

ARCHITECTURAL

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

COMMISSION

REPORT OF PROCEEDINGS had before the Village of
Northfield Architectural Commission taken at the Northfield
Village Hall, Board Room, Northfield, Illinois on the 8th
day of July, 2019, at the hour of 7:00 p.m.

MEMBERS PRESENT:

TEV BOND, Chairman
BARNABY DINGES
MICHAEL SOLLITT
JOE McINERNEY

MEMBERS ABSENT:

PATRICIA MORRELL
ANDREW BOWYER
KATHRYN TALTY

ALSO PRESENT:

LINNEA O'NEILL, Village Staff Liaison

1 CHAIRMAN BOND: Good evening. My name is Tev Bond,
 2 I am the Chair of the Architectural Commission. It is
 3 7:00 o'clock, and I'm calling to order the July 8th,
 4 2019 meeting. May I have a motion to approve the
 5 minutes of the -- oh, I'm sorry.

6 Let's introduce everyone. We have Linnea O'Neill
 7 from the Village of Northfield. I'm going to let the
 8 Commissioners introduce themselves.

9 COMMISSIONER SOLLITT: Mike Sollitt.

10 COMMISSIONER DINGES: Barnaby Dinges.

11 COMMISSIONER MCINERNEY: Joseph McInerney.

12 CHAIRMAN BOND: Thank you. I was making it all
 13 about me at the start. So, motion to approve the
 14 minutes from the June 10th, 2019 meeting?

15 COMMISSIONER SOLLITT: So moved.

16 COMMISSIONER DINGES: I'll second.

17 CHAIRMAN BOND: Second? Approved, thank you.
 18 There is one item on the agenda tonight;

19
 20 **281 WAUKEGAN ROAD - Consideration of a request for**
 21 **the approval of site plan, façade changes and**
 22 **landscaping to allow for an accessible entry ramp**
 23 **for Teddie Kossof Salon and Spa located at 281**
 24 **Waukegan Road.**

25 **Submitted by: Teddie Kossof Salon and Spa**

26 **Property Index Number: 04-23-400-043**

27 **Project Number: 2019-0175**
 28

29 CHAIRMAN BOND: Anyone who wishes to speak, if you
 30 could please stand and raise your right hand and we'll
 31 swear you in all together?

32 (Witnesses sworn.)

33 CHAIRMAN BOND: Okay, when you come up to speak,
 34 just please state your name. Thank you, and the floor
 35 is yours. You're welcome to come up.

36 MS. LANE-HILL: Thank you.

37 CHAIRMAN BOND: Thank you.

38 MS. LANE-HILL: Do I need to use the microphone or
 39 do I need to step forward?

40 MS. O'NEILL: You do need to use the microphone,
 41 but you can pick it up and move it.

42 CHAIRMAN BOND: It's because it's being recorded
 43 that we need the microphone. Thank you.

44 MS. LANE-HILL: Hi, my name is Sarah Hill. I'm the
 45 architect working with Teddie Kossof. We have our kind
 46 of proposal here in front of you to put in an ADA ramp.
 47 They are working towards having it accessible because
 48 they recognize that some of their clients can't get in
 49 very easily.

50 So, what we've done is we have attempted to fit the
 51 footprint of where they have the existing landscaping
 52 and existing steps going into the space without

1 encroaching on the parking lot at all. So, we have
2 designed a 27-foot-nine-inch-long ramp, compliant with
3 the 1:12 and then having the five-foot landing so that
4 we can make sure we have the necessary radius required
5 and extensions.

6 In addition, we have added landscaping, and so
7 we're changing out the landscaping. If you look at the
8 existing photos here, you can see what it looks like
9 today, and we are proposing to enhance the landscaping
10 and create a little bit larger landscaping bed at the
11 end using some of the materials that are at the end,
12 with a mix of, albeit if you look at the rendering, it's
13 kind of showing what it would look like really all
14 seasons together. But the idea is to give interest
15 throughout each of the seasons, especially with the
16 autumn serviceberry, the autumn brilliance serviceberry
17 tree which really has great color in the spring and
18 beautiful fall covers.

19 What we're doing though, too, as far as the overall
20 design, this is probably a better picture to look at
21 here, is that we have, we're extending out the existing
22 platform, because right now you walk from the steps
23 right up into the space. So, we're extending that out
24 and having the platform, and then kind of plugging the
25 existing retaining wall that goes through the loading
26 dock that's just to the east of the building, east of
27 this wall here. Then we're going to, on the wall of it,
28 right now as you can see, the wall is all dark brown
29 brick, which we have a sample, and we're going to mix
30 the brick so that it kind of reads a little bit better
31 with the building.

32 So, then we have the brown brick, and then cap it
33 off with the creamier color brick, as you can see from
34 the samples there. Those would match, so they do match,
35 closely match the existing. Obviously, we never really
36 caught up to the existing brick, so maybe it's not as
37 critical but we did make sure we have a close match
38 there. Then we'll cap it with a stone cap, and we're
39 stepping it, too, so that it gives, we need to raise up
40 the height of the existing wall, because right now it
41 goes down about 26 inches. So, we know we have to go up
42 to 42 inches so we can have it stepped, to kind of match
43 the stepping that happens as you walk along the rail.

44 Then at the end where we have the planter, there
45 will just be a little wall. Then around the planter
46 itself will just be, they have existing flagstone down
47 today, and we'll just reinstall some of the existing
48 flagstone just around the perimeter up to here, kind of
49 go up to the south side. You can see if you kind of
50 look closely on the, if you look at the plan, you can
51 see it here. That would just be a little flagstone,
52 just a couple of inches high, to separate the

1 landscaping from the parking lot.

2 So, no change in elevations as far as the parking
3 lot goes, and there will be no change as far as the
4 entry itself goes with the exception of having to raise
5 up, inside there is a step, so inside we're just going
6 to raise up those seven inches to take and fill in that
7 step there so that we have it all at one level. Other
8 than that, there's really no exterior changes and it's
9 really focused just on the ramp area itself.

10 To note a couple of things, as far as what you see
11 from the street, it's about 100 feet, just over 100 feet
12 from the street to the building. So, we are set in
13 pretty far. So, I'm hopeful that, we are all hopeful
14 that this is blending in pretty well and doesn't feel
15 like you've done, that something had been added on that
16 doesn't work with the overall design of the building.
17 Questions?

18 CHAIRMAN BOND: Thank you. Commissioners, do any
19 of you have questions?

20 COMMISSIONER SOLLITT: Well, as a long-time client
21 of the store, I'm glad to see they're taking the
22 opportunity to make these improvements because I think
23 you have a lot of senior clients going in and out of
24 there. This is going to make that all easier.

25 MS. LANE-HILL: Well, it's really, I mean I think
26 it's commendable personally, because I know it's not
27 required by law. So, it's really, it's great that it's
28 being done.

29 COMMISSIONER SOLLITT: Now, I'm a little confused
30 about what you said about mixing the white and the brown
31 brick based on the elevation I'm looking at, because I'm
32 looking at this elevation here. I'm seeing the white
33 stone cap, but I'm not seeing any --

34 MS. LANE-HILL: Oh, here. You know, I can actually
35 draw, if you want me to draw it more clearly. Let me
36 take this. So, this is, the brick is going to be here.
37 This is the brown brick here.

38 COMMISSIONER SOLLITT: Right.

39 MS. LANE-HILL: And then above this is going to be
40 the --

41 COMMISSIONER SOLLITT: Okay, so that's actually
42 behind the wall, okay.

43 MS. LANE-HILL: Correct. Right, so as far as the
44 wall, yes. It is because there are some great stripes
45 kind of happening --

46 COMMISSIONER SOLLITT: Oh, that, I was
47 misinterpreting the -- aha, okay.

48 MS. LANE-HILL: Yes, and hopefully you can tell
49 also in the --

50 COMMISSIONER SOLLITT: After 45 years in general
51 construction, obviously --

52 MS. LANE-HILL: Hopefully it makes sense, it's a

1 little bit lighter shade.
2 COMMISSIONER SOLLITT: Oh, here we go. Okay, here
3 we go.
4 MS. LANE-HILL: Hopefully that makes sense to you
5 in the elevation.
6 CHAIRMAN BOND: And in the west elevation I think.
7 The west elevation I think?
8 MS. LANE-HILL: Yes, the west elevation shows it.
9 CHAIRMAN BOND: Shows that, so that back wall is
10 stepping up.
11 MS. LANE-HILL: Correct.
12 CHAIRMAN BOND: And then it's two-tone with the
13 cream and the --
14 MS. LANE-HILL: Correct.
15 COMMISSIONER SOLLITT: Okay, I was interpreting
16 that as an existing wall, but okay. That's fine.
17 CHAIRMAN BOND: Is there any particular reason for
18 the rail that you chose, the black rail?
19 MS. LANE-HILL: More because there's existing black
20 as far as the entry goes, the entry canopy, to kind of
21 blend that in and carry that.
22 CHAIRMAN BOND: The style, is that to be ADA
23 compliant? Does it have to be that particular style?
24 MS. LANE-HILL: No. No, it doesn't have to be. Is
25 there something else you're thinking?
26 CHAIRMAN BOND: No, I was just curious because it's
27 very simple.
28 MS. LANE-HILL: It's very simple.
29 CHAIRMAN BOND: There's nothing wrong with it being
30 simple because you're going through all of the effort of
31 the back wall. I just found that the railing seems
32 maybe a little forgotten.
33 MS. LANE-HILL: I think it was more to make it not
34 be so pronounced more than anything else. We do need to
35 have it, and we would have to blend, it goes along the
36 brick, with the anchor to the brick, right.
37 COMMISSIONER SOLLITT: As I'm looking at this
38 though, it looks like a single rail system. Generally
39 speaking, ADA rail has got two rails, you've got a high
40 level rail and a lower level rail for the wheelchair
41 person.
42 MS. LANE-HILL: That would be correct. It's my
43 understanding if you have one, I've done it before where
44 we just have the one rail, keep it a little bit lower.
45 I think we could put it, I know it's three-foot-one, but
46 I think we could put it at 34 inches.
47 COMMISSIONER SOLLITT: Okay, the rail is 34 inches?
48 MS. LANE-HILL: Yes.
49 COMMISSIONER SOLLITT: Okay, then that's the rail
50 level.
51 MS. LANE-HILL: So, I think that's, and because
52 we're only going, the overall elevation is about 27 to

1 34 inches, we don't need it.
2 COMMISSIONER SOLLITT: You don't have to --
3 MS. LANE-HILL: Right, exactly. Exactly.
4 COMMISSIONER SOLLITT: Yes, okay, okay.
5 CHAIRMAN BOND: And Linnea, you said that the
6 Village looked over this for compliance and said that
7 it's all compliant?
8 MS. O'NEILL: Correct. Ron Johnson, our Building
9 Commissioner --
10 COMMISSIONER SOLLITT: And the interior stairs, are
11 those just going to be poured concrete? The new stairs?
12 MS. LANE-HILL: Yes, poured concrete. Correct.
13 CHAIRMAN BOND: I think it's a very smart proposal.
14 It's clean and it does work well with your existing
15 building. The entry will be stronger, because my son
16 gets his haircut there, and you're just kind of like
17 right into the door.
18 MS. LANE-HILL: Yes.
19 CHAIRMAN BOND: So, it's nice that you now have a
20 platform, a transition, right.
21 COMMISSIONER SOLLITT: It's inside the door --
22 CHAIRMAN BOND: Right, yes. Go ahead.
23 COMMISSIONER DINGES: Yes, I think you did it
24 fairly seamless. I mean it's always hard doing a ramp
25 on an existing building. I think you guys did a nice
26 job of --
27 COMMISSIONER SOLLITT: Did a nice job of
28 incorporating it, I think so. It doesn't look like it's
29 an add-on.
30 COMMISSIONER DINGES: Right.
31 CHAIRMAN BOND: Then are the three planters that
32 you show in the elevation, are you going to include
33 those for sure in the proposal?
34 MS. LANE-HILL: Yes, because they have existing, so
35 they're dry cast. There's existing planters right now.
36 CHAIRMAN BOND: Oh, they are, okay.
37 MS. LANE-HILL: Yes.
38 CHAIRMAN BOND: Okay, it's, visually it's nice to
39 tie in that landscaping along your ramp with those.
40 MS. LANE-HILL: In all fairness, it really isn't
41 fair to look at this picture that was taken early in the
42 spring because it doesn't do justice, you know, to what
43 it looks like today.
44 CHAIRMAN BOND: Right, right.
45 COMMISSIONER DINGES: In other landscaping, you've
46 got new landscaping to the north and the south, correct?
47 MS. LANE-HILL: Correct, correct. Yes, so we've
48 got a plan here to show, sort of carrying the same
49 materials that would be on the south side to north side.
50 CHAIRMAN BOND: I think that would be a nice
51 improvement, too, over just the use on the building. It
52 will give it a little more --

1 MS. LANE-HILL: It's a great backdrop for the brown
2 brick, too, which really helps.

3 CHAIRMAN BOND: Any additional questions from the
4 Commissioners? Anyone in the audience like to be heard?
5 No? All right.

6 COMMISSIONER SOLLITT: Oh, I'm sorry. The flood
7 lamps are going up on here? Can you just point out
8 where the flood lamp is going to be?

9 MS. LANE-HILL: Yes. So, I'll use the existing to
10 show. Currently, there are four flood lamps that are
11 really above the wall. So, these will be set into the
12 back side of the wall.

13 COMMISSIONER SOLLITT: Right, okay, and they just
14 wash --

15 MS. LANE-HILL: They do, they actually kind of more
16 wash across to the existing wall, across the dock area.

17 COMMISSIONER SOLLITT: Okay, with these, okay.

18 MS. LANE-HILL: Yes, and then there's also, yes,
19 thank you, because I neglected to mention it, because we
20 also have lighting to illuminate the ramp itself.

21 COMMISSIONER SOLLITT: I saw the picture there,
22 okay.

23 MS. LANE-HILL: Yes, it's there.

24 COMMISSIONER SOLLITT: Once again, not paying
25 attention to drawings --

26 CHAIRMAN BOND: Right, so the flood lamps are away
27 from the ramp.

28 MS. LANE-HILL: Correct.

29 CHAIRMAN BOND: And then you've got that, right,
30 okay.

31 MS. LANE-HILL: Correct.

32 CHAIRMAN BOND: And then you have a fixture in the
33 landscaping?

34 MS. LANE-HILL: Correct, one on each side. There's
35 one existing today, so we're trying to carry some of the
36 same things that are in place.

37 COMMISSIONER SOLLITT: It's okay; you want to get
38 big Christmas lights.

39 COMMISSIONER MCINERNEY: On the same tree.

40 CHAIRMAN BOND: Any additional questions?

41 COMMISSIONER SOLLITT: I'm done.

42 CHAIRMAN BOND: No? All right, thank you.

43 MS. LANE-HILL: Thank you.

44 CHAIRMAN BOND: Would you like to make a motion?

45 COMMISSIONER MCINERNEY: Sure.

46 CHAIRMAN BOND: You can use this if you want.

47

48 **COMMISSIONER MCINERNEY: I make a motion to approve**
49 **the site plan, facade changes, lighting and**
50 **landscaping for Teddie Kossof at 281 Waukegan Road**
51 **in accordance with the plan submitted May 31, 2019.**
52 **CHAIRMAN BOND: And a second?**

1 COMMISSIONER SOLLITT: Second.
 2 CHAIRMAN BOND: All in favor?
 3 (Chorus of ayes.)
 4 CHAIRMAN BOND: Any opposed?
 5 (No response.)
 6 CHAIRMAN BOND: Congratulations! The motion
 7 passes. Thank you.
 8
 9 MS. LANE-HILL: Thank you.
 10 CHAIRMAN BOND: So, our next meeting is scheduled
 11 for September 9th, 2019. Any additional, anything
 12 additional you'd like to discuss? All right, a motion
 13 to adjourn?
 14 COMMISSIONER SOLLITT: So moved.
 15 COMMISSIONER DINGES: Second.
 16 CHAIRMAN BOND: All in favor?
 17 (Chorus of ayes.)
 18 CHAIRMAN BOND: Meeting adjourned.
 19 (Whereupon, at 7:12 p.m., the above meeting was
 20 adjourned.)

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APPROVED 9/9/19