

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 September, 2018, at the hour of 7:00 p.m.

MEMBERS PRESENT:

JASON FELICIONE, Chairman  
BARNABY DINGES  
TEV BOND  
CORINNE CARR

MEMBERS ABSENT:

PATRICIA MORRELL  
JOHN ISSA  
MIKE SOLLITT

ALSO PRESENT:

LINNEA O'NEILL, Staff Liaison

1 CHAIRMAN FELICIONE: I would like to welcome you to the  
2 September Architectural Committee meeting. My name is Jason  
3 Felicione and I'll be your Chair. I'd like the members of  
4 the Committee to introduce themselves, starting at my left  
5 with Commissioner --  
6 COMMISSIONER BOND: Tev Bond.  
7 COMMISSIONER DINGES: Barnaby Dinges.  
8 COMMISSIONER CARR: Corinne Carr.  
9  
10 CHAIRMAN FELICIONE: Wonderful. The first item on the  
11 agenda is to approve the minutes for the previous meeting.  
12 Do we have a motion?  
13 COMMISSIONER BOND: I motion to pass the minutes.  
14 CHAIRMAN FELICIONE: All those in favor?  
15 (Chorus of ayes.)  
16  
17 **1. 1725 WINNETKA ROAD - Consideration of a request**  
18 **for approval of lighting and a landscape plan for**  
19 **the proposed 28 rental townhomes on the 2.16acre**  
20 **site located at 1725 Winnetka Road.**  
21 CHAIRMAN FELICIONE: Okay, item number one on our  
22 agenda, 1725 Winnetka Road. Who's going to represent? Can  
23 we swear you in please?  
24 MS. TALTY: Sure can.  
25 CHAIRMAN FELICIONE: No sheet?  
26 MS. O'NEILL: No sheet for me either.  
27 (Witness sworn.)  
28 MS. O'NEILL: State your name.  
29 MS. TALTY: I'm Katherine Talty, Landscape Architect.  
30 Nice to see you again. I am really just going to describe  
31 the changes that we've made to the landscape plan since we  
32 last appeared before you.  
33 Essentially, the changes were made to respond, excuse  
34 me, to respond to the architectural changes that were made to  
35 the building. Primarily, starting along Winnetka Avenue --  
36 sorry, is that better?  
37 So, starting along Winnetka Avenue, one of the  
38 recommendations from this Commission was to create some depth  
39 to the facade of the architecture, the two buildings that run  
40 along Winnetka Avenue. So, in response, the architects went  
41 back and made some minor adjustments to the facade, moving a  
42 couple of the units forward, pulling some back so there was  
43 some definition to the facade.  
44 So, in response to that, we made changes to the  
45 corresponding landscape that runs along the foundation of  
46 those buildings, so that now the plans correspond to the face  
47 of the building. In addition, we added a couple of different  
48 species to cover certain portions of the stoops that will be  
49 exposed because we are ascending a number of stairs up to the  
50 front porches of the units. So, we added climbing hydrangea

1 in the spaces where the stoops will be, where there will be  
2 some of the stoop exposed so the climbing hydrangea will  
3 climb the face of the stoop. And we added some additional  
4 perennials and evergreens to create this kind of multi-season  
5 interest along the front facade.

6 We also made some minor adjustments to the landscape  
7 that is in front of the AT&T equipment and generator that  
8 runs along Winnetka Avenue, added some more evergreens so the  
9 view is blocked from Winnetka Avenue. Also, made some very  
10 minor accommodations for an access road that runs back to the  
11 equipment. It's camouflaged, it will be grass screened, you  
12 won't see the road, but we had to move the plants so subtly  
13 so we could get a truck behind, through that area and to  
14 service the equipment.

15 We made two minor changes. We made a species to two of  
16 the trees that are on the interior of the site. This is at  
17 the request of the Fire Department, so the trees' branching  
18 formation is a little more narrow. The fire trucks can make  
19 turns without concern of hitting the trees or breaking the  
20 branches. So, that was the one minor change on the interior  
21 of the site.

22 And then, finally, we added some more plant material to  
23 the interior courtyard, really just increased the amount of  
24 perennials and refined the planting to a degree.

25 So, those are the changes. If there's any questions,  
26 I'm happy to answer.

27 CHAIRMAN FELICIONE: You want to cover the lighting  
28 really quick?

29 MS. TALTY: Do you want to cover the lighting? I think  
30 that's the photometric plan.

31 MR. BALAS: Right. Mike Balas from James.

32 (Witness sworn.)

33 CHAIRMAN FELICIONE: Thank you. Your name again?

34 MR. BALAS: Mike Balas.

35 CHAIRMAN FELICIONE: Thank you, Mike.

36 MR. BALAS: So, the corresponding change to the site  
37 plan was carried through into the lighting plan. There was  
38 no change in the location or type of fixtures. That was just  
39 really sort of those two plans tied in and that when we go to  
40 construct those plans, that everything will be in the right  
41 spot.

42 MS. TALTY: And I can add that we corresponded the  
43 landscape plan to the lighting plan so the site lighting  
44 doesn't interfere with any of the plant material.

45 CHAIRMAN FELICIONE: In other words, you kept lighting  
46 away from the adjoining pavers and I think that was a smart  
47 move as well.

48 MS. TALTY: Correct.

49 CHAIRMAN FELICIONE: Do we have any questions?

50 COMMISSIONER DINGES: I'm just curious which of the

1 trees in the courtyard that were modified for the Fire  
2 Department.

3 MS. TALTY: The trees that were modified are the  
4 southern most two trees. They're still I think shown in your  
5 package as a type of maple. We have subsequently made the  
6 change. It was after this was submitted, to a tupelo which  
7 is just a tighter oval form, still gets good fall color which  
8 was my goal because you're going to see the tree through the  
9 --

10 COMMISSIONER DINGES: As you come in, right? I mean,  
11 those would be the first two you'd see in the front?

12 MS. TALTY: Correct, correct. They still had to be  
13 attractive. They're very, it's a very attractive species of  
14 tree; it's just a tighter canopy.

15 CHAIRMAN FELICIONE: All right, Katherine, I'm going to  
16 open it up to the audience, unless you're going to come back  
17 up to the podium. Anyone from the audience would like to  
18 comment? Come forward please. Can I have your name please?

19 MR. SCULLY: Dennis Scully.

20 CHAIRMAN FELICIONE: Dennis Scully.

21 (Witness sworn.)

22 CHAIRMAN FELICIONE: Thank you.

23 MR. SCULLY: Question. I know what you proposed, but I  
24 don't know what the before and the after is. Do you have any  
25 way to visually display what you've been asking us to do or  
26 asking the Commission to do?

27 MR. BALAS: No.

28 CHAIRMAN FELICIONE: Thank you. So, they made the  
29 changes we'd asked them to make. Lighting stayed the same.  
30 Does somebody want to make a motion?

31

32 COMMISSIONER BOND: I make a motion to pass 1725  
33 Winnetka Road landscape and lighting.

34 CHAIRMAN FELICIONE: Is there a second?

35 COMMISSIONER CARR: Second.

36 CHAIRMAN FELICIONE: All those in favor?

37 (Chorus of ayes.)

38

39 CHAIRMAN FELICIONE: Motion passed. Mr. James, we've  
40 got you out here in record time.

41 MR. JAMES: Thank you. I appreciate it.

42

43 **2. 1779 WILLOW ROAD NORTH DENTAL - Consideration of a**  
44 **request for approval of permanent signage for**  
45 **North Dental located at 1779 Willow Road.**

46 CHAIRMAN FELICIONE: Okay, 1779 Willow Road.

47 MR. WOLAK: Good evening.

48 CHAIRMAN FELICIONE: Good evening. Can I have your  
49 name please?

50 MR. WOLAK: Marcin Wolak.

1 CHAIRMAN FELICIONE: Marcin, last name please?  
2 MR. WOLAK: Wolak, W-o-l-a-k.  
3 CHAIRMAN FELICIONE: Okay, let's swear you in.  
4 (Witness sworn.)  
5 CHAIRMAN FELICIONE: Thank you. Please proceed.  
6 MR. WOLAK: So, I actually have a sample. I'm  
7 representing Dr. Phillip Moorad and the North Dental right  
8 across the street at 1779 Willow. I have a sample of the  
9 signage that we are applying for if you guys like to take a  
10 look.  
11 CHAIRMAN FELICIONE: Please.  
12 MR. WOLAK: Sure. Just to give you an idea of the  
13 construction.  
14 CHAIRMAN FELICIONE: Thank you. So, it's an internal-  
15 lit, not a back-lit, correct?  
16 MR. WOLAK: Exactly. So, it's internal-lit and it's  
17 actually an aluminum return with the pushed through acrylic  
18 that's halo lit and faceless as well.  
19 CHAIRMAN FELICIONE: I don't believe we've seen this  
20 before.  
21 MR. WOLAK: It's a little bit, it's very appropriate.  
22 CHAIRMAN FELICIONE: Can I ask a question? Is that  
23 because it's expensive?  
24 MR. WOLAK: It's a little more of a high-end, yes.  
25 It's a lot more subtle than just an illuminated face.  
26 CHAIRMAN FELICIONE: Can we just turn it up?  
27 MR. WOLAK: Yes. Just stand this up and there you are.  
28 That's actually the exact model as spec, the 3M sultan blue.  
29 CHAIRMAN FELICIONE: Okay.  
30 MR. WOLAK: So, like I said, I'm just proposing to do a  
31 raceway-mounted, internally illuminated, acrylic pushed  
32 through sign. It's mounted on a three by five raceway that's  
33 painted to match the brick facade, and then it gives that  
34 individual letters that will be mounted onto that raceway.  
35 Then that way, it protrudes in the wall, we only have minimal  
36 protrusions. We have three for clips, one for power, and  
37 it's nice and clean.  
38 CHAIRMAN FELICIONE: So, you're trying to tie the blue  
39 into the adjacent siding and the front door, right?  
40 MR. WOLAK: So, the blue is actually the customer logo  
41 itself. So, what we're doing is we're basically using the  
42 can itself as a white halo sort of instead of just a big  
43 solid blue face on that wall. So, as far as the coloring  
44 goes, that's the customer's logo.  
45 CHAIRMAN FELICIONE: So, the previous color that we  
46 discussed was all blue, is that what you're saying?  
47 MR. WOLAK: Yes, yes. That is his new logo. I believe  
48 in Northfield, that was there also.  
49 COMMISSIONER DINGES: Can I ask just as a personal  
50 statement?

1 MR. WOLAK: Uh-huh.  
2 COMMISSIONER DINGES: Why are the n's upside down u's?  
3 Are they really going to look like that?  
4 MR. WOLAK: The n's? Oh, I see what you mean. That is  
5 the, yes, that's the font choice. That is the, we actually  
6 weren't the ones who designed as far as the font or the curve  
7 for the logo. But yeah, that is the logo itself.  
8 CHAIRMAN FELICIONE: And that's the logo for their  
9 brand?  
10 MR. WOLAK: Exactly, yeah.  
11 CHAIRMAN FELICIONE: Okay.  
12 MR. WOLAK: So, that's what --  
13 COMMISSIONER CARR: And the whole thing lights up,  
14 right? Not just the tooth in the middle?  
15 MR. WOLAK: Yes. So, each would be an individual  
16 letter, exactly how you're seeing there. And yes, every  
17 single letter illuminates, yep.  
18 CHAIRMAN FELICIONE: I mean, it's kind of unique  
19 because it stands alone. I don't think that he's going to  
20 have any more business because it says dental on it or not,  
21 you know.  
22 MR. WOLAK: Yeah, I mean, the big push was just not  
23 seeing anything from Happ. If you're coming, I believe  
24 that's southbound, he's a little bit set back from that strip  
25 mall with the Starbucks. So, if you wanted something,  
26 especially, I mean, coming off the highway as well, just to  
27 get a little bit more visibility, I think.  
28 CHAIRMAN FELICIONE: He doesn't want to sell to the  
29 Starbucks people, moving to the first floor and then have a  
30 pared parking lot for Starbucks, no?  
31 MR. WOLAK: There's actually a monument sign out front  
32 that I don't know what the dealings are, but that may be  
33 something that he'd like to pursue in the future as well, so  
34 --  
35 CHAIRMAN FELICIONE: Okay.  
36 COMMISSIONER BOND: Dental/medical, typically, it's a  
37 designation point. I think all of the dentists that I have  
38 gone to have been recommendations, same with doctors. So,  
39 that kind of visibility I don't think is as necessary for  
40 this type of business, because typically it's referral,  
41 right? You know, I've driven from here to Lake Forest  
42 because that was the best person to go to.  
43 So, for me, the scale of it I think is too big for the  
44 building and even the appearance, although I appreciate this  
45 quite a bit, I think that for its location it's, for me, it  
46 does not appeal to me at all. The lighting, the color, the  
47 font, personally, I find it unappealing for this building and  
48 for that location.  
49 MR. WOLAK: Okay. I did speak with, I believe her name  
50 is Linnea O'Neill.

1 MS. O'NEILL: I'm right here.

2 MR. WOLAK: Oh, sorry, Linnea. As far as the sizing  
3 goes, with the way that the logo is designed, as far as  
4 having that sort of longer appearance, it's a more modern-  
5 looking font, that was something that we tried to keep as  
6 minimal as possible, which is why we did the individual  
7 lettering and they're only 18 inches tall in order to  
8 basically accommodate that sign ban. And as far as I know,  
9 the square footage breakdown, I don't know if you have in  
10 front of you is, I think page three or page four out of six.

11 So, as far as the total square footage, we're only at 16.72,  
12 and I believe, I spoke with Linnea a little bit on it. As  
13 far as, this was designed basically to be as minimal as  
14 possible while still providing a visibility that Dr. Moorad  
15 was looking for.

16 So, as far as that goes, we really did try to  
17 accommodate that as much as possible while still having an  
18 illuminated wall sign. He was very careful as well to make  
19 sure that we are proposing something that, like Jason said,  
20 was a little bit more upscale and didn't just like any other  
21 raceway sign, just a big sign cabinet with just vinyl  
22 graphics applied to it. It's a little bit more of a high-end  
23 look and it really, as far as the lighting aspect of it goes,  
24 the other thing that I mentioned is we could always install a  
25 dimmer. That's something that clients certainly appreciate,  
26 villages as well. So, say, I mean, you're right across the  
27 street, so say it's a little bit too bright, you could always  
28 have it on a dimmer and it could be adjusted easily, if  
29 that's something that the Committee would invest.

30 CHAIRMAN FELICIONE: So, this is tough because he's not  
31 asking for a variance of the signage, he's entitled to the  
32 size, right?

33 COMMISSIONER BOND: Right.

34 CHAIRMAN FELICIONE: So, simultaneously, we go back to  
35 this. You don't have to participate in this conversation, I  
36 apologize to you, Marcin.

37 MR. WOLAK: Oh, good.

38 CHAIRMAN FELICIONE: So, simultaneously, it doesn't  
39 relate to the property on the east because there is no  
40 property on the east. It doesn't relate to the property on  
41 the west because the property on the west is set forward and  
42 there's no signage outside at all --

43 COMMISSIONER BOND: Right.

44 CHAIRMAN FELICIONE: -- although the colors kind of  
45 match which is why I was asking you if that's where you went  
46 with this. The color, I don't like it, but I suppose it  
47 could be interpreted as meeting, some attempt at a harmonious  
48 environment, okay.

49 Now, here's the rub. East of the highway is probably  
50 the next, so if they were going to challenge legally, east of

1 the highway where, what's the name of the salon?  
2 MS. O'NEILL: I don't know.  
3 CHAIRMAN FELICIONE: That sign is much, much bigger and  
4 they had a variance and it's not the prettiest thing in the  
5 world. So, challenge-wise, it wouldn't win, but we've got to  
6 set the pace now for something else that's going on, right?  
7 COMMISSIONER BOND: Right.  
8 CHAIRMAN FELICIONE: So, they're entitled to the size.  
9 It's really modern.  
10 COMMISSIONER BOND: Yes.  
11 CHAIRMAN FELICIONE: So, I'm going to ask just a couple  
12 of questions to kind of soften this. Is there something that  
13 you want to pull the trigger on tomorrow?  
14 MR. WOLAK: As far as? As far as getting it into  
15 fabrication?  
16 CHAIRMAN FELICIONE: Yes, installation.  
17 MR. WOLAK: That was the plan.  
18 CHAIRMAN FELICIONE: Because, I mean, I see how the  
19 white is tied into the window, right?  
20 MR. WOLAK: Uh-huh.  
21 CHAIRMAN FELICIONE: I got it, and you're entitled to  
22 size, but this is all a little modern I think for us, right?  
23 COMMISSIONER BOND: Well, it just, visually, is not  
24 appealing. It's just not.  
25 MR. WOLAK: In what way? As far as the font choice?  
26 COMMISSIONER BOND: Right. The font, it's awkward.  
27 MR. WOLAK: Okay.  
28 COMMISSIONER BOND: It's a very awkward, the n's --  
29 COMMISSIONER CARR: Like with the lowercase upside-down  
30 n's are very odd to me. I think it needs to be adjusted.  
31 COMMISSIONER BOND: Right, it doesn't have any  
32 sophistication to it at all in my opinion. It's very simple,  
33 and not that it has to be crazy, it's just the spacing of the  
34 letters, the overall massing of it, the way that it works,  
35 it's flat. It's just a very flat, unappealing sign in my  
36 opinion.  
37 CHAIRMAN FELICIONE: If those n's are more like the n  
38 in the Northfield sign which is directly to the west of you  
39 at the corner of Happ and Willow Road, you'd have an argument  
40 for tying that into your harmonious environment and meeting  
41 the same expectation. So, I've got to tell you, I think the  
42 sign needs work, but I'm trying to give you direction as to  
43 where to go.  
44 MR. WOLAK: Okay.  
45 CHAIRMAN FELICIONE: And I'm one person on this  
46 Committee and I have no louder or stronger voice than anybody  
47 else.  
48 MR. WOLAK: Okay.  
49 CHAIRMAN FELICIONE: So, you'll get the meeting minutes  
50 to help you with the design moving forward, but my

1 suggestion, for this Chair is, I don't mean the Chairman of  
2 the Committee, just where I sit, the n's stick out to me as a  
3 non-negotiable as it relates to other buildings in a  
4 harmonious environment. Otherwise, I have to follow the code  
5 exactly as it goes and you're within your right except for  
6 that one thing.

7 MR. WOLAK: Right. Right.

8 CHAIRMAN FELICIONE: So, if you tie the n's into the  
9 Northfield, I'm not sure that I would love it, but I would  
10 understand the argument was there for you to move forward.

11 MR. WOLAK: Right.

12 CHAIRMAN FELICIONE: Okay?

13 MR. WOLAK: I mean, Dr. Moorad, I'd just like to say  
14 the entire idea behind, just to be clear, I was not behind  
15 the design of it. When we came in, it was already designed  
16 of course --

17 CHAIRMAN FELICIONE: Okay.

18 MR. WOLAK: -- so I can't really comment on that. His  
19 entire, the entire point was to have something a little bit  
20 more modern and something that --

21 CHAIRMAN FELICIONE: But you still achieve modern if  
22 you were to change the n's.

23 COMMISSIONER CARR: The material itself.

24 CHAIRMAN FELICIONE: Yes.

25 COMMISSIONER BOND: Well, and you can have modern and  
26 you could have something that just is a little more  
27 sophisticated or thoughtful, right? This is pretty straight-  
28 forward. I mean, this --

29 CHAIRMAN FELICIONE: Yes. My overall advice to you is,  
30 when you come back, and I will do you a favor and we're going  
31 to continue it for you so we won't say no.

32 MR. WOLAK: Okay.

33 CHAIRMAN FELICIONE: But my advice is to come back with  
34 more than one example for us to vote on, okay?

35 MR. WOLAK: Okay.

36 CHAIRMAN FELICIONE: You know, play with it a little  
37 bit. You know, so the thing for me is, if I could ask one  
38 more thing, you're not going, as you drive by this place,  
39 it's going to soften up because this thing is hidden behind  
40 that tree, and as you're coming from the east, or the west  
41 going towards the east, it's almost hidden by the Starbucks  
42 building, okay, and then you drive by it in a flash. So,  
43 you're getting away with a lot there and I understand why you  
44 wanted to have a sign, because nobody knows it's a dentist's  
45 office. I mean, I get it, okay, and you're within your right  
46 for some of that, but that's what my suggestion is from here  
47 and then a letter --

48 MR. WOLAK: Okay, yeah.

49 COMMISSIONER BOND: I think it would be nice if it  
50 worked a little more of the vocabulary of that block. So, if

1 you look at the building next to it and the Starbucks  
2 building and that, it would be nice if that signage worked a  
3 little bit more in that vocabulary.

4 MR. WOLAK: Right, I understand. It's just that it's a  
5 little subjective when the logo design itself is basically  
6 integral to his business identification. Like I said, it's  
7 on all his business cards, it's in his e-mail, it's in his  
8 copy. I mean, it's his business idea.

9 CHAIRMAN FELICIONE: And next time, if that's the case  
10 and you talk to the doctor, bring us something that shows us  
11 that that's the case.

12 MR. WOLAK: Okay.

13 CHAIRMAN FELICIONE: Okay?

14 MR. WOLAK: I just wasn't told up front as far as that  
15 goes when we submitted. We weren't told anything as far as  
16 design guidelines. Like I said, we tried to keep to the code  
17 and the area as much as possible with keeping something  
18 illuminated that's subtle while still, I mean, it's his  
19 business identification at a certain point.

20 CHAIRMAN FELICIONE: I agree with you.

21 MR. WOLAK: There's only so much I can --

22 CHAIRMAN FELICIONE: We kind of gave you some  
23 suggestions on what is to come back here and we're not giving  
24 you a no --

25 MR. WOLAK: Okay.

26 CHAIRMAN FELICIONE: -- but it needs some work.

27 MR. WOLAK: Okay. So, the n specifically, correct?

28 CHAIRMAN FELICIONE: Well, I mean, for this guy --

29 MR. WOLAK: Okay.

30 COMMISSIONER CARR: No, I actually do agree, the n's to  
31 me are too modern and inconsistent with the character of  
32 that.

33 CHAIRMAN FELICIONE: Because she's just, Commissioner  
34 Bond is trying to tell you to tie it into adjacent  
35 structures, right? I threw you a bone and said at the  
36 entrance of Northfield, you could pick up the n, and now it's  
37 script for Northfield, and you'd win that argument.

38 MR. WOLAK: Okay.

39 CHAIRMAN FELICIONE: So, from a legal challenge, we  
40 would have less to stand on if you brought that to us.

41 MR. WOLAK: Okay.

42 CHAIRMAN FELICIONE: But your client might not want to  
43 do that.

44 MR. WOLAK: Right, that's, I mean, ultimately, yes.

45 CHAIRMAN FELICIONE: Right.

46 MR. WOLAK: Okay.

47 COMMISSIONER DINGES: Let me just add, I am less  
48 bothered by, I mean, I see what's going on there with the  
49 tree out front. It's kind of hard to see the building, I  
50 mean, right now with the full tree. You're going to see,

1 you're not going to see three or four of these letters. It's  
2 going to be, and is the tooth, is it brighter or does it just  
3 look brighter because there's more --

4 MR. WOLAK: No, no. It just looks brighter because of  
5 the outline on the photos that we have.

6 COMMISSIONER DINGES: I thought it was pretty cool. I  
7 looked at the Starbucks, you know, just around the corner.

8 MR. WOLAK: Right, just to the north of that.

9 COMMISSIONER DINGES: It's all caps.

10 MR. WOLAK: Yeah.

11 COMMISSIONER DINGES: It's the n's and the a, they look  
12 somewhat tooth-like, I mean, you know, so I, at least, I kind  
13 of, and especially when I saw that it was more subtle here,  
14 so I'm less bothered, but I certainly respect these  
15 viewpoints. But I think you're actually trying to do a  
16 pretty cool thing on a kind of a little obscure building.

17 MR. WOLAK: Yeah.

18 COMMISSIONER DINGES: Right as you sort of come off the  
19 highway into town and there it is.

20 MR. WOLAK: Yeah, absolutely. I mean, that's the whole  
21 idea is to give it a little bit more visibility. As far as,  
22 I mean, it's a little subjective as far as the n's. Like I  
23 said, the business identification is what it is. I can  
24 certainly bring it up to Dr. Moorad, but I know he was very  
25 adamant about that; there's a lot of back and forth.

26 CHAIRMAN FELICIONE: So, here are the suggestions of  
27 what is great and what's not. I'll make it easy for you. We  
28 can't argue the white, it ties into the building. The blue  
29 is subjective because of the adjacent building next door and  
30 your front door entranceway. So, you meet the requirements  
31 for that.

32 MR. WOLAK: Okay.

33 CHAIRMAN FELICIONE: The sign size, you get that, too,  
34 because it's part of our code. It's just the harmonious  
35 nature of this relating to the other signs; it's extremely  
36 different.

37 So, if you tweak that and you go get pictures of those  
38 areas and you give it back to him, you'll find something that  
39 works here. I mean, quite honestly, if you pitch this to me  
40 and that tooth was the n in both of those, I'd be like, yes,  
41 you know what? I understand why the n is the n.

42 COMMISSIONER CARR: Now, I will say that both actually  
43 appear on the website. So, you see it on the top it does  
44 look like your sign, but underneath it's just all caps.

45 CHAIRMAN FELICIONE: So, then be careful with what you  
46 bring from the business end of the --

47 COMMISSIONER CARR: I rather you go north than south --

48 MR. WOLAK: Yeah, I'll take a look. I'll take a look.

49 COMMISSIONER CARR: It does come up in all caps and  
50 looking like this, so it's both on the website.

1 MR. WOLAK: Okay.  
2 CHAIRMAN FELICIONE: But I think that for your benefit,  
3 you should take the minutes of the meeting and those ideas  
4 and move forward. I'm happy to continue it if that's what  
5 you would like instead of taking a vote.  
6 MR. WOLAK: Yes. Yes, I believe so.  
7 CHAIRMAN FELICIONE: Okay, can we have a motion to  
8 continue?  
9 COMMISSIONER BOND: I motion to continue.  
10 CHAIRMAN FELICIONE: Second?  
11 COMMISSIONER CARR: Second.  
12 CHAIRMAN FELICIONE: All those in favor?  
13 (Chorus of ayes.)  
14 MS. O'NEILL: To continue the motion you need a  
15 specific date; October 8th.  
16  
17 COMMISSIONER BOND: I motion to continue 1779 Willow  
18 Road to October 8th.  
19 CHAIRMAN FELICIONE: All those in favor?  
20 (Chorus of ayes.)  
21 CHAIRMAN FELICIONE: Motion passes. See you on  
22 October 8th.  
23  
24 MR. WOLAK: Thank you very much.  
25 COMMISSIONER BOND: Thank you.  
26  
27 **3. 405 CENTRAL AVENUE - Consideration of a request**  
28 **for approval of site plan, exterior façade,**  
29 **lighting and signage to allow for the proposed**  
30 **addition to The Josselyn Center located at 405**  
31 **Central Avenue.**  
32 CHAIRMAN FELICIONE: The next item on the agenda is the  
33 Josselyn Center at 405 Central Avenue.  
34 MR. SWIERK: Good evening.  
35 CHAIRMAN FELICIONE: Can you please state your name for  
36 me?  
37 MR. SWIERK: Sure thing. John Swierk, S-w-i-e-r-k.  
38 (Witness sworn.)  
39 CHAIRMAN FELICIONE: Thank you, Mr. Swierk.  
40 MR. SWIERK: I'm with DDCA Architects, the architect  
41 for the project. Here tonight is Susan Resko, she's the  
42 President. If there's any questions she has to answer she  
43 can be sworn in.  
44 CHAIRMAN FELICIONE: Can we swear you in at the same  
45 time?  
46 MS. RESKO: Sure.  
47 CHAIRMAN FELICIONE: Can I have your name again please?  
48 MS. RESKO: Susan Resko.  
49 CHAIRMAN FELICIONE: Susan Resko.  
50 (Witness sworn.)

1 CHAIRMAN FELICIONE: Thank you.

2 MR. SWIERK: So, you should have obviously the packets  
3 we submitted. I did bring brick samples. That's the sample  
4 that is extremely close to the existing brick that's out  
5 there. I brought a metal sample, this dark bronze is the  
6 column. The window mullions are just a clear anodized. The  
7 other piece of white metal is the fascia trim at the top of  
8 the project.

9 So, basically, the work being done that we're asking  
10 for your approval tonight is, or your review tonight, is  
11 about an eight-foot addition to the west at the existing  
12 entrance to Josselyn. What they're trying to do is make the  
13 building ADA accessible. Right now, you basically enter at  
14 mid-level and you're kind of stuck there unless you want to  
15 operate a real old chairlift on a chair rail to go up or  
16 down. So, basically, it's also really nice job I think of  
17 creating a building entrance to the facility that really was  
18 kind of non-descript before.

19 There was one note that the old Josselyn sign would  
20 come down. Basically, you're walking in from the parking  
21 area from the south, you walk under a little covered entry  
22 canopy into the elevator lobby. There currently is a notch  
23 in the building that's about eight by eight feet  
24 approximately. That's the approximate area that the elevator  
25 is going to go. That's got to be increased a little bit, but  
26 that's being taken out and into the facility to make the  
27 elevator fit. So, basically, it's just an elevator lobby at  
28 that level. The stair exit comes out for emergency exit out  
29 that way also.

30 Along with this is the approval of the Josselyn sign.  
31 It is also the dark bronze in mounted, backlit, anodized  
32 aluminum and I believe that falls within the square footage  
33 of your requirements.

34 Other than that --

35 CHAIRMAN FELICIONE: Can you cover the lighting real  
36 quick for me?

37 MR. SWIERK: I'm sorry?

38 CHAIRMAN FELICIONE: The lighting.

39 MR. SWIERK: Oh, lighting, sure. We've got four  
40 bollards, two on the south side of the existing driveway and  
41 two on the north side. You should have a bollard lighting  
42 spec sheet on that that also shows the photometric which  
43 obviously we're only trying to light the sidewalk area. Then  
44 there's one gooseneck on the existing building being placed,  
45 just to kind of highlight, to light up that sidewalk also.  
46 And you all should have the specs on that as well as the  
47 photometric. That is it.

48 COMMISSIONER BOND: And is there lighting in the  
49 canopy?

50 MR. SWIERK: There -- I'm looking, I'm sorry. We have

1 no lights under the existing plan.  
2 COMMISSIONER BOND: Okay, and you don't feel that you  
3 need lights in the canopy?  
4 MR. SWIERK: You're the first person that's brought up  
5 that point. Probably not a bad idea.  
6 CHAIRMAN FELICIONE: Yes, you need two in there.  
7 COMMISSIONER BOND: Probably --  
8 MR. SWIERK: Yeah, we probably need one or two in  
9 there. Probably recessed cans. Sure.  
10 COMMISSIONER BOND: Yes, recessed cans.  
11 CHAIRMAN FELICIONE: And not a gooseneck because --  
12 MR. SWIERK: No, no, no. They'll be recessed cans,  
13 yeah.  
14 COMMISSIONER BOND: Yes.  
15 CHAIRMAN FELICIONE: Actually, one of you should make a  
16 note of adding two recessed cans so it goes in the motion.  
17 MR. SWIERK: I believe we meet the setbacks, there's no  
18 issue there. We're actually right up against the existing  
19 driveway; it's not affecting the driveway.  
20 CHAIRMAN FELICIONE: It's a huge improvement to the  
21 exterior facade of the building, I have to tell you.  
22 COMMISSIONER BOND: I agree.  
23 MR. SWIERK: Thank you. Thank you.  
24 CHAIRMAN FELICIONE: I'm sorry because I know it's a  
25 costly expense to be able to put that elevator in there. I  
26 understand why you need it.  
27 MR. SWIERK: Right.  
28 CHAIRMAN FELICIONE: But it does look great.  
29 MR. SWIERK: Thank you.  
30 COMMISSIONER BOND: It is, yes, I think it's an  
31 excellent proposal and very well done. I love that your  
32 canopy is pulled away from the building slightly so that  
33 you've got that relationship of that back window which in  
34 this elevation is dark. But, you know, it allows that piece  
35 to float --  
36 MR. SWIERK: Sure.  
37 COMMISSIONER BOND: -- and then you have the left side  
38 which is a little higher, the right side, it's nice that  
39 you've created some movement and the linear, it's really I  
40 think very well done.  
41 I like the signage, too, and it's not lit, right? The  
42 Josselyn?  
43 MR. SWIERK: It's backlit. Backlit.  
44 COMMISSIONER BOND: Oh, it is backlit.  
45 MR. SWIERK: Yes, it is.  
46 COMMISSIONER BOND: Oh, that's even better.  
47 MR. SWIERK: Just leaves a real shadow to it at the  
48 end.  
49 COMMISSIONER BOND: Yes, it creates a very nice, I  
50 think, more sophisticated feel to it, too. It's a huge

1 improvement to the building in my opinion. I think it's well  
2 done.

3 CHAIRMAN FELICIONE: Yes, it's great.

4 MR. SWIERK: Thank you.

5 CHAIRMAN FELICIONE: There is no one in the audience,  
6 so I don't have to open it up for questions.

7 MS. O'NEILL: No objections, sure.

8 CHAIRMAN FELICIONE: Would someone like to make a  
9 motion?

10

11 COMMISSIONER CARR: I will. Motion to approve  
12 Petitioner's request for approval of site plan,  
13 exterior facade, lighting, and signage at 405  
14 Central Avenue, subject to the addition of two  
15 recessed can lights in the canopy area.

16 CHAIRMAN FELICIONE: Second?

17 COMMISSIONER BOND: I second.

18 CHAIRMAN FELICIONE: All those in favor?  
19 (Chorus of ayes.)  
20

21 CHAIRMAN FELICIONE: Thank you. That was an excellent  
22 motion.

23 MR. SWIERK: Thank you.

24 CHAIRMAN FELICIONE: Obviously, the motion passed.

25 MR. SWIERK: Thanks. Well, we had a good local and  
26 text on the sign.

27 CHAIRMAN FELICIONE: Listen, you guys did great. Thank  
28 you.

29 MR. SWIERK: Any need for any of these materials?

30 CHAIRMAN FELICIONE: No, we're good.

31 COMMISSIONER CARR: Thank you.

32 CHAIRMAN FELICIONE: The last thing we need is a motion  
33 to close our September meeting.  
34

35 COMMISSIONER BOND: I motion to close the meeting.

36 CHAIRMAN FELICIONE: Second?

37 COMMISSIONER CARR: Second.

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

40 CHAIRMAN FELICIONE: Motion passes. See you in  
41 October.  
42 (Whereupon, at 7:32 p.m., the above meeting was  
43 concluded.)  
44 Approved 10/8/18