I know
28 the judgment call, you've got a Colorado spruce there?
29 MS. TOLTY: Yes.
30 COMMISSIONER AUL: Are you concerned, I tend to see
31 a lot of Colorado spruce that certainly ratty there
32 after a while. Are you concerned at all about losing
33 some of the screening effect?
34 MS. TOLTY: I haven't had that issue with Colorado
35 spruce. Norway spruce to me tends to get more leggy.
36 The benefit to that plant is that it's one of the few
37 that kind of tolerates a little bit of wet feet and it
38 grows a little faster. So, I do actually have some
39 Norway spruce kind of in areas that I feel like are
40 going to get wetter. The Colorado spruce tends to grow
41 slower, so you know, it tends to hold its pyramidal
42 shape, its form longer which is why I have that up
43 front.

44 I also mixed in some arborvitae. Again, I like to
45 use multiple kinds of evergreens for that reason. They
46 give you kind of a green screen with texture because
47 inevitably these plants do, you know, they get mature
48 and they change their form.

49 COMMISSIONER AUL: Last question for you. You've
50 got some Marmo maples at the front end and the south end
51 of that elegant side. Is there enough soil there for
52 those? Then are you concerned about roots?

1 MS. TOLTY: We are not concerned about roots
2 because of the integrity of the structure below. I've
3 worked with our civil engineer on that. The Armstrong
4 varieties of maples handle that kind of stress of less
5 soil better than other types of maples. So, that's why
6 that variety was specified specifically. But it's
7 always, you know, it's always a concern. I don't use
8 maples that often but they are a loved plant, you know,
9 so I'm trying to get some of that color.

10 COMMISSIONER AUL: Thank you.

11 MS. O'NEILL: Jason?

12 CHAIRMAN FELICIONE: Yes, ma'am.

13 MS. O'NEILL: Before you continue the meeting, it
14 has to be continued to a specific date. We have to be
15 mindful that packets would be due next week for a June
16 meeting. So, the June meeting is the 11th, the July
17 meeting is the 9th.

18 MR. JAMES: What I'd like to ask is, and obviously
19 Linnea is here part time and works very hard with us to
20 try and give you the information you need on time. But
21 in the spirit of cooperation, I don't see how I can do
22 you justice or this community by trying to turn it back
23 around in a week.

24 CHAIRMAN FELICIONE: It's more statutory than it is
25 part-time, full-time jobs.

26 MR. JAMES: Okay, I hear you.

27 CHAIRMAN FELICIONE: We're subject to Open Meetings
28 Act, we're subject to Freedom of Information. So, hold
29 on, let's try to find our way around this.

30 Can we move our June meeting from its regular time
31 to a week later to accommodate some of this?

32 MR. JAMES: That's up to you guys.

33 CHAIRMAN FELICIONE: I think this is, listen, I
34 think this is important. Would we object to moving our
35 June meeting one week later?

36 MR. JAMES: That's very nice of you, thank you, if
37 you can do that.

38 MS. O'NEILL: That would be at June 18 then.

39 CHAIRMAN FELICIONE: June 18th?

40 MS. O'NEILL: Everybody agree?

41 CHAIRMAN FELICIONE: Two weeks. So, that June 18th
42 meeting would require submittal on May 21st, is that
43 what I'm hearing?

44 MR. JAMES: I think that's what you're hearing, two
45 weeks.

46 COMMISSIONER BOND: Does that have to be --

47 MR. JAMES: I'm asking my architect, I mean --

48 MR. FITZGERALD: It's more doable than next week.

49 MR. JAMES: Yes, that's for sure.

50 MS. O'NEILL: It could be almost an addendum.

51 COMMISSIONER CARR: I won't be here on the 18th and
52 19th.

1 MS. O'NEILL: To include everything you talked
2 about.

3 COMMISSIONER BOND: Okay, so they can sit in it but
4 then bring more with them to the meeting? Or how does
5 that work?

6 CHAIRMAN FELICIONE: They'd have to work Lawrence
7 in advance to figure that out. That's a very sensitive
8 issue.

9 MR. JAMES: Yes, it is.

10 CHAIRMAN FELICIONE: We have no autonomy or
11 authority over that particular topic.

12 MR. JAMES: Well, if we can work towards that and
13 if we throw up the white flag and say we're not going to
14 make it, then we have to be pushed to July.

15 MR. GUTIERREZ: You also need to understand the
16 Village Board meeting here would be the following
17 evening. I don't think that's really viable.

18 COMMISSIONER ISSA: That wouldn't work.

19 MR. GUTIERREZ: Yes, the Board needs the minutes
20 for this meeting.

21 MR. JAMES: I guess we would, yes.

22 MR. GUTIERREZ: If you're looking at a July Board
23 meeting.

24 CHAIRMAN FELICIONE: So, Mr. Architect, how busy
25 are you? Congratulations.

26 MR. FITZGERALD: I just want to understand the
27 schedule that we're talking about. Your next scheduled
28 meeting is Monday the 11th of June which would require a
29 submittal a week from today, May 14th. But I think what
30 I'm hearing is that can that get pushed a week both for
31 the hearing and the submittal?

32 CHAIRMAN FELICIONE: Well, it doesn't seem that the
33 Architectural meeting could accommodate that, the
34 Village Board meeting would be the next night and you
35 would not, while you would scramble to fit into our
36 agenda and we work with you, you couldn't delay the
37 Board's meeting and you wouldn't get before the Board.

38 MR. FITZGERALD: We wouldn't get before the Board
39 still until July.

40 COMMISSIONER BOND: Right.

41 MR. JAMES: Right, that's the question. So, I
42 think the answer is clear that we're going to be looking
43 at a July approval. But you know, I think between then
44 and now, what I don't want to do is to burden you with
45 another one of these or us. In other words, what I'm
46 trying to say is we need to --

47 CHAIRMAN FELICIONE: I think you should come in
48 with other business items for the next board meeting
49 with what you can come up with between now and then just
50 for discussion.

51 MR. JAMES: You mean come in at your next meeting?

52 CHAIRMAN FELICIONE: Yes, submit something in terms

1 of --
2 MR. JAMES: Yes, you mean like directional
3 drawings.
4 CHAIRMAN FELICIONE: Correct. It would be
5 considered other business.
6 MR. GUTIERREZ: I would suggest the same thing. I
7 think we need to --
8 MR. JAMES: That was kind of where I was going.
9 MR. GUTIERREZ: Yes. Somebody said that it was a
10 statutory issue? It's not. The deadlines that we
11 establish on our application materials is regularly, you
12 know, varied to some degree. It's just depending on the
13 situation. We actually don't need a ton of Staff time
14 to review this level of iteration.
15 MS. O'NEILL: At this point.
16 MR. GUTIERREZ: At this point. I mean, honestly,
17 you guys are really doing this reviewing. We're going
18 to make sure it's on track and it's consistent with what
19 we've heard, that type of thing. But it's not going to
20 take the Staff a ton of time to do that.
21 So, I think you might be able to accomplish how,
22 and I apologize, you were having a little conversation,
23 how much time do you need, Mike?
24 MR. FITZGERALD: We've got Trace here right now. I
25 mean I think it would be helpful to be back and meet
26 with Staff again within a week or at least, I'm just
27 spitballing, a couple of weeks, could we submit new
28 elevations in a couple of weeks?
29 MR. JAMES: What's a couple of weeks? Is that
30 three weeks to get the packet done and back to you?
31 MR. FITZGERALD: So, that's May 21st which is still
32 three weeks prior to the hearing. Packets go out a week
33 before the hearing, two-week review time?
34 COMMISSIONER CARR: Are we still talking about
35 moving our meeting then?
36 CHAIRMAN FELICIONE: I think we're giving Staff an
37 opportunity to untangle the new web.
38 MR. GUTIERREZ: I think that's reasonable.
39 MR. JAMES: Okay, can you walk me through that?
40 MR. GUTIERREZ: So, you'll have it to us when,
41 Mike, again?
42 MR. JAMES: Three weeks.
43 MR. GUTIERREZ: May 21st, two weeks from today.
44 MR. JAMES: No, no, no. I think we said if we
45 could get it to you by, I don't want to over-promise and
46 under-perform. I think we owe it to you to try and
47 really get this right. You know, to come in and not
48 have it right because we're trying to jam it in two
49 weeks is wrong. We're going to work as fast as we can.
50 I'd like to ask for three weeks if that gives you
51 all enough time to review it before the next regularly
52 scheduled meeting in June. That would put us to the

1 28th, and that's also Memorial Day, so you know. If we
2 can do better, we will.

3 CHAIRMAN FELICIONE: I don't think that's out of
4 the ordinary.

5 COMMISSIONER BOND: It's on Memorial Day?

6 CHAIRMAN FELICIONE: That's okay for us.

7 MR. JAMES: Yes.

8 MS. O'NEILL: 28th is Memorial Day.

9 MR. JAMES: Yes, so it would be that Friday or that
10 Tuesday thereafter, one of them or the other. But when
11 is the next meeting in June?

12 MS. O'NEILL: 11th, it's on the 11th.

13 MR. JAMES: Okay, so the question before you is,
14 Linnea and then to the Board, if we got it to you on
15 that Tuesday after Memorial Day, would that give you
16 sufficient time to review this for the 11th meeting in
17 June?

18 MS. O'NEILL: May 29th.

19 MR. JAMES: Right.

20 MR. GUTIERREZ: I think that's fine.

21 CHAIRMAN FELICIONE: I think that's doable for us.

22 MR. GUTIERREZ: Then what we will do is --

23 MR. JAMES: And no special meeting.

24 MR. GUTIERREZ: Make it a little bit more
25 streamlined. We'll post that immediately. I mean we're
26 not going to, I don't think it's going to allow us a lot
27 of back and forth at the Staff level frankly, but I'm
28 not sure that that's absolutely necessary because I
29 think at this point, you know, they're responding
30 directly to your direct comments, not to ours at this
31 point. That's fine, it's appropriate, it's normal. So,
32 I think that would work.

33 It's still, you know, we're able to post that
34 information so people will have that with a little bit
35 of time and I think that will be good.

36 CHAIRMAN FELICIONE: Okay.

37 MR. JAMES: Appreciate that very much.

38 CHAIRMAN FELICIONE: Okay, we're going to give you
39 a continuance today.

40 MR. JAMES: Right, thank you.

41 CHAIRMAN FELICIONE: And thank you for your
42 cooperation. I hope everybody understands who reads the
43 minutes that we are working on making this project fit
44 into Northfield.

45 MR. JAMES: I sense the conviction on your part,
46 and your passion is the same I hope you feel for me.
47 So, we're working towards the same end. Thank you.

48 CHAIRMAN FELICIONE: Thank you.

49 MR. JAMES: Thank you very much.

50 CHAIRMAN FELICIONE: So, we do not need a motion to
51 continue, or do we?

52 MS. O'NEILL: Yes.

1 CHAIRMAN FELICIONE: Okay, can we have a motion to
2 continue the Edward R. James project on Winnetka Road to
3 June 11th?

4
5 COMMISSIONER BOND: I motion to continue 1725
6 Winnetka Road to June 11, 2018.

7 CHAIRMAN FELICIONE: Is there a second?

8 COMMISSIONER MORRELL: Second.

9 CHAIRMAN FELICIONE: All those in favor?

10 (Chorus of ayes.)

11 CHAIRMAN FELICIONE: Motion carries.

12
13 CHAIRMAN FELICIONE: Do we have a motion to adjourn?

14 COMMISSIONER BOND: I motion to adjourn.

15 COMMISSIONER ISSA: Second.

16 CHAIRMAN FELICIONE: All those in favor?

17 (Chorus of ayes.)

18 CHAIRMAN FELICIONE: The meeting is closed.

19 (Whereupon, at 9:38 p.m., the above meeting was
20 concluded.)
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23 APPROVED 6/11/18
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1 STATE OF ILLINOIS)
2) SS.
3 COUNTY OF COOK)

4

5 I, ROBERT LUTZOW, 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