

**SUMMARY NOTES  
OF THE MEETING OF THE  
ARCHITECTURAL COMMISSION  
MONDAY JULY 10, 2017  
VILLAGE OF NORTHFIELD**

On Monday, July 10, 2017, at the Northfield Village Board Room, 361 Happ Road, the Architectural Commission met at 7:00 P.M. to consider three issues:

Members in Attendance: 6  
Jason Felicione, Chair  
Peter Wachter  
David Aul  
Matt Kinnich  
Chris Mekus  
Patricia Morrell

Members Absent: 1  
Tev Bond

OTHERS PRESENT: Linnea O'Neill, Village Planner and John Gregorio, Village Trustee (see attached sign in sheet).

Chair Felicione called the meeting to order and introduced the Commissioners present. He stated there are three items on the agenda.

Chair Felicione requested approval of the Summary Notes of the June 12, 2017, Architectural Commission meeting.

**A motion was made by Commissioner Wachter, seconded by Commissioner Morrell, to approve the Architectural Commission Summary Notes of June 12, 2017.**

**The vote was as follows:**

**AYES: 6**  
Jason Felicione  
Peter Wachter  
David Aul  
Matt Kinnich  
Chris Mekus  
Patricia Morrell

**NAYS: 0**

**ABSTAIN: 0**

**ABSENT: 1**  
Tev Bond

**Motion Carried**

**ISSUE #1: 193 NORTHFIELD ROAD - Continuation of a request for approval of permanent signage for My Body Complex located at 193 Northfield Road; Petitioner: Danny Shamoon; Property Index Number: 05-19-324-053 and 04-24-413-049; Project Number : 2017-0097.**

The petitioner, Anthony Khouri, was sworn in.

Chair Felicione noted staff did a great job summarizing exactly what had to be done. Chair Felicione noted tonight they received a supplemental handout, see Exhibit A.

Mr. Khouri noted the following changes:

- The height of the sign base is now 1' 1/8".
- They added a 3" limestone cap to the base.
- The addresses can either be on the base or on the sign face.
- The illuminated sign box will all have a matching Lexan face.
- The landscape design would include Bedazzled Hosta and red mulch and will be 8' by 5'.

Mr. Khouri said they could not find a silver or grey background to match the building and would prefer the black sign with white lettering.

Commissioner Wachter said it was discussed and indicated in the summary notes the base be increased 1'8". Mr. Khouri said it is. Commissioner Wachter said the plans show 12 and 1/8" when it should be 20" to the top of the cap. Mr. Khouri said they will increase it. Commissioner Wachter noted the proposed sign says *Enter in Rear* and asked if it was the intention to have it on the brick base. Commissioner Wachter asked if the street numbers will be on the brick base. Mr. Khouri said correct. Commissioner Wachter noted other signs of this nature have the addresses run horizontally and near the cap. Mr. Khouri said they could make the change. Commissioner Wachter noted the 3" lettering height is ok for the address, but must be horizontal and a half cap height away from the stone cap; 1 1/2" minimum.

Commissioner Morrell stated the Hosta plant chosen will die down because it is not a four-season plant and suggested an evergreen plant that could take salt. Ms. O'Neill said there should be more than one type of plant in their design including evergreens and perennials. Chair Felicione said in the past they have given Ms. O'Neill leeway to work it out with the petitioner. Ms. O'Neill agreed to work with the petitioner.

Commissioner Aul asked about the proposed location of the sign versus where the current sign is. Mr. Khouri said he and the owner, Mr. Shamoon, agree what they propose at the north end is reasonable, but will be willing to move to another area to get the sign approval. Commissioner Aul said he drove by the area and when a car is parked you would not be able to see the sign coming from the south.

Danny Shamoon, owner, was sworn in. Mr. Shamoon said if they put the sign in the center people will drive by the sign. He discussed the reason for the sign placement in the north area. Commissioner Wachter agreed a car will obscure the sign. Discussion continued and the Commission members agreed to the proposed location.

Commissioner Wachter asked what the color preference is. Mr. Shamoon said they prefer black Lexan face with white lettering. Chair Felicione said they want the colors to match the building and asked if anyone had any preference. Commissioner Wachter discussed the illumination of the lettering.

Chair Felicione said they have agreed to the 18" base, horizontal numbers, black background with white letters with the reveal and color and the addition of the four-season landscape design approved by staff.

**A motion was made by Commissioner Wachter, seconded by Commissioner Morrell to accept the design for the sign with the following requirements:**

- 1. The base be increased to 18" above grade to the bottom of the cap.**

2. 3" limestone cap.
3. The street numbers arranged in a horizontal fashion underneath the cap.
4. The color scheme of a black background with white graphics.
5. The landscaping is approved by staff with plants that have spring, fall and summer interest.

**The vote was as follows:**

**AYES: 6**

Jason Felicione  
 Peter Wachter  
 David Aul  
 Matt Kinnich  
 Chris Mekus  
 Patricia Morrell

**NAYS:**

**ABSTAIN: 0**

**ABSENT: 1**  
 Tev Bond

**Motion Carried**

**ISSUE #2: 1855 WILLOW ROAD – Consideration of a request for approval of site plan, exterior façade and landscape design for an addition and interior remodeling at the Breaking Point Shell gas station located at 1855 Willow Road; Petitioner: Daniel Rosenthal on behalf of Breaking Point Shell; Property Index Numbers: 04-24-215-006-0000, 04-24-215-007-0000, 04-24-215-008-0000, 04-24-215-009-0000 and 04-24-215-010-0000; Project Number: 2017-0192.**

The petitioner, Dan Rosenthal, owner, and Clifford Town, project architect, were sworn in. Mr. Town explained he has been working with Mr. Rosenthal for over a year and had been before the Commission last year. Mr. Town stated they have incorporated previous comments into the current design. Mr. Town said one of the comments was the option for vertical or horizontal siding and the Commission recommended horizontal siding. Mr. Town noted the Commission recommended more window trim around the eastern windows for more character and that has been added to the plan. The Commission recommended Honeylocust trees in the landscaping to buffer the eastern portion of the parking area with shrubs which have been added to the plan.

Chair Felicione asked if the reason for the addition is aesthetics, to increase the retail size and to change restrooms to have better control. Mr. Town said there is one exterior restroom and is not ADA compliant and cannot be monitored. Mr. Rosenthal explained they have problems with the outside restroom and the new design will include two interior ADA restrooms accessible from the inside.

Chair Felicione mentioned since the last meeting, the sign has been installed and the landscape is near completion. Chair Felicione asked about the type of material used for the siding. Mr. Town said it is a Hardie Board product and will be painted in the Shell white color. Chair Felicione asked if the parking lot will be restriped or repaved. Mr. Town said it will be striped. Mr. Rosenthal said there is a section on the east side to be repaved.

Chair Felicione asked when they will start. Mr. Rosenthal said as soon as they complete the approval process and hope to start within the next 30 days.

Commissioner Wachter mentioned at the last meeting, the Commissioners had a concern about the height of the colored band on the façade and acknowledged it has been cut in half.

Commissioner Wachter further acknowledged certain industries, petroleum and food chains do need a corporate color scheme and said he is comfortable with the dimensions of the proposed colored band on the south facade.

Chair Felicione asked about the Brookfield Stone being used and if moisture or cold will break it apart. Mr. Town said there will be a limestone coping. Chair Felicione said if it is on the record it will be installed. Mr. Town said yes.

Chair Felicione asked about the existing foundation. Mr. Town said they will be taking out the foundation and will re-pour a full 42" foundation.

Commissioner Wachter said the typography of the *Service Center* does not share the center line with the vertical architectural element underneath and does not start in relation to any of the architectural elements and asked where the position came from. Mr. Town explained that is where it is positioned now. He said they will keep it and will not re-letter it.

Commissioner Wachter asked if the sidewalk to the retail entrance is 48" wide. Mr. Rosenthal said it will be wider. Commissioner Wachter noted it is out of the prevue of the Architectural Commission, but ADA requires approaching a latch side of an outwardly opening door that the architectural element has to be a minimum of 48". Mr. Town said he will make sure it is in the final plan for permit.

Mr. Rosenthal stated he has lived in the Village of Northfield for 36 years and wants his gas station to be beautiful. He noted the business is doing much better now that the Willow Road construction is complete.

**A motion was made by Commissioner Wachter, seconded by Commissioner Kinnich to approve the site plan revisions, landscaping and façade improvements at the Breaking Point Shell gas station located at 1855 Willow Road in conformance with plans submitted June 5, 2017, with the following stipulation:**

1. A limestone cap added between the proposed thin stone base and the proposed Hardie Board siding.

**The vote was as follows:**

**AYES: 6**  
Jason Felicione  
Peter Wachter  
David Aul  
Matt Kinnich  
Chris Mekus  
Patricia Morrell

**NAYS: 0**

**ABSTAIN: 0**

**ABSENT: 1**  
Tev Bond

**Motion Carried**

Chair Felicione noted the third item on the Agenda is the Planned Unit Development on Willow Road. Chair Felicione stated the policing powers of the Architectural Commission are limited and that any and all matters of lot size, setback, street width, sidewalk, lighting in part, zoning, water, detention and density are not something to be heard by the Architectural Commission nor does the Commission have the authority to review it. Chair Felicione continued that concerns over water or density will go to Plan and Zoning Commission and the Village Board.

Chair Felicione further noted this meeting is an update about architecture, the elements and overall design concept of what they would like to build in Northfield and will still need to go before the Plan and Zoning Commission. He said today they are seeking input on materials for architecture, landscape and hardscape. Chair Felicione explained to the audience there is not a vote or a motion for a vote today and stormwater and density will be before the Plan and Zoning Commission. Ms. O'Neill added that meeting is next Monday, July 17, 2017.

**ISSUE #3: 2140, 2150, 2156, 2158, 2160, 2170 and 2184 WILLOW ROAD – Preliminary consideration of a request for approval of site plan, exterior façade, lighting, landscape, hardscape and signage for the proposed 21 detached single family residences on the 7.15 acre site bounded by Willow Road, Bracken Lane and the unimproved Willow Road Village right-of-way; Petitioner: R2 Northfield, LLC; Property Index Number: 04-24-103-023, 04-24-103-022, 04-24-103-021, 04-24-103-047, 04-24-103-046, 04-24-103-026, 04-24-103-017; Project Number: 2017-0038.**

Chair Felicione stated regarding the Planned Unit Development, the petitioner's request is a conceptual preliminary review and no motion from the Architectural Commission is necessary today. The review will simply help the petitioner for the Plan and Zoning Commission meeting on July 17, 2017. Chair Felicione said items to be discussed are fencing, architectural design, landscape, ornamental lights, paving materials, walkability and site amenities, such as bench placement.

On behalf of the petitioner, John Myefski, Myefski Architectures, Jeremiah Diamond, Myefski Architects and Nick Patera of Teska Associates were sworn in.

Chair Felicione welcomed Mr. Myefski back before the Commission. Mr. Myefski said they are now located in downtown Evanston, but prior to that were in Glencoe for 17 years and are coming up to 24 years as a firm on the North Shore and have done over 200 single family homes. Mr. Myefski explained the project began over two years ago and the first neighborhood meeting was in July 2016. They have had several private meetings with neighbors and will continue to welcome private meetings to talk about the project. Mr. Myefski said they have had two official meetings with the intent to get input from the community. He explained the project has scaled down since that time. Mr. Myefski said they can be available to meet with residents prior to the Plan and Zoning Commission meeting.

Mr. Myefski outlined the project as a Planned Unit Development. He noted the amount of homes started out higher and has come down. The community has asked for fewer homes, but he has had to balance what the community wants with good architecture, landscape, site amenities and stormwater which will be discussed before the Plan and Zoning Commission.

Mr. Myefski continued by stating there are two acres dedicated toward stormwater which overall will generally improve the stormwater flow for the surrounding area by 25% beyond what must be done to meet the current ordinances.

Mr. Myefski said the site is divided in two and is a large triangle off Willow Road with Bracken Lane on the left side and the unimproved Willow Road easement on the south side. Mr. Myefski noted there has been a lot discussion about the easement, but there will be nothing done with the easement. Mr. Myefski explained the natural flow of water from the upper north flowing to the south and a heavy overland flow of water into the site from the west. Mr. Myefski said to

store the water and not overflow, two detention ponds are dedicated to that and overflow will fill in the rest of the site while the wetlands will help absorb the water. He noted a bridge will separate the site from north to south. The southern homes will create a new grade barrier to stop the stormwater currently overflowing and going to the neighborhood to the south. He explained the land barrier created will stop the overflow to the south and none of the stormwater will go off site to any neighbor's property, but will flow into the site and eventually to the center, out, and eventually into Willow Road not from the site, but from the west.

Mr. Myefski said the PUD will go from the existing 7 homes to 21 homes in keeping with the R-4 neighborhood to the south. He explained they had originally tried to connect to the road to Bracken Lane and utilize the unimproved Willow Road easement, but the community was not interested in either. Mr. Myefski noted the present traffic plan has been reviewed by the traffic consultant and the city engineer.

Mr. Myefski proposed to push homes tighter together to create more open space. He noted the setbacks for the homes and proposed a narrow 20-foot street in lieu of 24-foot street which could fit, but they preferred to keep the scale small. The road will be managed privately.

Mr. Myefski said there will be no sidewalk adjacent to the road. They proposed a sidewalk connection to Bracken Lane, but that idea was not accepted by the residents.

Mr. Myefski stated they are not proposing street lights, but low level of lighting off the homes. This idea came from the neighborhood discussions and concern about overhead lighting. The open space within the property is intended to meet the parks and recreation requirement.

Mr. Myefski said the traffic circulation into the site is right in, right out and noted they did originally suggest removing the median for left in at the west end, but were discouraged from that.

Mr. Myefski highlighted parts of the site and discussed details of the plans as it related to their Power Point presentation.

Mr. Myefski discussed the four different unit elevation plans noting the architecture is shingle style. He stated each model is different and the design is geared towards empty nesters by placing the master bedroom on main floor. The idea being smaller homes with high quality finishes. He outlined in detail the specific finishes and many features of each model A, B, C and D as outlined in the Power Point presentation.

Similar property projects at Fox Meadow and Regentwood, were compared to this site as outlined in the Power Point presentation.

Mr. Myefski listed building materials for the windows, the garage doors, etc., noting quality and textures. He said they will be using a shaker town shingle with two options of grey or natural finish. He explained the stone material and light sconces then noted the home address numbers will be six inch highly polished brass numbers.

Mr. Myefski detailed the interior floor plan for each model home and noted the homes have no basements.

Mr. Nick Patera, Landscape Architect for Teska Associates noted they have been working hard to integrate the architecture, site plan and civil engineering. Mr. Patera explained the process of

looking at the existing trees and understanding the dynamics of the property. Referring to the Power Point presentation, Mr. Patera said they will be removing existing trees within the property, but the perimeter planting will remain. Mr. Patera discussed the property along Willow Road and the opening to the property and selected views in. Detailed discussion ensued as to the property, character and environment being created. Mr. Patera discussed the elements of the front entrance columns including illumination and secondary reflecting light. He noted each individual home will have four to five ornamental trees. Mr. Patera thoroughly detailed the process he used to create the pace of the street. He also discussed the elements of landscaping, retaining walls, pavers and the walking path around the wetland areas.

Chair Felicione commended the presentation. He noted the Commission must make sure the materials presented will be used. Chair Felicione used the two types of cedar shingles as example. Chair Felicione asked if the walking path counted toward impervious. Mr. Myefski said no.

Chair Felicione liked the materials being used. He asked if only two of the homes are side loaded. Mr. Myefski said they are committing to what they have which is two side loaded and remainder, 19, front loading. Chair Felicione asked what the price point is. Mr. Myefski said around \$1 million depending on actual square footage and the level of finishes.

Mr. Myefski discussed the schedule of the project including Army Corps approvals noting it would be about another year before actual construction.

Chair Felicione asked about the lower sparse cluster of trees at the entrance to screen the homes from the road and asked if it would be an upgrade to have more screening from the road. Mr. Patera said there will be a considerable number of trees and do not anticipate homeowners will want to add, but noted if they chose to add it would be part of an Association decision. Discussion ensued as to the landscape and noted this plan is a conceptual plan.

Chair Felicione asked what is being offered to Bracken Lane for screening and to the south. Mr. Patera noted the Bracken Lane side has trees that will remain and are mature. They discussed power lines and types of trees that could be planted and a list of Com Ed approved trees. Mr. Patera explained their reasoning for the types of trees being used. Mr. Myefski noted they studied the south property and took pictures and found it is hard to see through even in the winter months. Chair Felicione asked if there will be a privacy fence. Mr. Patera said there will be landscape that will ultimately get taller.

Commissioner Aul asked if the access points have been approved by IDOT. Mr. Myefski said IDOT has seen the access points and commented. Commissioner Aul asked about the layout of the site and if they worked from the stormwater backwards to try to design for stormwater capacity. Mr. Myefski said the stormwater dictated the layout and detailed the many ways they looked at dealing with it.

Commissioner Aul asked if the design for the stormwater, is why there is less land to have deeper lots for side loaded garages. Mr. Myefski said correct. Commissioner Aul asked what changes would have to happen if the Commission insisted on side loaded garages. Mr. Myefski said it would predominantly impact what is being done with the open space, but could be done. Discussion ensued.

Commissioner Aul discussed the access, grading level and if it will be matched with what is there. Mr. Myefski agreed. Commissioner Aul asked about additional parking. Mr. Myefski said

two parking spaces are provided for each home in front of garage door. Discussion ensued regarding parking.

Commissioner Aul asked about placement for garbage. Mr. Myefski said it will be stored in the garage and the pickup will be done with a private refuse company. Commissioner Mekus asked how services will get to the back of the unit from the front. Mr. Myefski said a paver path could be included to lead to the backyard. He said the main idea is to be 100% maintained community and there should be no need for a lawnmower or snow blower.

Commissioner Mekus asked about the finishes and if the façade material palette could be increased to three (3) or four (4) colors including the gray and natural. Mr. Myefski said they are open to allow for that.

Commissioner Mekus asked about the wetlands, security and keeping kids out of it. Mr. Patera said it will be a self-regulating concern. Mr. Myefski said they will meet the required safety standards. Commissioner Aul asked if the area is designated by Army Corp as wetlands. Mr. Diamond noted yes.

Commissioner Mekus asked for clarification as to the traffic in and out of the property. Mr. Myefski said they will have to circulate through the surrounding areas. Commissioner Wachter said it is a penalty to those buying the property, but they will know this up front.

Commissioner Wachter asked about the entrance pillars and if there will be signs. Mr. Myefski said they will end up with one sign in the center pillar. Discussion ensued about the illumination at the entrance. Commissioner Wachter stated the Commission will want to avoid the blue tint from too high a color temperature. He suggested the pillars should not exceed 3,000 color temperature in order to avoid the blue tint. He also suggested individual exterior house lighting should be controlled through the Association. This would include the same light bulbs used and the timing is the same. Mr. Myefski agreed to the suggestions and to keep the color temperature down to amber/ warm lighting and finding the balance. Commissioner Wachter said he does not like the polished brass house numbers and would suggest copper, bronze or aluminum bronze.

Chair Felicione thanked the petitioner for their presentation and again stated it is only conceptual and opened up questions to the audience.

Margaret Leason, 353 Jeffery Street, Northfield, asked about the height of the homes. Mr. Myefski said the lower homes are approximately 20 to 24 feet and the higher homes 27 to 30 feet.

Allen Perl, 2222 Bracken Lane, Northfield, asked if the rooftops will be higher than the tree covering to completely buffer the view and cover the houses. Mr. Myefski explained the houses average 24' and it would take a while for the younger trees to reach the roof tops. Mr. Perl asked if there are still two access points. Mr. Myefski said there are and both are in and out. Mr. Perl noted at the last meeting they said there would not be a sign at the entrance. Mr. Myefski said at the center median they want a sign that says the name, Walden Lane, which is also the street name and the name of the project. Mr. Perl asked if there will be a full Association. Mr. Myefski said yes. Mr. Perl also asked about additional parking and street parking.

Gail Blake, 350 Thackeray Lane, Northfield, noted she has lived in Northfield 75 years and remembers the property having sedge meadow plants and would like to see these species put back. Mr. Patera noted there are sedges in the planting mix.

Ms. Joanne Fischer, 2261 Bracken Lane, Northfield, asked about the average lot size. Mr. Myefski said just less than 15,000 sf and discussed the zoning. Ms. Fischer expressed concern as to what will stop owners and guests from turning to Bracken Lane. Mr. Myefski said they cannot regulate, but understand the situation.

Ms. Fischer asked about the flow of water from Bracken Lane and where the water will go. Mr. Myefski explained the flow process and the design and said further discussion of the technicalities will be detailed in engineering plans presented at the Plan and Zoning Commission meeting. Ms. Fischer asked about the location of the first house and how close it is to Willow Road. Mr. Myefski said about 25 feet from the property line.

Ms. Judy Krugman, 353 Ingram Street, Northfield, said she borders the property. She asked if the seven homes on the lot sold and Mr. Myefski said 5 of the 7. Ms. Krugman agreed lighting is an issue for security in low lit areas in the neighborhood. Ms. Krugman said in the winter months where she lives on the second floor, she can see through the trees. Ms. Krugman asked about sidewalks. Mr. Myefski said it is a pathway and noted location of the pathway. Ms. Krugman asked if the land will be graded higher than the present homes. Mr. Myefski said it will be slightly higher and will be detailed at the Plan and Zoning Commission meeting.

Ms. Ann Peterson, 327 Ingram Street, discussed the construction of the new school and said she anticipates young families moving in, not empty nesters, therefore, not having sidewalks will be a huge problem. Ms. Peterson suggests considering the tradition of private lanes and post signage at the lane and appreciates the effort to make it like a private lane rather than a subdivision.

Charlie Hoffner, 450 Whittier Lane, Northfield, asked about the two entrances. He asked if there has been any opportunity to look at the entrance width for the fire trucks or paramedics or bigger equipped trucks. It was noted this will be discussed in detail at the Plan and Zoning Commission meeting. Mr. Hoffner asked about the new sidewalk on Willow Road and if it is being removed. Mr. Myefski said it will remain.

Chair Felicione thanked Mr. Myefski and his team for coming with this extra step to inform the community and encourages everyone to reach out to him and meet one-on-one. He noted the issues not covered for the Architectural Commission will be discussed at the Plan and Zoning Committee meeting.

With no further agenda items, Chair Felicione asked for a motion to adjourn.

**A motion was duly made by Commissioner Wachter, seconded by Commissioner Morrell and passed to adjourn. The meeting adjourned at 9:00 p.m.**

Approved 8/21/17