

ARCHITECTURAL

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

COMMISSION

REPORT OF PROCEEDINGS had before the Village of  
Northfield Architectural Commission taken at the Northfield  
Village Hall, Board Room, Northfield, Illinois on the 11th  
day of June, 2018, at the hour of 7:04 p.m.

MEMBERS PRESENT:

JASON FELICIONE, Chairman  
DAVID AUL  
TEV BOND  
BARNABY DINGES  
JOHN ISSA  
CORINNE CARR

MEMBERS ABSENT:

PATRICIA MORRELL

ALSO PRESENT:

LINNEA O'NEILL, Staff Liaison  
STEVE GUTIERREZ, Community Development Director

1 CHAIRMAN FELICIONE: I welcome you all to the  
2 June Architectural meeting. Can I have your attention  
3 please? Hi, my name is Jason Felicione. I'm the  
4 Chairman of the Architectural Commission. I'd like to  
5 welcome you to June's meeting. We're going to start by  
6 -- can you hear me now?  
7 AUDIENCE MEMBER: No.  
8 CHAIRMAN FELICIONE: Okay, that's about as  
9 good as I can do with my proximity to the microphone.  
10 We're going to start by introducing  
11 ourselves, the members of the Commission to the  
12 audience. Let's start with Commissioner Bond.  
13 COMMISSIONER BOND: Tev Bond.  
14 COMMISSIONER DINGES: Barnaby Dinges.  
15 COMMISSIONER AUL: David Aul.  
16 COMMISSIONER ISSA: John Issa.  
17 COMMISSIONER CARR: Corinne Carr.  
18 CHAIRMAN FELICIONE: And Jason Felicione, your  
19 Chair. We have four items on our agenda this evening,  
20 starting with 1900 Willow Road. But before that, do we  
21 have a motion to approve the minutes of our previous  
22 meeting?  
23 COMMISSIONER AUL: I motion to approve the  
24 minutes.  
25 CHAIRMAN FELICIONE: All those in favor?  
26 (Chorus of ayes.)  
27 CHAIRMAN FELICIONE: The motion passes. To  
28 members of the audience, before I start, can I do a  
29 housekeeping item and swear in all of you at once  
30 please? Can I ask you to stand? I assume everyone is  
31 here for 1900 Willow Road?  
32 (Witnesses sworn.)  
33 CHAIRMAN FELICIONE: Thank you. Consider  
34 yourselves sworn in.  
35  
36 1) 1900 WILLOW ROAD - Continuation of a request for a  
37 recommendation to the Village Board for permanent  
38 signage for the commercial building located at 1900  
39 Willow Road.  
40  
41 **Petitioner: Tim Thanasouras**  
42 **Property Index Number: 04-24-413-078**  
43  
44 CHAIRMAN FELICIONE: Mr. Thanasouras, 1900  
45 Willow Road, continuation of a request for a  
46 recommendation to the Village Board for permanent  
47 signage at 1900 Willow Road. Let's start with nice job.  
48 MR. THANASOURAS: Well, thank you.  
49 CHAIRMAN FELICIONE: Thank you. So, we've all  
50 had a chance to look through the changes for the Nail  
51 Boutique. You gave us two choices which we asked for in  
52 the beginning.  
53 MR. THANASOURAS: Three.

1 CHAIRMAN FELICIONE: Three choices, I'm sorry,  
2 got it.

3 MR. THANASOURAS: Jason, one note. As you had  
4 asked me, the second one, the B is the one that looks  
5 like the same font as the North Shore Kitchen and Bath.  
6 It's not as easy to tell as you might think, but that is  
7 the font.

8 CHAIRMAN FELICIONE: And really one light  
9 fixture above the Nail Boutique, correct?

10 MR. THANASOURAS: Correct, yes.

11 CHAIRMAN FELICIONE: We're all very familiar  
12 with this. Does anyone have any questions? Are we  
13 pleased with the A, B and the C or the preference  
14 thereof? The B matches the previous lettering. You  
15 probably want them to meet, correct?

16 COMMISSIONER BOND: Yes.

17 CHAIRMAN FELICIONE: Okay. Dare we proceed  
18 with a motion for Mr. Thanasouras?

19 COMMISSIONER ISSA: I'll give it a try here.  
20 Do we need to approve Exhibit A, number one?

21 CHAIRMAN FELICIONE: We already passed them  
22 already, so we don't have to.

23 COMMISSIONER ISSA: So, Exhibit 2, I have a  
24 motion to approve 2-B as an approved option.

25 CHAIRMAN FELICIONE: Along with the light?  
26 Along with the light?

27 COMMISSIONER ISSA: Yes, along with the light.  
28 Sorry.

29 CHAIRMAN FELICIONE: Okay, and the bracket  
30 for, so along with Exhibit B for the bracket, so the  
31 bracket, the Exhibit B for the Nail Boutique along with  
32 the light and the current pediment sign with the  
33 additional verbiage for your address, for North Shore  
34 Kitchen and Bath, and the change in the colors of  
35 Dunkin' Donuts. So, we'll take a motion in this  
36 committee to refer to the Board for a recommendation on  
37 their part.

38 All those in favor?  
39 (Chorus of ayes.)

40 CHAIRMAN FELICIONE: We recommend that it goes  
41 to the Board for approval. Thank you, Mr. Thanasouras.  
42 I know it was a long process.

43 MR. THANASOURAS: No, thank you. It was no  
44 problem. Thank you very much.

45

46 2) 550 SUNSET RIDGE ROAD - Continuation of a request for  
47 approval of permanent signage which requires the  
48 following variations from the Sign Ordinance:  
49 a) A variance from Section 12-3(1) for a sign not on  
50 the principal street exposure; and  
51 b) A variance from Section 12-4(8) for a ground sign  
52 greater than 24 square feet in area  
53 for The Episcopal Church of St. James the Less located

1 at 550 Sunset Ridge Road.

2

3 Petitioner: The Episcopal Church of St. James the Less  
4 Property Index Number: 04-23-200-011  
5 Project Number: 2017-0398  
6

7 CHAIRMAN FELICIONE: Second item on our agenda  
8 is 550 Sunset Ridge Road. It's a request for approval  
9 of permanent signage at St. James the Less Church. Lee,  
10 I assume this is you?

11 MR. GOTFRIED: Yes, sir. Good evening,  
12 everybody. Hi.

13 CHAIRMAN FELICIONE: So, the members of the  
14 committee, we have a couple of new people here. The  
15 last time this was before us, we had a decorative iron  
16 scroll to the right and the left of the sign. Looks  
17 like we've done away with that. You've even put the  
18 banners along the decorative iron fence work that's  
19 there.

20 MR. GOTFRIED: Correct.

21 CHAIRMAN FELICIONE: So, we scaled down the  
22 chains and angle and we made it less ornate.

23 MR. GOTFRIED: Correct.

24 CHAIRMAN FELICIONE: Okay, proceed please.

25 MR. GOTFRIED: It's basically an illuminated,  
26 an LED illuminated sign cabinet with push-through  
27 letters. We have a brick, a faux brick base, around the  
28 base. It doesn't go up the wall, it's just around the  
29 base. We are attaching the iron steel mounting to the  
30 cabinet on the top and the bottom for security. We've  
31 also designed it where you can hang banners without them  
32 flying off.

33 CHAIRMAN FELICIONE: Did you say foam brick or  
34 faux brick?

35 MR. GOTFRIED: It's a faux brick. It's a real  
36 brick, it's kind of like a half brick but it's real  
37 brick.

38 COMMISSIONER AUL: It's the sign, it's the  
39 black railings in your drawing, not the white in the  
40 rendering?

41 MR. GOTFRIED: Yes.

42 COMMISSIONER AUL: Is that, okay.

43 MR. GOTFRIED: Correct. Yes.

44 COMMISSIONER BOND: Is the idea that the  
45 entire weight lights up?

46 MR. GOTFRIED: The entire what?

47 COMMISSIONER BOND: The entire box lights up?

48 MR. GOTFRIED: It will illuminate, yes. Now,  
49 there's push-through so that it will have a, it will be  
50 illuminated white, but then the black obviously will be  
51 illuminated, so kind of like there's contrast.

52 COMMISSIONER BOND: The black and the white?

53 MR. GOTFRIED: The letters, yes.

1 COMMISSIONER BOND: So, it's basically 12 feet  
2 by five feet that lights up?  
3 MR. GOTFRIED: Oh, wait, this is going to be  
4 perf'ed?  
5 MR. TRACY: Yes.  
6 MR. GOTFRIED: Okay, so we are going to perf  
7 the vinyl in the front, so it will be white in the  
8 front. At night, it will just be the letters, so there  
9 will be no illumination through the vinyl on the sign,  
10 just the letters.  
11 COMMISSIONER BOND: So, just St. James the  
12 Less Episcopal Church will light at night?  
13 MR. GOTFRIED: Correct, correct.  
14 COMMISSIONER BOND: Not the white.  
15 MR. GOTFRIED: Correct. It will be perf  
16 vinyl. So, at night, during the day it will be white,  
17 at night it will have a light.  
18 COMMISSIONER BOND: Then how will you light,  
19 I'm sorry, how will you light the banners? Or will you  
20 not light the banners?  
21 MR. GOTFRIED: They're not illuminated.  
22 They're not.  
23 COMMISSIONER BOND: Okay.  
24 COMMISSIONER ISSA: Just to be clear, what  
25 color is the text during the day? Because your notes in  
26 the bottom you're saying it's black?  
27 MR. GOTFRIED: Black. It's black.  
28 COMMISSIONER ISSA: I think you said white.  
29 MR. GOTFRIED: The face will be white, the  
30 letters will be black.  
31 CHAIRMAN FELICIONE: Do we have any other  
32 questions for Lee? No? Thank you, Lee.  
33 MR. GOTFRIED: Okay.  
34 CHAIRMAN FELICIONE: Anyone from the audience  
35 who would like to comment on the St. James the Less  
36 sign?  
37 COMMISSIONER BOND: I have one other question.  
38 CHAIRMAN FELICIONE: Please.  
39 COMMISSIONER BOND: Like in the proposal,  
40 sorry, is the landscaping being installed at the same  
41 time?  
42 CHAIRMAN FELICIONE: Lee, can you go back to  
43 the podium for a second please?  
44 MR. GOTFRIED: Our landscaping.  
45 COMMISSIONER BOND: Is the landscaping to be  
46 installed at the same time as the sign?  
47 MR. TRACY: Yes. I'm Glen Tracy from  
48 Glenview, a member of the St. James Church and a  
49 landscape architect. Yes, we're going to install the,  
50 once the sign is complete, we will landscape it.  
51 MR. GOTFRIED: We'll coordinate it together.  
52 MR. TRACY: We may, because it's going to

1 take, it could take four or five weeks to get the sign  
 2 installed, we may wait until fall to plant. But we're  
 3 going to replant, the church has the money to plant, you  
 4 know, to install the plant material.  
 5 COMMISSIONER BOND: And that's part of our  
 6 proposal?  
 7 MR. TRACY: Yes.  
 8 COMMISSIONER BOND: Okay, thank you.  
 9 CHAIRMAN FELICIONE: Any comments from members  
 10 of the Board? So, we have two variances that we have to  
 11 approve as well.  
 12 COMMISSIONER AUL: The rail fence.  
 13 CHAIRMAN FELICIONE: Yes, so one of them is  
 14 the fact that it's not, there's an alternate road, it's  
 15 pretty easy go around because it's not their main for  
 16 business, they have both Willow Road and Sunset Ridge  
 17 Road to deal with. The second is the square footage.  
 18 Then did we agree that the sign is going  
 19 under a separate permit directly to you? I'm sorry, the  
 20 fence is going under separate permit directly to you?  
 21 MS. O'NEILL: Yes.  
 22 CHAIRMAN FELICIONE: Because it's a picket and  
 23 it falls under -- okay. Anyone like to make a motion?  
 24 COMMISSIONER AUL: I motion to approve as  
 25 submitted with the black perf letters only to illuminate  
 26 at night.  
 27 CHAIRMAN FELICIONE: Is there a second?  
 28 COMMISSIONER BOND: I second.  
 29 CHAIRMAN FELICIONE: All those in favor?  
 30 (Chorus of ayes.)  
 31 CHAIRMAN FELICIONE: Motion passes. Thank you  
 32 very much, Lee. Thank you very much, Glen.  
 33 MR. GOTFRIED: Thank you.  
 34 MR. TRACY: Thank you.  
 35 CHAIRMAN FELICIONE: You're welcome.

36  
 37 **3) 2 ROLLING RIDGE ROAD - Consideration of a request for a**  
 38 **fence variation from Section 18-10 to allow for a six**  
 39 **foot fence in the front yard where only four feet is**  
 40 **allowed located at 2 Rolling Ridge Road.**

41  
 42 **Petitioner: Robert and Mary Ellen Hilliard**  
 43 **Property Index Number: 04-23-200-028**  
 44 **Project Number: 2018-0125**

45  
 46 CHAIRMAN FELICIONE: Our third item on the  
 47 agenda is 2 Rolling Ridge Road. We have a request for a  
 48 fence variance to replace a six-foot solid fence with a  
 49 new six-foot traditional style fence. My understanding  
 50 is this fence was grand-fathered, therefore it needs a  
 51 request for a variance. Can you please introduce  
 52 yourself?  
 53 MR. HILLIARD: I'm sorry?

1 CHAIRMAN FELICIONE: Can you please introduce  
2 yourselves?  
3 MR. HILLIARD: Certainly. Rob Hilliard.  
4 MRS. HILLIARD: Mary Ellen Hilliard.  
5 CHAIRMAN FELICIONE: Welcome.  
6 MRS. HILLIARD: Thank you.  
7 MR. HILLIARD: Thank you.  
8 CHAIRMAN FELICIONE: Tell us about your fence.  
9 MR. HILLIARD: We have an existing fence  
10 that's also six-foot. It's in a state of disrepair, so  
11 we're replacing that with another six-foot fence. Since  
12 that time, we've incorporated into Northfield and  
13 there's a requirement when you have a corner lot, that  
14 your fence facing your front side of your lot needs to  
15 be four feet, and that's the requirement. Our house  
16 which faces Sunset Ridge is our garage side, and due to  
17 privacy and noise, we're requesting to replace our  
18 existing six-foot fence with a variance from the four-  
19 foot fence.  
20 CHAIRMAN FELICIONE: It's self-explanatory.  
21 COMMISSIONER BOND: I make a motion that we  
22 pass the fence at 2 Rolling Ridge Road.  
23 CHAIRMAN FELICIONE: Second?  
24 COMMISSIONER AUL: Second.  
25 CHAIRMAN FELICIONE: All those in favor?  
26 (Chorus of ayes.)  
27 CHAIRMAN FELICIONE: The motion passes.  
28 MR. HILLIARD: You know, I should probably  
29 mention, too, we have --  
30 CHAIRMAN FELICIONE: We just gave you  
31 approval, be careful.  
32 MRS. HILLIARD: Okay, thanks a lot.  
33 MR. HILLIARD: You can't trust her. Thank  
34 you.  
35  
36 4) 1725 WINNETKA ROAD - Continuation of a request for  
37 approval of site plan, exterior facade, lighting,  
38 fencing, landscape, hardscape and signage for the  
39 proposed 28 rental townhomes on the 2.16 acre site  
40 located at 1725 Winnetka Road which requires the  
41 following variation: 1) A variance from Section 18-9  
42 and 18-10 for fences taller than allowed.  
43  
44 Petitioner: Edward R. James Partners  
45 Property Index Number: 05-19-324-065  
46 Project Number: 2017-0194  
47  
48 CHAIRMAN FELICIONE: Okay, our fourth item on  
49 the agenda is 1725 Winnetka Road submitted by the James  
50 Company. Mr. James, how are you?  
51 MR. JAMES: So far so good.  
52 CHAIRMAN FELICIONE: Okay, let's note that  
53 tonight we are seeking approval of building elevations,

1 building material, color, site plan, landscape plan,  
2 site building fencing and signage. We are not reviewing  
3 density. We are not reviewing water or engineering.  
4 Thank you. Please proceed, Mr. James.

5 MR. JAMES: All right. Is this one on?  
6 Hello? Hello. Hello? That's definitely on. Can you  
7 all hear me? Okay, all right.

8 Good evening, my name is Jerry James and  
9 pleased to be back here tonight before you. I'm joined  
10 tonight by Mike Fitzgerald and Kathryn Talty. Mike is  
11 from OKW Architects and will walk you through the  
12 changes that we made since our last presentation to you.  
13 Then Kathryn Talty is here tonight to address any  
14 questions that you may have about the landscape and  
15 hardscape design. I'm also joined by Mike Balas, my  
16 colleague, and I'm thankful to him for all the work that  
17 he does to prepare for these hearings, and then also my  
18 father Ed James who will make sure that everything goes  
19 according to the plan.

20 In any event, I will simply leave you  
21 with this comment that since our last hearing, we went  
22 back to the rock pile, figuratively speaking, and tried  
23 to incorporate some of the comments and changes that  
24 you'd made at the last hearing. First thing had to do  
25 with altering the character of the facade in terms of  
26 its monolithic or singular plane, so that tonight  
27 hopefully you'll see that there is an introduction of  
28 faux movement in the plane and then a mixing of  
29 materials. We did change the colors slightly which we  
30 think enhances the architecture itself. We made some  
31 adjustments to the fence, or I should say the railing  
32 that goes along Winnetka Avenue. All together, from our  
33 estimation with what we've got here, it's certainly not  
34 going to kill everybody. I think we're at that stage  
35 where, you know, architecture becomes subjective and you  
36 like, we love, no problem.

37 The key is that it's going to be  
38 consistent with the quality and the character of the  
39 neighborhood, if not the neighborhood, the community  
40 itself and will be looked at in its entirety as an  
41 attractive addition. We think it will and hope you do,  
42 too. With that, thank you for your time and  
43 consideration, and I'm going to turn it over to Mike  
44 Fitzgerald.

45 MR. FITZGERALD: Good evening. Again, my name  
46 is Mike Fitzgerald with OKW Architects. Let's make sure  
47 I'm going in the right direction here. As Jerry  
48 mentioned, we did return back to the roots of the  
49 design, not from a wholesale planning standpoint or  
50 floor plan standpoint, but to focus on the massing and  
51 the architecture and two main pieces that we modified  
52 which you see before us today, all in the name of



1 listening to what you had to say at the last meeting  
2 regarding differentiation of units and all the perhaps  
3 negative connotations that went along with not  
4 differentiating units.

5 So, the first move that we did, and I'll  
6 zoom in a little bit, simply has to do with the two  
7 units, like the two buildings fronting Winnetka Road.  
8 The two-unit building on the left and the four-unit  
9 building on the right flanking the main entry drive is  
10 in plan in our front yard setback. We pulled the end  
11 units forward a couple of feet of the four-unit  
12 building, and then the easternmost unit of the two-unit  
13 building which flanks the entry drive, we pulled that  
14 unit forward two feet as well. Just from that first  
15 move, we feel that that starts to differentiate units.

16 Can everyone hear me? I think, is this  
17 still on?

18 CHAIRMAN FELICIONE: It's still on.

19 MR. FITZGERALD: Okay, and that set us up for  
20 further moves in elevation, and that being playing with  
21 the masonry plinth that we have that previously was a  
22 one-story, continuous one-story plinth. Then you start  
23 to see that masonry extend up into the second floor of  
24 units in conjunction with the plan jogs. Then at the  
25 roofline, previously we had each unit fronting Winnetka  
26 Road had a Dutch gable detail, identical Dutch gable  
27 detail across the entire facade. In this situation,  
28 those units that are pulled forward are capped with a  
29 typical gable roof while the units that are set back  
30 have a continuous fascia line. So, we intentionally  
31 break that fascia, we intentionally break that roofline  
32 so that they eye all the way from the first floor all  
33 the way up through the roof, there's further  
34 articulation in plan and elevation, further  
35 differentiating the units between one another.

36 Getting in a little bit more detail of  
37 the typical building, as Jerry mentioned, we're  
38 continuing to propose the materials that we brought  
39 forth last meeting, predominantly stone and fiber cement  
40 siding, simulated wood siding. But as you see, the  
41 stone jogs from one to two stories. We've also  
42 introduced a second type of siding. We have both lap  
43 siding and shingle siding, where before all the siding  
44 was the same. It was a shingle siding.

45 So, our wall cladding also further  
46 differentiates and articulates the facade. Typically,  
47 the second or third floor of the building that isn't  
48 siding is lap siding or clapboard siding. The siding  
49 that appears in the gables would be the shingle siding,  
50 same color but different texture, different module with  
51 these two types of siding.

52 Additionally, we've added some pop of

1 contrast which I think was kind of a minor point but a  
2 point taken in the last proceedings that I guess at that  
3 point added to the monotony of it, that there wasn't a  
4 lot of contrast. In introducing shutters at selective  
5 windows with a pop of contrast, we feel that that  
6 further articulates the facade and differentiates units  
7 from one another.

8 Then some additional details, the detail  
9 between the stone plinth and the siding above, we have a  
10 cut stone piece of limestone. At the punched windows  
11 that appear in the masonry element, we have a cut stone,  
12 a stone lintel above those windows. Then the gables at  
13 the top that are projecting over the projecting bay  
14 window have brackets to both physically but more  
15 visually support that overhang.

16 As I noted, the materials, and we have  
17 actual samples before you, the myriad of materials of  
18 the cementitious lap siding and shingle siding and  
19 stone, the addition of the black panel shutters and all  
20 the other details that we had previously shown. I think  
21 one change from the previous iteration is we actually  
22 changed our downspout, our gutter and our downspout.  
23 Previously, it was a dark tone when the siding was a  
24 little bit warmer or browner tone. It's a little bit  
25 cooler in tone in this current proposal, and so we're  
26 proposing a white gutter and a white downspout to match  
27 the fascia and all the trim on the building.

28 As Jerry mentioned, we did have, we are  
29 proposing some slight changes to the garden fence out  
30 front. I'm going to let Kathryn Talty talk about that  
31 and the changes that we have to that and the landscape  
32 around it and how that ties into the building  
33 architecture before we get back into the remaining  
34 architectural changes.

35 MS. TALTY: Thanks, Mike. As Mike mentioned,  
36 I'm Kathryn Talty, I'm the landscape architect. The  
37 fundamental change that we made to the treatment along  
38 Winnetka Road is to remove the knee walk portion of the  
39 fence that runs along the frontage. The decision for  
40 this was primarily driven by the fact that we've created  
41 more of a variation of materials along the face of the  
42 buildings and intended to simplify the look at the  
43 street side so these materials don't get clotted and  
44 you're seeing heavy masonry and then seeing the masonry  
45 beyond.

46 So, the treatment is simply stone masonry  
47 piers that flank the entrances to each of the units and  
48 then a larger stone pier that flanks the entry drive  
49 that goes into the site. On that stone pier that flanks  
50 the entry drive which we're showing I think in your  
51 packet, it may be different, but the decision was made  
52 to bring that down to five-foot-six in height. That

1 relates better to the newly scaled fence that runs along  
2 the frontage. On those larger entry piers, we intend to  
3 include signage and lighting with those piers as we did  
4 in the previous submittal.

5 Landscaping remains largely the same in  
6 terms of being a very classic treatment of that  
7 frontage, so hedge and then various materials to provide  
8 seasonal color along the facade. That really hasn't  
9 changed, but the primary change has been to the fence  
10 treatment.

11 Any questions on that before I turn this  
12 back to Mike?

13 CHAIRMAN FELICIONE: So, the sign you have  
14 here is a true and accurate depiction? The color  
15 rendering here is a true and accurate depiction or no?

16 MS. TALTY: The rendering is an accurate  
17 depiction with the, no, I think your piers, yes, it's  
18 completely accurate, the rendering here.

19 COMMISSIONER BOND: Can you move that closer  
20 please? Can you move it closer please?

21 MR. FITZGERALD: The rendering? Yes, I'm  
22 going to put that up on the screen in just a second if  
23 that's okay.

24 COMMISSIONER BOND: Oh, okay.

25 CHAIRMAN FELICIONE: Sure.

26 MR. FITZGERALD: So, as Kathryn mentioned,  
27 this foreground element of piers and fence becomes much  
28 more transparent so we can see the landscape behind it.  
29 It's not as strong a barrier as before. You see not  
30 only the layers of the front yard but the layers of the  
31 building itself. I think it's probably a big theme of  
32 this whole zone from property line all the way through  
33 the development is multiple layers of architecture and  
34 landscape working with one another.

35 The image of the perspective that we, you  
36 also have a copy.

37 CHAIRMAN FELICIONE: This is that same  
38 perspective?

39 MR. FITZGERALD: Correct, this is the same --

40 CHAIRMAN FELICIONE: Can I ask you please, for  
41 our benefit, can you take that tripod stand and put this  
42 to the left, to your right here?

43 MR. FITZGERALD: Sure. Absolutely.

44 CHAIRMAN FELICIONE: Actually, if you put it  
45 on the ground in front of that right there, that's fine,  
46 too, so that we can have a view of it. I'm trying to  
47 see if the Board can let the visual sight for everybody  
48 else, because these members of the Commission can't see  
49 that. That's great, perfect.

50 MR. FITZGERALD: So, as Kathryn alluded to,  
51 we've been fine tuning this literally up to the last  
52 second. I think the packets that are before you that we

1 submitted a few weeks ago showed a taller pier, a seven-  
2 foot high pier flanking the entry drive. We've  
3 continued to fine tune things so that the pier flanking  
4 the entry drive, we've pulled the scale of that down a  
5 little bit to be 5.5 feet high, and the piers that flank  
6 the sidewalk leading to the front doors are at 4.5 feet  
7 tall. The fence between that is just shorter than that,  
8 about four feet tall.

9 How does this compare in height to  
10 perhaps some of the other surrounding fences that we're  
11 on, the images that we showed before? The piers and  
12 fence at the Landmark just to the east of this, those  
13 piers are about six feet high I believe. To the west of  
14 this site at the Senior Center of the North Shore, those  
15 stone piers are about four to 4.5 feet high with the  
16 fence a little bit shorter than that, so a little bit  
17 more comparable in scale.

18 As this image shows, not only the  
19 modifications to the landscape and the architecture, but  
20 again the layering and the articulation, jogging both  
21 the plan and then the elevation, changing that roofline  
22 massing to differentiate the end units from the inboard  
23 units. You see in this view, if we look at the end  
24 units that would be facing to the west, the end unit  
25 that flanks the entry drive, that stone plinth carries  
26 fully around the corner with a bay window protruding  
27 from what would be the dining room inside. The  
28 westernmost end unit of what we've been calling Building  
29 1 which is the two-unit building in the far west, that  
30 two stories of stone completely turns down the west side  
31 so that even as one is traveling, in this case  
32 eastbound, you're not seeing the same side elevation of  
33 all the buildings. Even that varies.

34 CHAIRMAN FELICIONE: Can we give this, sorry  
35 to interrupt you, can you please give the sketch an  
36 exhibit number? Can we call it Exhibit X?

37 MR. FITZGERALD: Yes.

38 CHAIRMAN FELICIONE: We could just, we need to  
39 name it for our purposes. So, that rendering would be  
40 Exhibit X.

41 MR. JAMES: Here, why don't you use that  
42 exhibit? There you go.

43 CHAIRMAN FELICIONE: Thank you.

44 MR. FITZGERALD: Continuing throughout the  
45 site, throughout the property, looking at the west  
46 elevation, again a more public facade to the building  
47 for westbound, or eastbound traffic. This overall  
48 elevation shows the six-unit building, Building 3, which  
49 is in the center of the image. To the right is the west  
50 side of Building 1, to the left is the west side of  
51 Building 5, where you see not only the articulation of  
52 the plan pulling the end units forward, pulling those

1 two center units forward as they were prior. But the  
2 difference is that in the units that are set back, the  
3 stone extends up to the second or really the third floor  
4 windowsill, kind of highlighting those changes in the  
5 plan.

6 Then the articulation of the two  
7 different siding materials, clapboard siding and shingle  
8 siding with gables, the addition of shutters in the  
9 single-punched windows, heavy trim around the patio  
10 doors that open up, you know, French balcony type  
11 appearance, the gables that cap off the two end units,  
12 the change from the Dutch gable that we had shown  
13 before. Then a variety, depending upon which units,  
14 turning the corner whether it's two plus stories of  
15 stone like you see on the right or one story of stone  
16 that you see on the left.

17 This image is that Building No. 3 just in  
18 greater detail. Same use of materials and architectural  
19 elements that we have on the buildings that front  
20 Winnetka Road.

21 Then finally, looking at the facades of  
22 the townhomes that front the courtyard, in this case  
23 specifically one of those two northern buildings,  
24 Building 5, with end units that enter on the side and  
25 three middle units that enter adjacent to the recessed  
26 garage door. Before, this entire facade had a one-story  
27 plinth of stone, and what we've done is we've  
28 articulated between the end units and the middle units  
29 so that there's further differentiation, again between  
30 units, and have a lighter weight painted white panel  
31 system and a lightening of that space between the stone  
32 piers, and then straight out elevation of what those two  
33 northernmost units look like adjacent to one another.  
34 Keep in mind, there is an overlap, if you look at the  
35 site plan, there is an overlap of the east and west  
36 buildings. You'll never read these two buildings with  
37 that elevation like this, but I want to be able show how  
38 that articulation carries through both buildings.

39 As Jerry mentioned, we've got the full  
40 team with us tonight to answer any of all your  
41 questions. Thank you.

42 CHAIRMAN FELICIONE: Thank you very much. For  
43 the audience, just one second.

44 Sorry, housekeeping item on my end. So,  
45 members of the audience?

46 MR. SCULLY: Questions from the audience, is  
47 that what you're saying?

48 CHAIRMAN FELICIONE: Okay, for the audience, I  
49 want to bring you back up for our individual  
50 questioning. So, let's limit the audience participation  
51 to four minutes per individual to get through  
52 everybody's comments tonight. After we hear from the

1 audience, I'll close it to audience comments. One  
2 second please. Then we'll bring the James Corporation  
3 back up for just discussion amongst the Board.  
4 So, if anyone in the audience would like  
5 to speak, now is the time to do it because I'll close it  
6 afterwards. Please state your name.  
7 MR. SCULLY: Dennis Scully, living at 22  
8 Landmark. Question, has the Northfield Fire Department  
9 taken a physical truck and driven around the property?  
10 CHAIRMAN FELICIONE: I cannot speak to the  
11 Fire Department. That's not the governance of this  
12 committee.  
13 Start by please stating your name.  
14 MR. MURRAY: I will.  
15 CHAIRMAN FELICIONE: Thank you.  
16 MR. MURRAY: My name is James C. Murray, and I  
17 am not an architect by training. I'm a lawyer and a  
18 former judge.  
19 My comments really in effect are, I was  
20 wondering if Commissioner Wachter was here, but he --  
21 CHAIRMAN FELICIONE: Peter Wachter is no  
22 longer on the committee.  
23 MR. MURRAY: Oh, he isn't? But he made  
24 reference to the Landmark and the side of lawn that runs  
25 along Winnetka Avenue. I brought with me today, I don't  
26 know if the committee would be at all interested in it,  
27 were very few, I asked under the Freedom of Information  
28 Act, to basically all the documents by Blach when he  
29 developed the Landmark. Unfortunately, there weren't  
30 many, but what there was was interesting.  
31 I'd like to submit them as Exhibit A and  
32 A-1. A is the members of the Zoning Commission's  
33 recommendation and approval of 21 dwelling units under  
34 the old zoning law for the Landmark. The second  
35 document which I had marked as A-1 this date is the  
36 ordinance, and the Board at that time permitted the  
37 construction on the Parcel 1 that had the 21 units an  
38 additional four units. My belief is Blach was going to  
39 expand out to the south for additional property to  
40 construct because the ordinance granted him up to 35  
41 dwelling units. I think he went bankrupt, that's the  
42 only way, but those units were never sold.  
43 If I can hand that to the Chairman and  
44 anybody can take a look and see at your convenience?  
45 CHAIRMAN FELICIONE: Thank you. Mr. Murray,  
46 just a polite reminder that this committee has no  
47 governance over density.  
48 MR. MURRAY: I'm not looking for density. I'm  
49 just, he asked about it, and I'm looking at the side  
50 yard issue and I was addressing that deal and only that.  
51 I understand that's another, that's before another body,  
52 and I will be able to deal with that issue.

1 First of all, I want to compliment this  
2 Commission for basically, and by the way, although this  
3 is my first appearance, I have reviewed all the minutes  
4 including the ones you approved today and read them.  
5 Quite interesting as far as the activity and the  
6 questioning and the diligence of this Commission and the  
7 members of this Board. You are to be complimented,  
8 whichever way you go on this. You have obviously done  
9 your duty for the public of the Village of Northfield.

10 CHAIRMAN FELICIONE: Thank you, sir.

11 MR. MURRAY: So, I thank you for that. As far  
12 as, and that's unlike our Planning and Zoning Commission  
13 which I have other words for, for which I am not too  
14 charitable. Given the time limit that I'm under, I  
15 could go through Ms. O'Neill's report which I think is,  
16 shall we say in error and insignificant in matters, but  
17 we won't go there either.

18 But I do have a question of Mr.  
19 Fitzgerald if I could ask him, because I took the notes  
20 down. Could you tell me what you moved up? Did you  
21 move both buildings up, one for four feet, the other one  
22 two feet up closer to the lot line?

23 MR. FITZGERALD: Sure. Let me bring forward  
24 the site plan. I think that I can describe it through  
25 that.

26 MR. MURRAY: Yes, please.

27 MR. FITZGERALD: So, three units were moved  
28 forward, or I should say more specifically to the south  
29 by two feet.

30 MR. MURRAY: Right.

31 MR. FITZGERALD: It was, this eastern end unit  
32 of Building 1 was pulled to the south two feet.

33 MR. MURRAY: You basically moved Building 1  
34 two feet or four feet?

35 MR. FITZGERALD: Just the eastern end unit of  
36 Building 1, I moved it two feet to the south.

37 MR. MURRAY: Okay, all right. Now I  
38 understand.

39 MR. FITZGERALD: Then that same two-foot  
40 movement to the south occurred at the westernmost unit  
41 of Building 2 and the easternmost unit of Building 2.

42 MR. MURRAY: So, you didn't move all of  
43 Building 2 or Building 1 two or four feet.

44 MR. FITZGERALD: Correct. Correct.

45 MR. MURRAY: All right, thank you. You  
46 cleared up something that I was under a misimpression.  
47 Well, the two buildings that he's moved up, as you know,  
48 they have proposed a 25-foot setback. If you take a  
49 look at the stairs that are going to be facing on  
50 Winnetka Avenue, those are 14 feet six inches. Under  
51 Article 18, Section 2, paragraph E which incorporates a  
52 table, and that relates to special uses which this, a

1 PUD is a special use, the maximum amount of spacing  
2 between the lot line and a stairway because it's a  
3 permitted use is 10 feet. So, they have to make some  
4 adjustment, I don't know how, I'm assuming since he's a  
5 very qualified architect then he'll be able to deal with  
6 it. But that does not meet the requirements of that  
7 particular provision. Unfortunately, I would assume,  
8 given Ms. O'Neill is the planner, would have been aware  
9 of that. But she wasn't, she didn't put it in in her  
10 information packet for you to look at.

11 The other thing I would like to point  
12 out, I must admit, and I give Mr. James great credit, I  
13 mean he has basically attempted to please you. Frankly  
14 speaking, you know, I liked one of his other iterations  
15 of it which was the red brick that was more, I looked at  
16 it as more Midwestern oriented, you know, and not  
17 English cottage gable. I mean that's just my feeling.  
18 I mean it's like Potter Stewart said in his famous  
19 Supreme Court case, I know it when I see it. It's just  
20 something I think we all like to have, we all have our  
21 opinions on.

22 The other thing is Ms. O'Neill cited in  
23 verbatim in her Staff report the North Corridor report  
24 and the Gruen study. Mr. James takes that into  
25 consideration and goes through a variety of iterations.  
26 In fact, his first program was two units of about 48  
27 units at a Planning review in November of 2015. I  
28 suspect that got shot down because he never came back to  
29 it again. The reason why Gruen structured the site that  
30 way was because of the floodplain issue. It assumed for  
31 sake of art, they assumed that the regulations of the  
32 Metropolitan Water Regulation District applied which  
33 required a 100-foot setback. Now, as Mr. James found  
34 out while he was doing his research, it doesn't. None  
35 of the regulations applied to this type of site, it's  
36 very, very small. The only stormwater regulations is  
37 our Village's, and I'll deal with that before the  
38 Trustees.

39 Finally, I saw with great interest, and I  
40 tried to find out some information on it, the shadow  
41 study that he makes reference to in the February  
42 submission. We don't have what the eastern buildings,  
43 what the height of the eastern buildings are, and I  
44 gather you're going to consider that. Now, he made the  
45 conclusion that, see, our shadow study convinced us no  
46 harm no foul. Unfortunately, my understanding of those  
47 types of studies, and Mr. Fitzgerald could probably help  
48 me out on this, is that when such studies are done, the  
49 architect has software contained in order to find out  
50 what the shadow is, but they have to input certain data  
51 in order to determine what the shadow could look like  
52 and how it's reflected. Plus, it changes in various



1 times of the year.

2 Now, we only, obviously the solstice is  
3 the maximum, but it goes in certain areas. So, maybe  
4 Mr. Fitzgerald can basically explain to me why we need  
5 41 feet plus in height over and above what the height  
6 requirement in the R-6 zoning is and why that proves  
7 that it won't affect the Landmark given that height. He  
8 does not have the units that are on the east side of the  
9 property, there is no schematic on that. So, I don't  
10 know whether or not he reduced the height of that  
11 roofing or not, probably he'll respond to that. Thank  
12 you very much.

13 Oh, by the way, can I introduce as  
14 another exhibit, Exhibit 2, which is a portion of one of  
15 Mr. James' prior iterations. Obviously, I'm just  
16 looking at it for the picture which is the one I like  
17 now and make it a part of the record.

18 By the way, let me conclude my remarks in  
19 this fashion. First of all, I support Mr. James' effort  
20 to bring his project. My problems with it is to make it  
21 the right type of project. He and I might disagree on  
22 that, but bottom line is his company and the projects he  
23 has developed and his father has developed throughout  
24 this community are top quality. I have no argument with  
25 that. I cannot criticize him as a builder and as an  
26 architect, and I think going through the steps he's gone  
27 through with this Architectural Commission over the last  
28 couple of sessions proves that he's willing to make the  
29 effort. He is to be congratulated for that.

30 CHAIRMAN FELICIONE: Well said, Mr. Murray.  
31 For the record, you gave a summary for 14 minutes and 10  
32 seconds. So, I'm going to have to --

33 MR. MURRAY: I apologize.

34 CHAIRMAN FELICIONE: It's all good.

35 MR. MURRAY: You should have cut me off.

36 CHAIRMAN FELICIONE: No, it's okay. You were  
37 making very logical arguments. But I'm going to have to  
38 keep everybody to that four minutes please going  
39 forward. Anyone who'd like to speak next from the  
40 audience? Please. Please start by giving your name and  
41 your address.

42 MS. CROWE: Good evening. My name is Liz  
43 Crowe and I live at 1050 Arbor Lane. It's been  
44 interesting to see how the project has been moving and  
45 developing. I think that the Jameses have really  
46 listened to --

47 MS. O'NEILL: Liz, microphone.

48 MS. CROWE: Okay, I'm at 1050 Arbor Lane, Liz  
49 Crowe.

50 CHAIRMAN FELICIONE: We have a microphone  
51 issue. One second for us please.

52 MS. O'NEILL: This one.

1 MS. CROWE: That one.

2 MS. O'NEILL: Yes.

3 MS. CROWE: Sorry. Right, comedy of errors.  
4 My name is Liz Crowe and I live at 1050 Arbor Lane. I  
5 really have, we have followed this very closely, have  
6 seen the developments that have gone on in the  
7 development of his project, and I think it has improved.

8 I think just one of the comments I'd like  
9 to say very simply though is in the last sense of trying  
10 to add articulation to the project, and you can't  
11 comment on the number of units, it is a very large  
12 project. So, every facade, whether you see it from the  
13 Winnetka Road or you're coming from the west, these are  
14 very, very large surface. I would have to comment with  
15 some sense of disappointment that the multiplicity of  
16 materials that have been used are going to make this a  
17 very busy, busy looking project.

18 There's a proliferation of windows.  
19 There is a proliferation of materials. One of the  
20 things that I looked at as I went up to the plans in the  
21 Village is the very odd painting of the garage doors  
22 where they have this white panel that goes off to the  
23 left. I couldn't quite figure out what I was looking  
24 at, but it was very confusing to me and a rather, I  
25 couldn't figure out why he would do that. It just  
26 didn't seem to me to be cohesive with presenting really  
27 facades that held together.

28 So, I have to say I would agree with the  
29 judge that there were iterations that I liked better.  
30 Thank you.

31 CHAIRMAN FELICIONE: Thank you. Next member  
32 of the audience please. Please start by introducing  
33 yourself.

34 MR. LEWIS: Yes. I'm Robert Lewis, a  
35 homeowner at Meadowlake. I'm really seeking  
36 clarification of the plan view. The last I understood  
37 it, and I've been at most of the Board meetings so I've  
38 kind of tracked or followed the different iterations,  
39 the one I last attended had I think the 15-foot setback.  
40 On visiting the Village office, I learned that a further  
41 iteration extended the setback to 25 feet. Other than  
42 the changes that were discussed, what I don't see but  
43 I'd like to understand is the display of the entry gates  
44 or covers into the frontage units suggests there is a  
45 sidewalk. But I haven't, I'd like to know is there a  
46 sidewalk that fronts those fences?

47 CHAIRMAN FELICIONE: I believe it's the gray  
48 area in the front.

49 MS. TALTY: There's a public sidewalk that  
50 runs along Winnetka Road.

51 MR. LEWIS: I just started riding a bike, so I  
52 would like to know if there is a sidewalk. After 50

1 years, I'm riding a bike.  
2 CHAIRMAN FELICIONE: We're all on that.  
3 MR. LEWIS: The other is, is there a grass  
4 verge between the sidewalk and the road, there's a curb?  
5 MR. FITZGERALD: There is, and it's not  
6 rendered green because it's off the property. But to  
7 answer your question, yes, between the sidewalk and the  
8 street is a green parkway. I believe trees --  
9 MS. TALTY: We are proposing parkway trees  
10 within the parkways as well.  
11 MR. LEWIS: Is that about 10? How many feet  
12 is that?  
13 MS. TALTY: It varies, but anywhere from 15 to  
14 10 feet or so, for the depth of the parkway, yes.  
15 That's public right of way.  
16 MR. LEWIS: Okay, so the Village or the county  
17 will put on a curb I assume?  
18 CHAIRMAN FELICIONE: Well, no curb. Winnetka  
19 doesn't have any, Winnetka Road doesn't have any curbs  
20 and gutter, too.  
21 MR. LEWIS: Well, be prepared for muddy verge.  
22 That was really as I understood it. The landscaping is  
23 nice to hear on the verge. That was it.  
24 CHAIRMAN FELICIONE: Thank you, Mr. Lewis.  
25 Another member of the audience? Please come forward.  
26 MR. MULLER: My name is Richard Muller. I  
27 live at 8030 Arbor Lane. About a year ago when we  
28 started coming to these meetings, my wife and I were  
29 under the impression that this was going to be a luxury  
30 complex, that these were going to be sought after units,  
31 going to be an upstanding design and so forth.  
32 I don't see it. I just don't think this  
33 is a good design worthy of Northfield. I think it's not  
34 a substantial design as Landmark or Meadowlake. Those  
35 two complexes are brick, they're substantial, and they  
36 will last the time of our ancestors, of our descendants.  
37 This design is, I'd say maybe a C minus  
38 versus B plus to A for the other designs. It's not  
39 worthy of Northfield. Thank you.  
40 CHAIRMAN FELICIONE: Any additional members of  
41 the audience? Please start with your name.  
42 MR. ANDERSEN: Good evening. My name is Tom  
43 Andersen, I live at 8010 Arbor Lane. I moved here in  
44 1962, I'm on my fourth house at Arbor Lane. I was a  
45 member of your committee for seven years. I just want  
46 to qualify a number of things.  
47 I spoke to you the last time I was here  
48 about brick, and that was the building product of  
49 Northfield for I don't know how many years. Now, this  
50 is a departure from that. That again is your choice as  
51 to what you want to do or how far you want to go with  
52 brick. But there are qualifications that I'd like to

1 make.

2 My background, I'm a design build general  
3 contractor dealing in heavy industrial projects. I do  
4 basically the same thing that the developer does, and  
5 for these particular projects it's site analysis. I sit  
6 down, confer with the owner, I get his input. I then  
7 plan, design and build the building, and then at the end  
8 of it I give him the keys to the project. So, I can't  
9 tell you how many sites I've walked and been around.  
10 I've built from Zion all the way to Romeoville, New  
11 Lenox, Frankfurt, Grant Park, the city of Chicago. My  
12 largest contractor is Pactiv Corporation in Wheeling.

13 But there are qualifications I would like  
14 to make. Number one is the height. 41-foot, is it six  
15 or eight, I couldn't see there. It's 41-foot-eight,  
16 that's not correct. It's higher than that. If you go  
17 to the Building No. 4, and on the east elevation that  
18 you see there, the foundation wall is specified in these  
19 documents as a special foundation wall. What he's done  
20 here, he has taken the foundation wall and incorporated  
21 it in with a retaining wall.

22 The floor height is 27-foot-two. The top  
23 of the retaining wall adjacent to the property is 27  
24 feet. So, now in essence he has added, by using the  
25 foundation wall as a retaining wall, he has added two  
26 feet to the property. If the top of the foundation wall  
27 is at 27 feet based on the elevations, you have to now  
28 add 41-foot-six or eight to that. This height now is  
29 43-foot-eight. This is all documented on his site  
30 plans.

31 The next thing we go to is a PUD. A PUD  
32 demands amenities. Based on the developer's own words,  
33 there aren't any developed amenities. If you look at a  
34 fountain, it's a feature as grass is feature as planting  
35 is a feature. It doesn't qualify for that as an  
36 amenity.

37 You bring up one point here and it shows  
38 on his drawings, the architectural drawings, and this is  
39 a stretch. The snow, he points to different areas on  
40 the site for snow storage and accumulation. The report  
41 from, again this is a stretch, from the Winnetka Fire  
42 Bureau is that the width of all the roads at a minimum  
43 is 20 feet. Based on when they ran their template study  
44 of all their fire engines, they found in the heavy snow  
45 that they couldn't make their turns on that. This is  
46 all documented in previous submittals. This particular  
47 application was never given to the Winnetka Fire Bureau  
48 for review as previous units have been done or studies  
49 were done.

50 The last thing is that the aerial  
51 equipment for our Fire Department has to have 26 feet of  
52 roadway. That's your hook and ladder. The roads here

1 are 20 feet. They cannot even get on site with that.  
2 Now, these are just minor things.  
3 There's a lot more that I could go on but this is picky,  
4 picky, picky. It's your obligation now to pick and then  
5 look at all these different aspects and come up with a  
6 conclusion. It's either addressing them, changing them  
7 or what. But I really would prefer keeping with all as  
8 a brick building, but I think we're beyond that right  
9 now. But I thank you for your time and think about what  
10 I've said. Thank you.

11 CHAIRMAN FELICIONE: Thank you, Mr. Andersen.  
12 Any other comments from the audience?

13 MR. UNGER: Good evening. My name is Dan  
14 Unger, I live at 5020 Arbor Lane. I'll be very brief.

15 I'd like to join the judge partly in his  
16 complimenting the Commission on your hard work on this  
17 project. You've been rigorous and thoughtful on it.

18 The one issue I have to take is with the  
19 procedural issue, and that is the conduct of the  
20 previous hearing and this hearing. By cutting off our  
21 right to comment arbitrarily and still continue with the  
22 hearing is not only unfair, but I believe it violates  
23 our right of due process. That should be of concern to  
24 you because that is an issue for court review. You  
25 also, under our own ordinances, allow for cross  
26 examination. When you continue the hearing for another  
27 hour and raise new issues and cross examine the  
28 witnesses, we cannot stand up and ask questions to  
29 follow up and clarify. We have that right under our own  
30 ordinances. I would ask you to reconsider the way you  
31 proceed because it's also very different from the way  
32 P&Z proceeds.

33 I will say this about the Chairman of  
34 that committee. He went out of his way to be fair and  
35 to hear from everyone. We were here until 12:30 one  
36 night, and Chairman Vaselopulos did a very fine job. He  
37 recognizes the input of the citizens as important, it's  
38 vital. I hope you will reconsider your decision. Thank  
39 you.

40 CHAIRMAN FELICIONE: Thank you, Mr. Unger.  
41 Anyone else in the audience wish to comment? Okay,  
42 we're going to close off the commentary from the  
43 audience. Mr. Unger, as noted, please be advised, we do  
44 speak with counsel as we proceed in all of our hearings.

45 We'd like Mr. James to come back and  
46 answer some questions for us. Mr. James, I have two  
47 questions here, and then I'll turn it over like I  
48 usually do. Number one, respectfully, landscape, how is  
49 it you're expecting us to deal with landscape today?

50 MR. JAMES: Approve it or not.

51 CHAIRMAN FELICIONE: I don't think we have the  
52 right material in our packets to approve landscape

1 today, or lighting. If you'd like to come up here and  
2 show me on what page we're supposed to deal with your  
3 landscaping, I'm happy to deal with it here.

4 MS. TALTY: I have to go up here.

5 MR. JAMES: At least we can have the chance.

6 MR. FITZGERALD: Correct. So, the submittal  
7 that was, the package that was submitted to Staff two  
8 weeks ago solely focused on things that had changed from  
9 the previous submittal.

10 CHAIRMAN FELICIONE: That's right.

11 MR. FITZGERALD: Our full submittal for the  
12 prior hearing does include all the landscaping  
13 information.

14 CHAIRMAN FELICIONE: So, first of all, Mr.  
15 James, respectfully, we have members of the committee  
16 who are brand new at this point. We can't proceed on  
17 that measure.

18 MR. JAMES: Wait a minute.

19 CHAIRMAN FELICIONE: How am I supposed to deal  
20 with landscaping plans --

21 MR. JAMES: I think if I'm not mistaken,  
22 everybody that's here tonight was here at the last time.

23 CHAIRMAN FELICIONE: All right, I'll give this  
24 some chance. So, landscaping and lighting are probably  
25 going to have to wait or we can move forward on the  
26 other items.

27 MR. JAMES: No, I'm sorry. Excuse me for a  
28 second. I think that last meeting, Linnea, can you  
29 please help? Because the landscaping we submitted at  
30 the last hearing has not changed for this plan.

31 CHAIRMAN FELICIONE: But it's not in our  
32 packet. So, that echoes some of the things I've heard  
33 from the previous members of the committee. I think  
34 it's we've heard from Mr. James to move forward without  
35 the landscaping. I'm trying to help you, Mr. James.

36 MR. JAMES: No, you know what, with due  
37 respect?

38 CHAIRMAN FELICIONE: Yes?

39 MR. JAMES: You're not helping me if you're  
40 asking me to come back here with the landscaping, okay.

41 MS. O'NEILL: Part of the attachments that  
42 I've put in included what was in the --

43 CHAIRMAN FELICIONE: That's not a problem.  
44 There's seven members of this committee, six members of  
45 this committee here tonight. You didn't heed my advice  
46 for it but that's all right.

47 MR. JAMES: Okay, I mean I'm not trying to be  
48 disrespectful. I'm asking for respect in return now,  
49 and I would tell you that we have been here three times.  
50 We have given you multiple plans. We have furnished  
51 more paper than there's trees in this Village. That's  
52 obviously --

1 CHAIRMAN FELICIONE: Mr. James, I'm going to  
2 ask you three questions.  
3 MR. JAMES: Okay, please.  
4 CHAIRMAN FELICIONE: Respectfully, number one,  
5 can you tell me where I should review your lighting in  
6 this package?  
7 MR. JAMES: The lighting has not changed from  
8 the prior plan.  
9 CHAIRMAN FELICIONE: Hold on a second, Mr.  
10 James, please.  
11 MR. JAMES: Yes?  
12 CHAIRMAN FELICIONE: Can you tell me in the  
13 package that I have here where lighting is?  
14 MR. JAMES: It's not in that packet because  
15 we'd already submitted and we are not asking for any  
16 changes from the prior presentations.  
17 CHAIRMAN FELICIONE: Thank you.  
18 MR. JAMES: I mean --  
19 CHAIRMAN FELICIONE: Do we have questions for  
20 Mr. James?  
21 MR. JAMES: Linnea, can I ask for Staff to  
22 please comment? We were not asked to provide it. We  
23 were asked to do certain things and we've done exactly  
24 what we were asked to do. I'm not criticizing Linnea  
25 O'Neill or any of the Staff, but please out of, you  
26 know, in fairness to us, we have tried and tried and  
27 tried to give you every piece of information you need.  
28 We have made changes at countless thousands of dollars  
29 and time.  
30 Now, to say that we are not in good faith  
31 to say we have not given you the information you need I  
32 don't think is being fair to us.  
33 MS. O'NEILL: Jason?  
34 CHAIRMAN FELICIONE: Yes.  
35 MS. O'NEILL: We focused on just the  
36 architecture.  
37 CHAIRMAN FELICIONE: I'm very aware. I'm  
38 telling you that there's other members of this  
39 Commission that I'm trying to help through this speech.  
40 MR. JAMES: Every one of those people was here  
41 at the last meeting.  
42 CHAIRMAN FELICIONE: Please don't interrupt  
43 me, Mr. James. As I move forward, I'm just trying to  
44 give you the information that this committee was  
45 seeking. They're all entitled to make their own vote,  
46 each and every one of them. I was trying to help  
47 because your landscape, please let me finish, your  
48 landscape and your lighting plan don't impede and  
49 progress between now and next month when you can bring  
50 back a proper landscape and lighting plan.  
51 MS. O'NEILL: The lighting plan didn't change.  
52 CHAIRMAN FELICIONE: I understand, but there

1 is nothing in the packet for people to reference right  
2 now.

3 MS. O'NEILL: Well, as part of the rhetoric,  
4 it says attachments. When I talk about how you refer  
5 back to --

6 CHAIRMAN FELICIONE: Linnea, I understand. No  
7 one here is making any negative connotation of anything  
8 that was submitted. But I'm not sure, Mr. James, that  
9 the members of the committee are going to remember what  
10 your lights look like.

11 MR. JAMES: You know what, I'm sure that we  
12 can resurrect it from the archive and get it to you  
13 tomorrow, okay? I'm not --

14 CHAIRMAN FELICIONE: But that's not before the  
15 meeting today, Mr. James.

16 MR. JAMES: You know what, last time I checked  
17 on protocol, that the hearings encompass all the prior  
18 materials that were submitted. I can't --

19 CHAIRMAN FELICIONE: Right, but you're asking  
20 us to vote for lighting and landscape exactly as your  
21 plan goes.

22 MR. JAMES: Right.

23 CHAIRMAN FELICIONE: Thank you.

24 MR. JAMES: I thought this was a continuation  
25 of the prior hearing.

26 CHAIRMAN FELICIONE: It is.

27 MR. JAMES: Then does not that embody the  
28 prior information?

29 CHAIRMAN FELICIONE: Mr. James, I'm trying to  
30 help you here.

31 MR. JAMES: But you're not by asking me to  
32 come back. By asking me to come back --

33 CHAIRMAN FELICIONE: Mr. James --

34 MR. JAMES: Let me explain here because I know  
35 you're a developer, I'm a developer.

36 CHAIRMAN FELICIONE: Mr. James, Mr. James.

37 MR. JAMES: You know, my patience has about  
38 reached its limit.

39 CHAIRMAN FELICIONE: Okay.

40 MR. JAMES: Now, you can talk about the merits  
41 of our changes, okay, or you can turn us down.

42 CHAIRMAN FELICIONE: Thank you for schooling  
43 me, Mr. James.

44 MR. JAMES: I'm not schooling you.

45 CHAIRMAN FELICIONE: We haven't gotten to a  
46 vote yet, but the members of the committee will ask you  
47 questions now.

48 MR. JAMES: Okay, fine.

49 MR. FITZGERALD: Want me to refer to  
50 landscape? Because we've got the PowerPoint I think for  
51 the landscaping.

52 MR. JAMES: I don't know. Mr. Chairman, with



1 all due respect, and members of the Commission, I mean  
2 no ill will to each of you. But I think each of you  
3 goes to work everyday and has a job to fulfill. I have  
4 the same. I'm doing my level best to give you the  
5 information you need. You have my sincere apologies if  
6 I erred in that way. I am following what I thought were  
7 the instructions given to us, and I've been doing this  
8 30 years and I assumed that if we're not making changes,  
9 that you can give us the courtesy of saying I brought  
10 with me the accumulation of materials that have been  
11 presented to each of you. There isn't a single person  
12 here that's new by my recollection that wasn't here at  
13 the last hearing.

14 Now, that's not true with Commissioner  
15 Carr, and I believe Mr. Issa, I do acknowledge that.  
16 But they were here at the last hearing and when we  
17 presented that. So, I'm not trying to be difficult, but  
18 I am trying to get to a vote so we can move on and  
19 either do this project or not. Thank you.

20 Now, we can address this for you right  
21 away by going back on the PowerPoint. Would you like us  
22 to do that? Because we'd be happy to do it.

23 CHAIRMAN FELICIONE: Ask the members of the  
24 Commission. You've made yourself perfectly clear as it  
25 relates to me.

26 MR. JAMES: Well, no, it's not a personal  
27 thing, Mr. Chairman.

28 CHAIRMAN FELICIONE: I tried to make this  
29 easier for you.

30 MR. JAMES: I'd be happy to do it. Would you  
31 like --

32 CHAIRMAN FELICIONE: Other members of the  
33 Commission?

34 COMMISSIONER BOND: I would like for you to  
35 review the courtyard.

36 MR. JAMES: Sure.

37 COMMISSIONER BOND: So, or maybe I could just  
38 ask a question. So, the courtyard has not changed?

39 MS. TALTY: Yes, that is correct. The  
40 courtyard has not changed.

41 COMMISSIONER BOND: Then I would like to once  
42 again, I have no issue with a water feature. I think a  
43 water feature could be very desirable. I may be the  
44 only Commissioner that feels that the particular  
45 fountain that you chose feels a bit out of place. It  
46 feels like you tried to save it from what was there  
47 prior, in my opinion, rather than being kind of part of  
48 this current complex.

49 MS. TALTY: I think if I recall the comment,  
50 you felt that the fountain was not perhaps robust enough  
51 or was just not --

52 COMMISSIONER BOND: It just doesn't feel like

1 it matches the rest of the complex in my opinion.  
2 MS. TALTY: I think, maybe this shows this the  
3 best. We have limitations in the water feature that we  
4 can create in this space given the vault that is  
5 underground in that courtyard area. We felt that the  
6 feedback from the last meeting was one of, the interior  
7 was less of a, the interior court portion of the site  
8 was maybe less of a priority than improving the external  
9 portion of the site that was going to be seen by the  
10 whole of the community versus the courtyard which is  
11 largely an interior kind of private space for the  
12 residents.

13 So, we didn't address the style of the  
14 fountain at this time while the architecture was still  
15 being worked out. But the opinion of the team is that  
16 the fountain will still be a self-circulating fountain.  
17 The style may change to address the architecture.

18 COMMISSIONER BOND: Okay, have you considered  
19 putting trees closer to the benches so that there is  
20 some shade in that area? Because for full trees --

21 MS. TALTY: Yes.

22 COMMISSIONER BOND: To make it more desirable  
23 to really want it. Then are the grass areas really  
24 because you're thinking dogs might go there?

25 MS. TALTY: That's a thought. Just kind of to  
26 keep the openness, we did explore the idea of the trees  
27 in that court. Unfortunately, the entire courtyard is,  
28 or the entire grass median of the courtyard is sitting  
29 on that vault. So, where the trees are placed are on  
30 the exact, you know, they're in the exact possible  
31 location.

32 COMMISSIONER BOND: Because of the weird  
33 system --

34 MS. TALTY: Because of the stormwater vault  
35 underneath.

36 COMMISSIONER BOND: Okay.

37 MS. TALTY: But that was, yes, considered.

38 COMMISSIONER BOND: What about creating an  
39 arbor or some sort of framework that could then, around  
40 that fountain? So, if you create, just to give it some  
41 scale, just to give it, and maybe ivy grows on it so you  
42 can create some shade in that area. What about  
43 something like that?

44 MR. JAMES: I think that's a nice suggestion.  
45 I think we can look into doing that, yes.

46 COMMISSIONER BOND: Okay, thank you.

47 MR. JAMES: Yes, as she said, yes, we're  
48 limited by the vault.

49 COMMISSIONER BOND: Right.

50 MR. JAMES: Which will significantly improve  
51 as an amenity the stormwater management in this area  
52 which currently is basically just a sheer asphalt slab.

1 So, all the water that falls on this simply drains to  
2 adjoining properties. That's one of the amenities that  
3 you don't normally see because it's underground, but  
4 clearly that in combination with the compensatory  
5 storage will enhance the overall drainage in this area  
6 for the benefit for this immediate neighborhood.

7 COMMISSIONER BOND: Then I understand what  
8 you're talking about with the Winnetka Road elevation  
9 and trying to lighten it with not having the knee wall.  
10 I think I kind of prefer the knee wall. I'm curious if  
11 any other Commissioners have an opinion on that item.  
12 Maybe not?

13 COMMISSIONER ISSA: I'm just waiting.

14 CHAIRMAN FELICIONE: Yes, we're waiting for it  
15 to come up.

16 MR. FITZGERALD: I'm going back to the --

17 MR. JAMES: Well, you know what --

18 MR. FITZGERALD: -- perspective which is  
19 what's before you here.

20 COMMISSIONER BOND: Right, but you also said  
21 the heights changed. So, maybe the knee wall with the  
22 smaller height doesn't quite work. Maybe it will feel a  
23 little squatty?

24 MR. JAMES: Well, actually we had that  
25 conversation as early as this afternoon or as of midday  
26 when I called and said I think the piers need to be  
27 elevated. You know, this is very consistent with down  
28 the street at Landmark. They have the exact same thing  
29 with a metal high fence. I think if you're concerned  
30 about the height, I would be absolutely willing and open  
31 to increasing the piers that flank the entries from the  
32 current what is now I believe four feet, is that right?  
33 No, it's four-six. We can go to five feet, they were at  
34 five feet before, and that increased the fence from  
35 four-foot to four-six, and then do the columns at six  
36 feet. That's essentially adding six inches to this.

37 COMMISSIONER BOND: Go back to what, to a  
38 little bit more of what it was in the prior?

39 MR. JAMES: Yes, minus the knee wall which we  
40 feel is not necessary. I mean part of it is that you  
41 can see landscaping in there. So, you know, if we have  
42 a preference, we're always going to go for green because  
43 green keeps getting green.

44 COMMISSIONER BOND: Right.

45 MR. JAMES: The knee wall is not the same  
46 thing, in fact that deteriorates over time. So, we felt  
47 that if you're going to do a fence, well, put the green  
48 in behind it, make it look nice. As I think Mike  
49 referenced, that you know, we've got a lot of masonry  
50 now we've added to the building, you know, a two-story  
51 full wall of that. So, by putting more masonry along  
52 there, I'm not sure it really augments the look and

1 maybe steals from the building itself. But from my  
2 premise anyways, I like your idea of maybe increasing  
3 the height of the fence and the columns by six inches  
4 across the spectrum and then going with the green space  
5 behind the fence. That's very consistent with down the  
6 street.

7 COMMISSIONER ISSA: I don't have a problem  
8 with that.

9 COMMISSIONER BOND: With no knee wall?

10 COMMISSIONER ISSA: With that being more open.  
11 I mean, we are going to see more landscaping. I held my  
12 feelings about that until I heard the description as to  
13 why you did it, and I kind of agree that there's a lot  
14 of materials already on the building. To omit that from  
15 the fence is, by my expertise, just fine. You want to  
16 make the end posts five-foot-six or seven-foot-six?

17 MR. JAMES: Well, just add six inches to  
18 what's shown in --

19 COMMISSIONER ISSA: It might support it better  
20 if the end posts are taller, that's a simple thing.

21 MR. JAMES: I appreciate your individual  
22 inputs because we argued about it and we were not in  
23 agreement on it.

24 COMMISSIONER ISSA: I think it should be  
25 different from the rest of the posts just to mark the  
26 entry for vehicular.

27 MR. JAMES: Yes.

28 COMMISSIONER ISSA: And for lighting and  
29 pedestrians to know that something is different that's  
30 coming, and that's it.

31 MR. JAMES: Yes, okay. But I tend to agree  
32 that a little more scale will I think --

33 COMMISSIONER ISSA: I still have an  
34 architectural question about the, the bay window on the  
35 drive aisle has a roof so it doesn't concern me. It's  
36 the bay window on the Winnetka elevation. Does the face  
37 of that bay window align with the fascia or is there  
38 some, is the fascia projecting past that bay window?  
39 Because I can't see from here.

40 MR. FITZGERALD: The fascia projects beyond  
41 the bay window.

42 COMMISSIONER ISSA: It does?

43 MR. FITZGERALD: It does.

44 CHAIRMAN FELICIONE: Can you show that? Can  
45 you point to it for us?

46 COMMISSIONER ISSA: As long as it says it  
47 does, I don't need to see anything. I just, I noticed  
48 it, it seems it's a bad detail if it's on the same  
49 plane.

50 MR. FITZGERALD: Yes, we've pulled that gable  
51 forward so that it does provide cover over that bay  
52 window.

1 COMMISSIONER ISSA: That's fine.  
2 MR. FITZGERALD: Over all those bay windows.  
3 COMMISSIONER ISSA: Is that fiber cement  
4 material the same as what we see in the courtyard, in  
5 the new --  
6 MR. FITZGERALD: Correct, correct.  
7 COMMISSIONER ISSA: If I had to choose between  
8 the previous architectural detail over those garages  
9 from today or the previous, I would choose the previous,  
10 but that's just my opinion.  
11 MR. JAMES: Duly noted, and you know, we get  
12 into these fine strokes and it's blue, black --  
13 COMMISSIONER ISSA: As I say at every one of  
14 these meetings, architecture is subjective in nature.  
15 Our comments are our comments.  
16 MR. JAMES: I appreciate that. Appreciate  
17 that. I also appreciate the comments made at the prior  
18 hearing. I think notwithstanding some of the  
19 differences of opinion about whether this is better or  
20 worse, the general comment takeaway from you all was  
21 that we needed to break up the unit plane if you will  
22 aspect of these buildings. I think you forced us to  
23 reexamine some of our assumptions and I think as a  
24 result this will look better, more shadow line, there  
25 will be a little more interest. That's a direct credit  
26 to each of you and to you, Mr. Chairman.  
27 So, again with no disrespect, it's just,  
28 you know, it's a long road. We're all trying to get to  
29 the right thing. I think we're down the shores here,  
30 and at the same time I said what I said. I want this to  
31 be as nice looking as possible and I do not have a lock  
32 on good design, you know. It's a collaborative process.  
33 So, I think where we are tonight is a better buildings  
34 thanks to your push at us.  
35 CHAIRMAN FELICIONE: Let's pull up the  
36 lighting because we need the lighting even more. Let's  
37 get the members of the committee acquainted with what  
38 lighting you presented last time.  
39 MR. JAMES: While he's doing that, just on the  
40 landscaping, I think Mr. Issa was absent you said last  
41 meeting and I do recall distinctly that we have a  
42 courtyard here, and you know, it's a courtyard function  
43 designed to provide adequate access to the parking. I  
44 completely object to some statements about the fire  
45 trucks, that's just absolutely without merit. We can --  
46 CHAIRMAN FELICIONE: They're not for this  
47 committee to address.  
48 MR. JAMES: We'll address that later on. But  
49 what I am saying is that you're a little bit bound by  
50 the fact that we have a lot of driveways effectively in  
51 the courtyard. That being said, I think by putting  
52 aprons in there, we were able to introduce more green,

1 some of the trees that you see that were not in some of  
2 the prior plans. So, I think it was a step in the right  
3 direction. Okay, we have the lighting?

4 MR. FITZGERALD: We're getting there.

5 MR. JAMES: While he's doing that, in the  
6 prior version, we had a plan that had front doors on the  
7 north buildings, we had the front doors to the north.  
8 So, when we changed that and put the entries on the  
9 south side of the northern buildings, we took away the  
10 need to have any lighting on sidewalks, any lighting  
11 standards. So, what you'll see, and this is the  
12 fixture, the Sea Gull fixture, our lighting on the  
13 entrance is basically uplighting on the signs, and I  
14 think we have a fixture on that.

15 MR. FITZGERALD: That is in their packet.

16 MR. JAMES: Yes, it's in your packet. But we  
17 have fixtures mounted on top?

18 MS. TALTY: No, it's on the ground,  
19 uplighting.

20 MR. JAMES: Uplighting, got it. So, we're not  
21 looking for any heavy obtrusive lighting, but we are  
22 looking for lighting to provide safety. So, to that  
23 extent, you'll see some fixtures here in the part in  
24 here obviously, okay. You'll see lighting on the  
25 demising areas of the building, and they will be  
26 photovoltaically controlled, photocells, so that you  
27 will never come to it and have a dark unit. If they're  
28 right, the light goes on at dusk and goes off at dawn.

29 CHAIRMAN FELICIONE: Okay, go back for a  
30 minute. All right, so in your courtyard you have six  
31 interior lights.

32 MR. JAMES: Plus the lighting on the  
33 buildings.

34 CHAIRMAN FELICIONE: Right. The lighting on  
35 the buildings is kind of self-explanatory to everybody  
36 on here. But the lightings on the interior courtyard,  
37 they're set so we don't have to worry about foot  
38 candles, you'll follow the same regulations. What about  
39 its entrance?

40 MR. JAMES: What about the entrance?

41 CHAIRMAN FELICIONE: There's two at the  
42 entrance and that's it?

43 MR. FITZGERALD: The light fixtures at the  
44 entrance are the light fixtures that shine up on the  
45 piers and illuminate the sign.

46 CHAIRMAN FELICIONE: That's it? There is no  
47 mounting on top of them?

48 MR. FITZGERALD: There is no mounting on top  
49 of those.

50 CHAIRMAN FELICIONE: Okay, so it's just  
51 uplighting onto the Northfield Muse.

52 MR. FITZGERALD: Correct.

1 CHAIRMAN FELICIONE: So, it's six interior and  
2 two uplighting.

3 MR. JAMES: Plus we have the lighting that is  
4 on the buildings over the entries, so those groups are  
5 lit. So, you're going to get that lighting that lights  
6 things. It's not going to be any lighting standards.  
7 Now, if the Commission feels that we should have some  
8 lighting standards mounted on top at the entrance, that  
9 is something we'd be more than happy to look at if that  
10 is necessary.

11 CHAIRMAN FELICIONE: I'm trying to look at our  
12 civic duty to everybody around you for the spillage.

13 MR. JAMES: Right.

14 CHAIRMAN FELICIONE: Peter is no longer on the  
15 committee. But you have to understand, Mr. James, while  
16 you have given this to us, I have reviewed at least 700  
17 pages of documentation on this myself. So, thank you  
18 for the refresher on the lighting.

19 MR. JAMES: Well, I do concede to you that  
20 your expert was here at the time we went into in-depth  
21 detail. He was not here at last hearing, so I do  
22 acknowledge that, yes.

23 CHAIRMAN FELICIONE: So, landscaping, you got  
24 me confused. So, we changed the site plan, right?

25 MR. JAMES: Yes, we changed the site plan.

26 CHAIRMAN FELICIONE: So, we changed the site  
27 plan and we added trees?

28 MR. JAMES: Did we add trees?

29 CHAIRMAN FELICIONE: Did we add some trees?

30 MR. JAMES: No, not really. I think we  
31 basically kept the design. I mean we did not hear, I  
32 think the comments from the last hearing that we heard  
33 were that there were some concerns about the courtyard,  
34 there was acknowledgment by your fellow Commissioner  
35 that there were some constraints on the courtyard. We  
36 did talk about the fountain. The fountain has a dual  
37 purpose of adding white noise if you will to that and an  
38 element of interest.

39 But in terms of the landscaping, people  
40 thought it was a pretty nice landscape plan.

41 CHAIRMAN FELICIONE: I need to know  
42 specifically --

43 MR. JAMES: About?

44 CHAIRMAN FELICIONE: I'm trying to, for  
45 everyone on this committee, understand that there is,  
46 now if you recall correctly, Mr. James, I tried to pull  
47 the site plan, the landscape and the lighting out for a  
48 vote previously because with all the information I  
49 wanted to move forward.

50 MR. JAMES: Right.

51 CHAIRMAN FELICIONE: It was suggested to me by  
52 the body here not to do that. Now, tonight I'm trying

1 to get you to move forward on your building so that you  
2 can go and build and tell you that the site plan works,  
3 however, the landscape needs to be spruced. So, if you  
4 can help me with the landscape, let's get through it.  
5 MR. JAMES: Sure.  
6 CHAIRMAN FELICIONE: Unless, I mean the  
7 members of the committee, but I don't know if that's  
8 going to fly.  
9 COMMISSIONER CARR: But I also thought I heard  
10 that you added additional landscaping to the courtyard.  
11 I thought I did hear you say that you added additional  
12 trees?  
13 MS. TALTY: No, the trees that were shown on  
14 the previous landscape plan, what I was intending to say  
15 is that the trees that we showed on the previous  
16 landscape plan in the courtyard were put at the only  
17 spot we could put them in the courtyard area because of  
18 the vault that's underneath the space. So, that hasn't  
19 changed the layout. You can see here up on the screen  
20 is what we showed you at the previous meeting. We did  
21 not add any landscape to that, we kept it completely  
22 unchanged.  
23 CHAIRMAN FELICIONE: Can you give, can you  
24 walk us --  
25 MS. TALTY: Sure.  
26 CHAIRMAN FELICIONE: Can you just say this  
27 one, this is what I need you to say.  
28 MS. TALTY: Yes.  
29 CHAIRMAN FELICIONE: That the previous  
30 submitted landscape plan is exactly what you're asking  
31 for today?  
32 MS. TALTY: That is correct.  
33 MR. JAMES: Yes.  
34 CHAIRMAN FELICIONE: Now walk me through it.  
35 MS. TALTY: So, the previously submitted  
36 landscape plan is what we are asking to be approved  
37 today. This is what we are currently showing on the  
38 screen. As you can --  
39 MR. JAMES: You can see that.  
40 MS. TALTY: Is it showing?  
41 CHAIRMAN FELICIONE: Specifically with the jog  
42 of buildings in the front.  
43 MS. TALTY: That is correct. So, the  
44 buildings have jogged in the front. However, the  
45 landscape material remains the same. It just adjusts to  
46 accommodate the two-foot job in the buildings. So, we  
47 are intending to have a continuous foundation plan as  
48 shown here and a continuous landscape strip along the  
49 edge of the property.  
50 CHAIRMAN FELICIONE: On your Exhibit 02 where  
51 you have three trees in the front and you don't have the  
52 side, here you have four trees in the front and the



1 side, we actually should call that plan, not this,  
2 correct?

3 MS. TALTY: Oh, that's the architect  
4 interpreting my landscape.

5 CHAIRMAN FELICIONE: What we have to go off of  
6 is going to be a little misleading here and needs  
7 clarification, right?

8 MS. TALTY: That is correct. That ends the  
9 site prematurely on that elevation.

10 CHAIRMAN FELICIONE: So, this is not what you  
11 want us to follow as a landscape plan, this is.

12 MS. TALTY: That is correct.

13 CHAIRMAN FELICIONE: You're going to continue  
14 to use the same shrub in the front even though that site  
15 plan and architecture is no longer what we're voting on.

16 MS. TALTY: That is correct.

17 COMMISSIONER BOND: Excuse me, Chair  
18 Felicione. I brought the packet, would you like to see  
19 it?

20 CHAIRMAN FELICIONE: Yes, but it's the  
21 previous building without the jog.

22 COMMISSIONER BOND: No, I mean the landscape.  
23 Would you like to see it? I have the drawings.

24 CHAIRMAN FELICIONE: But it's for the previous  
25 site submittal without the jog in the buildings.

26 COMMISSIONER BOND: Right, but the jog in the  
27 buildings is only two feet.

28 CHAIRMAN FELICIONE: I understand. Just  
29 making everybody here understand that their landscape  
30 and their site plan is not per se. I want to make sure  
31 what we're going to vote on, that we all understand what  
32 we're voting on even though it wasn't submitted. Do you  
33 follow me?

34 MR. JAMES: Yes.

35 CHAIRMAN FELICIONE: You got me, you  
36 understand? Okay.

37 MS. O'NEILL: Just to be clear, on the back  
38 where it says Attachments, that would be what you're  
39 voting on.

40 CHAIRMAN FELICIONE: Right, but that previous  
41 attachment doesn't depict the proper site plan.  
42 Correct?

43 MS. O'NEILL: But I guess I was of the vantage  
44 knowing that the landscaping stays exactly the same.

45 CHAIRMAN FELICIONE: I understand, but they  
46 don't correlate. So, I'm trying to make sure for legal  
47 purposes, based on everything that has been said here  
48 for the last six months, that I'm protecting not just  
49 the members of the committee but the developer and  
50 Northfield.

51 MS. O'NEILL: Yes.

52 COMMISSIONER AUL: A question for the

1 architect. On the southwest corner of Building 1, is  
2 there a mismatch between those two facades of the stone?  
3 The stone on the south facade is higher?  
4 MR. FITZGERALD: So, the packet that was  
5 submitted that is probably on your front is inaccurate.  
6 It probably shows, it was an inaccuracy that we picked  
7 up on after our submittal. It probably shows that west  
8 wall with only one level stone, is that correct?  
9 COMMISSIONER AUL: Yes.  
10 MR. FITZGERALD: So, the packet of information  
11 that you have before, I'm sorry, the drawings that we  
12 have submitted today, I can roll back if you'd like, it  
13 will take a few minutes.  
14 COMMISSIONER AUL: I think you just passed it.  
15 MR. FITZGERALD: This is all the old stuff.  
16 You'll see it in the perspective I think accurately,  
17 while I get to the elevations. Because we've picked up  
18 on the discrepancy and we do now accurately show the  
19 stone at two stories high.  
20 COMMISSIONER AUL: Okay, can you talk a little  
21 bit about what Chairman and Issa spoke to you earlier  
22 about above the garages, the detail that you have now?  
23 MR. FITZGERALD: Sure.  
24 COMMISSIONER AUL: I think one of the  
25 residents picked up on that as well.  
26 MR. FITZGERALD: Sure. Just to end this  
27 point, we rectified that error on our submitted  
28 drawings. So, we are carrying it across to the line.  
29 Regarding the south elevation of the  
30 northernmost building, in this case Building 5, in  
31 listening to the concerns about the monotony, the lack  
32 of differentiation between units, monotony in use of  
33 materials, we felt a strong strategy to further  
34 differentiate the units especially in the courtyard was  
35 to break that continuous, one-story length of masonry.  
36 Keep in mind the garage doors are recessed about six  
37 feet, and the patio doors that are on the second floor  
38 are also recessed about six feet from the main body of  
39 the wall. So, those white panels that you see between  
40 the piers is our strategy in lightening up the zone and  
41 providing some differentiation between units so that we  
42 didn't have a continuous band going around that north-  
43 south facade.  
44 COMMISSIONER AUL: What is that material?  
45 MR. FITZGERALD: That would be the  
46 cementitious, the Hardie panel and Hardie trim in that  
47 detail, and a metal railing atop that.  
48 MR. JAMES: Can I ask a question of the  
49 Commissioners? Would you prefer lap or shingle in those  
50 areas in lieu of a flat panel?  
51 COMMISSIONER ISSA: It's not a material  
52 propensity, it's just an architectural detail.

1 MR. JAMES: Okay, it's a very subjective  
2 thing. It's something if you felt strongly --  
3 COMMISSIONER ISSA: Of the materials with this  
4 design, this is the correct material, the larger panel.  
5 MR. JAMES: Thank you.  
6 COMMISSIONER BOND: Right.  
7 COMMISSIONER ISSA: You're not going to have a  
8 shade and shingle, that's something of a construction  
9 mess.  
10 MR. JAMES: Thank you. That's why you guys  
11 are architects.  
12 COMMISSIONER AUL: Sorry, that's my fault. I  
13 don't know, I don't want to belabor it.  
14 MR. FITZGERALD: Did that answer your  
15 question?  
16 COMMISSIONER AUL: Thank you.  
17 COMMISSIONER BOND: I do think that the  
18 breaking up of that facade is more successful than it  
19 being as continuous as last time.  
20 COMMISSIONER ISSA: Right.  
21 COMMISSIONER BOND: I understand you probably  
22 don't like the swag, but I do feel that on a whole for  
23 the interior courtyard, it's friendlier than having it  
24 all continuous, to try to break that up. Since we're  
25 back to architecture, on the south elevation, well,  
26 pretty much wherever you have the bay windows, the  
27 massing, the white massing of those having the bottom  
28 row be the white board, for me it feels a little bit  
29 heavy. I'm not sure if there is anything to do about it  
30 unless you would consider if it's possible for that to  
31 be all glass. So, I'm sorry, not the south elevation,  
32 it's 03 in my packet, so it's one of the, yes.  
33 So, all these bay windows, for me they  
34 feel a little bit heavy with that bottom white row. But  
35 again, we're talking about subjective and whether or not  
36 our Commissioners feel the same.  
37 MR. FITZGERALD: So, intentionally that was  
38 done, these are the master bedrooms on the third floor  
39 of these units.  
40 COMMISSIONER BOND: Okay.  
41 MR. FITZGERALD: These aren't, these bay  
42 windows are full floor extensions, it's not a window  
43 seat. So, the floor structure extends out a foot and a  
44 half beyond the face of the building. So, part of that  
45 panel is actually the structure of the floor system.  
46 COMMISSIONER BOND: Okay.  
47 MR. FITZGERALD: Another part of the panel is  
48 so that the windowsill, we intentionally do not have the  
49 windowsill go all the way down to the floor for privacy  
50 sake, for furnishing sake.  
51 COMMISSIONER BOND: Right.  
52 MR. FITZGERALD: It's a master bedroom, versus

1 the windows on the second floor which are obscured by  
2 the trees in this view. You can see in the straight  
3 elevation, those French doors in the front do go all the  
4 way down to the floor. They open in, it's a French  
5 balcony. These windows on the third floor are master  
6 bedroom windows, we want to be able to provide privacy  
7 not only for the residents that are in them but for the  
8 public going by not wanting to see directly into  
9 everyone's bedroom.

10 COMMISSIONER BOND: Do you think it would make  
11 that elevation too busy if that white became gray? Not  
12 the entire white, just those bottom three.

13 MR. FITZGERALD: The recessed panels, if they  
14 were of contrasting color?

15 COMMISSIONER BOND: Yes. What do you think,  
16 John? Is it changing --

17 COMMISSIONER ISSA: I think the building needs  
18 a little bit of brightness.

19 COMMISSIONER BOND: So, keep it white?

20 COMMISSIONER ISSA: It's in the bottom, the  
21 gray siding, it matches the trim, it is trim. It's not  
22 the face.

23 COMMISSIONER BOND: Right. I know it could  
24 get busy, okay. Then the only other question I have is  
25 if we look at the west elevation which is 05 in our  
26 packet, the center to right now is the board, and maybe  
27 once again this would mean -- you know what, I don't  
28 have a question. Forget it, thank you.

29 COMMISSIONER ISSA: I have a question on the  
30 lighting. I think the trouble tonight is that we have a  
31 packet which is addressing previous information but  
32 we're looking for a cohesive set. I'm not going to have  
33 a discussion about what was agreed to. When I look at  
34 like Sheet No. 3 and I don't see light fixtures mounted  
35 to the two interior units, so my assumption is that  
36 those do not have lighting. So, now I'm not sure what  
37 I'm, I'm pretty sure there isn't any lighting, but it's  
38 not here, so now I have to say is there lighting there?  
39 There's no lighting plan, right?

40 MR. FITZGERALD: Is there a specific elevation  
41 that you can reference?

42 COMMISSIONER ISSA: The south elevation of  
43 Building 2. I mean this is, yes, Building 2, south  
44 elevation, Sheet No. 3 in our packet, of this packet  
45 that we have.

46 MS. O'NEILL: Do you need the lighting plan?

47 COMMISSIONER ISSA: Sure.

48 CHAIRMAN FELICIONE: Just noted that it's  
49 altered.

50 MR. FITZGERALD: So, the intent is that --

51 COMMISSIONER ISSA: Okay, so in terms of  
52 lighting then, are we approving this that was just

1 handed to me? Or the aesthetic eye candy of --  
2 CHAIRMAN FELICIONE: What I would like Mr.  
3 James to consider, patiently this time, is I think that  
4 I'm going to recommend that your project move forward,  
5 notwithstanding two items, that we recommend to the  
6 Board you approve it but this committee should have  
7 later final review over landscape placement as it  
8 relates to the new site plan because it doesn't meet  
9 cohesive, which will not slow you up, Mr. James. It's  
10 not a meeting like this -- understand? Simultaneously  
11 with the elevation and with those lights on. That  
12 doesn't prohibit you from anything, that pushes you  
13 forward with the real estate development.  
14 MR. JAMES: I know this is going to shock you,  
15 but I think that's fine. I think that's fine.  
16 CHAIRMAN FELICIONE: Okay, thank you. All  
17 right.  
18 MR. JAMES: Let me just add that --  
19 CHAIRMAN FELICIONE: I'm just telling you the  
20 same thing I told you just a little earlier, you already  
21 got something from us.  
22 MR. JAMES: You know, perhaps the absence of  
23 these plans that are attached to your packet is simply a  
24 function of the fact that historically as a company and  
25 personally me, the thing that I pay more attention to  
26 than anything else, and I have to include it here, is  
27 the landscaping. Oftentimes, what happens is in our  
28 developments, there are field adjustments. So, whether  
29 it's moving an extra bush or an extra tree --  
30 CHAIRMAN FELICIONE: I'm going to make you a  
31 deal. I'm going to make a motion in a specific manner  
32 that's going to make everybody happy, but I'll give you  
33 the predication of it. I understand what you're saying.  
34 Given the nature of this project and the sensitivity to  
35 the community, we have a duty to this town to make sure  
36 that every i is dotted and every t is crossed.  
37 MR. JAMES: I respect that.  
38 CHAIRMAN FELICIONE: I understand it's one i  
39 and one t, I owe it to these people, okay? We all owe  
40 it. So, give us a chance. Do we have any other  
41 questions for Mr. James? Okay, keep going.  
42 COMMISSIONER ISSA: I just want to make a  
43 general statement. As an architect, these renderings  
44 are very useful to the audience. But when they do not  
45 align to the documentation, some disclaimer maybe in the  
46 future as to the renderings, this is a depiction only to  
47 be meant for, you know, so that the bearing is on the  
48 documentation and not on the rendering, because we're  
49 all right now looking at what's in front of us.  
50 MR. JAMES: A comment duly noted. Duly noted.  
51 I think we are frustrated quite frankly by some of the  
52 computer-generated designs that are CAD that give you

1 that specificity. We can easily align things because  
2 they oftentimes convey an image that doesn't in effect  
3 give you your best foot forward. That was a long  
4 discussion we had.

5 COMMISSIONER ISSA: We can back up 20 years  
6 and you can just put a model in front of us, but I don't  
7 think you want to do that.

8 MR. JAMES: I like those better than that.  
9 I'd like to put the real deal in front of you.

10 COMMISSIONER ISSA: The rendering is just  
11 fine, it's just a matter of information.

12 MR. JAMES: I appreciate that, thank you.

13 MS. O'NEILL: Okay, just to be clear, so when  
14 the packet goes to the Village Board with your  
15 recommendation --

16 MR. JAMES: It will be clear.

17 MS. O'NEILL: I'll pull out the landscaping  
18 and the lighting.

19 MR. JAMES: Let's let this go through and then  
20 we'll edit.

21 MS. O'NEILL: Okay, okay.

22 MR. JAMES: I think we have to have final  
23 approval anyways.

24 CHAIRMAN FELICIONE: Wait, wait. Let's just  
25 be patient for one more.

26 MR. JAMES: I'm sorry, okay.

27 CHAIRMAN FELICIONE: Do we have any more  
28 questions for Mr. James? Okay, let's talk amongst  
29 ourselves, thank you. We have to close it both to the  
30 audience and to Mr. James.

31 MR. JAMES: Thank you.

32 CHAIRMAN FELICIONE: So, this has gone a long  
33 way. We started with a diamond in the rough, or  
34 depending on how you look at it at which part of town,  
35 you know. We have made great changes to this. I am  
36 grateful to all the audience participants who noted the  
37 hard work that we've put in there. Tev, David, you  
38 know, with other Commissioners along the way, have all  
39 had voices in this. But this has been going on for the  
40 better part of two years?

41 MR. JAMES: Two years and change. More than  
42 that.

43 CHAIRMAN FELICIONE: I sit on the preliminary  
44 committee, too, so I've been dealing with it for two and  
45 a half years.

46 MR. JAMES: We first appeared before the  
47 Committee of the Whole in November of 2015.

48 CHAIRMAN FELICIONE: There you go. So, I  
49 think we've made this great. While we don't hold any  
50 jurisdiction over density or water or public safety,  
51 those of course are in the back of everybody's minds.  
52 The Village has our back end for that.

1 Are we prepared to move forward noting a  
2 couple of issues with landscaping and lighting? While  
3 they'd be minor, they still need to be in order, in  
4 order to handle this before the Board. Mr. Issa, your  
5 thoughts?

6 COMMISSIONER ISSA: Yes, just a second.

7 COMMISSIONER CARR: Yes, how are you going to,  
8 on the fence, because I've heard we've got one thing in  
9 the packet, another up there, and then another proposal.

10 CHAIRMAN FELICIONE: They still want the  
11 relief for the fence, they just don't want to go to the  
12 same height. So, we actually don't approve the height  
13 of the fence, we give them the relief on the variance.  
14 Simultaneously, they still need the other variance for  
15 the pillars.

16 COMMISSIONER CARR: Okay.

17 CHAIRMAN FELICIONE: This packet shows seven  
18 feet. What was the previously approved, eight feet?

19 COMMISSIONER ISSA: Eight feet.

20 CHAIRMAN FELICIONE: Well, again it's a  
21 variance.

22 COMMISSIONER CARR: But the proposal up here  
23 showed five-six.

24 CHAIRMAN FELICIONE: So, they don't ask us for  
25 a five-foot variance, a six-foot variance, or a seven-  
26 foot variance.

27 COMMISSIONER CARR: Got it.

28 CHAIRMAN FELICIONE: They just ask us for a  
29 variance that we approve. So, it's a legal procedural  
30 matter. I think that addresses it. Okay, want to give  
31 it a shot?

32 COMMISSIONER ISSA: Does anybody else want to  
33 look at it?

34 CHAIRMAN FELICIONE: Any questions? Want to  
35 take a look at the proposed motion that he would go  
36 through?

37 COMMISSIONER ISSA: I mean they'll hear and  
38 then vote on it regardless.

39 CHAIRMAN FELICIONE: So, we're clawing back  
40 those two items for potential review later just to get  
41 the i's dotted and the t's crossed.

42 COMMISSIONER AUL: That does not require them  
43 coming back here for our --

44 CHAIRMAN FELICIONE: No, I asked them to come  
45 back here. Not the project as a whole, just those two  
46 issues at a later date. Provided the Board says they  
47 go, because remember, we're not approving the project,  
48 we're making a recommendation to the Board to approve  
49 the project.

50 COMMISSIONER BOND: So, the courtyard and all  
51 of that will be later?

52 CHAIRMAN FELICIONE: The landscape?

1 COMMISSIONER BOND: Right.  
2 CHAIRMAN FELICIONE: Yes, the landscape plan  
3 has to affect this, I think they can come back with the  
4 exact same thing.  
5 COMMISSIONER BOND: Right, right.  
6 CHAIRMAN FELICIONE: But it still has to be  
7 reviewed.  
8 COMMISSIONER BOND: Right.  
9 CHAIRMAN FELICIONE: Okay?  
10 COMMISSIONER ISSA: Okay.  
11 CHAIRMAN FELICIONE: Would you like to make a  
12 motion?  
13 COMMISSIONER ISSA: I would like to make a  
14 motion that this Commission recommends to the Village  
15 Board of Trustees to approve the building elevations,  
16 the site plan, and fencing, and that the landscaping  
17 plan and lighting packet be amended to reflect the  
18 current site plan. The latter, landscaping and lighting  
19 plans, should be referred back to this Commission for  
20 review and approval at a later date. But the project  
21 should otherwise proceed to the Board with the  
22 additional relief from both the height restriction of  
23 the proposed eight-foot fence to the current five-foot  
24 pillars.  
25 CHAIRMAN FELICIONE: In addition to the five-  
26 foot pillars, they're separate.  
27 COMMISSIONER CARR: There were two variances.  
28 CHAIRMAN FELICIONE: Right, one variance for  
29 the eight-foot and one variance for the pillar.  
30 COMMISSIONER AUL: Are the pillars five feet?  
31 MR. JAMES: Let me clarify. We propose  
32 tonight that we would have a four-foot-six set of  
33 pillars flanking the entrances that go up. The two main  
34 pillars that have the sign on them were at five-foot.  
35 COMMISSIONER CARR: Actually, I wrote down Mr.  
36 James that you said that the piers on the end would be  
37 five-foot-six, so five-and-a-half, and that the others  
38 would be four-and-a-half.  
39 MS. TALTY: Yes, that's correct.  
40 MR. JAMES: Right, that's right. Okay, and  
41 then the fence?  
42 MS. TALTY: Four feet.  
43 MR. JAMES: Four feet.  
44 CHAIRMAN FELICIONE: So, you want a variance,  
45 I'll mention it, for the four and five-foot pillars,  
46 correct?  
47 MS. O'NEILL: The variance is for the five-  
48 foot six-inch pillar.  
49 CHAIRMAN FELICIONE: For the five-foot and  
50 six-inch pillar. But the fence is --  
51 COMMISSIONER CARR: Four.  
52 CHAIRMAN FELICIONE: Four-foot.



1                   COMMISSIONER CARR: And the other pillars are  
2 four-and-a-half.  
3                   MR. JAMES: You got it, that's correct. Five-  
4 six, four-six, and four.  
5                   CHAIRMAN FELICIONE: Amended motion.  
6                   COMMISSIONER ISSA: Read the whole thing  
7 again?  
8                   CHAIRMAN FELICIONE: Please.  
9                   COMMISSIONER ISSA: I motion that this  
10 Commission recommends to the Village Board of Trustees  
11 to approve the building elevations, site plan and  
12 fencing, but that the landscaping plan and lighting  
13 packet be amended to reflect the current site plan. The  
14 latter, landscaping and lighting plans, should be  
15 referred back to this Commission for review and approval  
16 at a later date, but this project should otherwise  
17 proceed to the Board with the additional relief from  
18 both the height restriction for the proposed four-foot  
19 fence and the variance for a five-foot six-inch pillar.  
20                   CHAIRMAN FELICIONE: All those who agree?  
21                   (Chorus of ayes.)  
22                   CHAIRMAN FELICIONE: Motion carries to the  
23 Board. Good luck, Mr. James.  
24                   MR. JAMES: Thank you very much. Thank you.  
25                   CHAIRMAN FELICIONE: You're welcome.  
26                   MR. JAMES: Appreciate your time and your  
27 input.  
28                   CHAIRMAN FELICIONE: Thank you. All the  
29 members of the Board, thank you. All the members of the  
30 audience, thank you. Staff, thank you. Do we have a  
31 motion to close?  
32                   COMMISSIONER AUL: Motion to close.  
33                   CHAIRMAN FELICIONE: All those who approve?  
34                   (Chorus of ayes.)  
35                   CHAIRMAN FELICIONE: The motion passes. We'll  
36 see you next month.  
37                   (Whereupon, at 8:48 p.m., the above  
38 meeting was concluded.)

39

40                   Approved 7/9/18

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

4  
5 I, STUART KAROUBAS, depose and  
6 say that I am a digital court reporter doing  
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13 \_\_\_\_\_  
14 STUART KAROUBAS

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

19  
20  
21 \_\_\_\_\_  
22 NOTARY PUBLIC

23