

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 Village of  
Northfield, 361 Happ Road, First Floor Board Room,  
Northfield, Illinois on the 11th day of March, 2019, at the  
hour of 7:00 p.m.

MEMBERS PRESENT:

TEV BOND, Chairman  
CORINNE CARR  
ANDY BOWYER  
PATRICIA MORRELL  
BARNABY DINGES  
MIKE SOLLITH  
KATHRYN TALTY

ALSO PRESENT:

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

1 CHAIRMAN BOND: Good evening, I'd like to call  
2 to order the March 11, 2019 meeting of the Architectural  
3 Commission. My name is Tev Bond, I'm the Chair. I will  
4 let the Commissioners introduce themselves.

5 MR. TERRILL: I'm Tom Terrill. As a trustee  
6 of the Village. I'm not a voter, but I can observe.

7 COMMISSIONER TALTY: I'm Kathryn Talty, I'm a  
8 member of the Commission.

9 COMMISSIONER SOLLITT: Mike Sollitt.

10 COMMISSIONER DINGES: Barnaby Dinges.

11 COMMISSIONER MORRELL: Patty Morrell.

12 COMMISSIONER CARR: Corinne Carr.

13 CHAIRMAN BOND: So, we would like to extend a  
14 welcome to Kathryn; it's her first evening with us.  
15 She's a landscape architect and we're thrilled to have  
16 you here. Thank you. We also have Linnea O'Neill  
17 representing the Village of Northfield and Ron LeGrand  
18 is here with us.

19 So, we are meeting today to review two  
20 items. 405 Wagner Road, which will be a final decision  
21 by the Architectural Commission, and the second item is  
22 2140, 2150, 2156, 2160, and 2170 Willow Road, also known  
23 as Walden Lane Planned Unit Development. The Commission  
24 will be making a recommendation to the Village Board,  
25 who will make the final decision.

26 The Village Board will consider the  
27 Commission recommendation at their March 19th meeting  
28 here in the Board room. May I have a motion to approve  
29 the February 11th, 2018 meeting minutes?

30 COMMISSIONER MORRELL: I move to approve.

31 COMMISSIONER DINGES: Second.

32 CHAIRMAN BOND: All in favor?

33 (Chorus of Ayes.)

34 CHAIRMAN BOND: Motion passes. Welcome, Andy.  
35 This is Andy Bowyer, one of our new Architectural  
36 Commissioners and he is an architect. We are happy to  
37 have you here.

38 COMMISSIONER BOWYER: A lead architect,  
39 certainly.

40 COMMISSIONER MORRELL: Aren't they always?

41 COMMISSIONER BOWYER: I'm sorry.

42 COMMISSIONER MORRELL: Aren't they always?

43 CHAIRMAN BOND: We can be, we can be.  
44 Tonight's public meeting requires all persons wishing to  
45 be heard on the specific case to be sworn in. **Our first**  
46 **item is 405 Wagner Road, consideration of a request to**  
47 **install three new rooftop units with screening at**  
48 **Middlefork School. Petitioner is Sunset Ridge School**  
49 **District 29.** Who's here to present on behalf of the  
50 District?

51 MR. SIEPKA: I guess that would be me.

52 CHAIRMAN BOND: Great. Please step forward to

1 the podium to be sworn in.  
2 (Witness sworn.)  
3 CHAIRMAN BOND: Please state your name.  
4 MR. SIEPKA: My name is Craig Siepka.  
5 CHAIRMAN BOND: Thank you very much. The  
6 floor is yours.  
7 MR. SIEPKA: Okay, well, from a presentation  
8 standpoint, we are currently in the process of wrapping  
9 up proposals for renovation work over at the middle  
10 school. And as part of the renovations, we're looking  
11 at improving some of the ventilation throughout the  
12 school, specifically for the library. And in the packet  
13 that you have before you, you'll see there are three new  
14 rooftop units called for above the library, which is to  
15 receive the bulk of the renovation for this summer's  
16 work at the school.  
17 Pretty straight-forward. We have some  
18 exhibit pictures in the package right now to help you  
19 see what the building looks like currently. We have a  
20 roof plan that shows the location of each one of the  
21 rooftop units and some renderings that would show just  
22 about what you'd be looking at as you drive past the  
23 school in terms of the elevations.  
24 As you'll notice, there are three  
25 actually smaller sections right above the library.  
26 Surrounding each one of the rooftops is material similar  
27 to this, sort of this corrugated-looking piece and it  
28 actually mirrors and mimics the profile pretty close to  
29 the height, and we're proposing the color of the  
30 existing rooftop screening that is in place above the  
31 existing, existing main office. Again, pretty straight-  
32 forward. You have all the pictures right there in front  
33 of you and I'd be happy to entertain any questions that  
34 you might have with regards to this matter.  
35 CHAIRMAN BOND: Do the Commissioners have any  
36 questions?  
37 COMMISSIONER BOWYER: Well, I have a question.  
38 CHAIRMAN BOND: Yes.  
39 COMMISSIONER BOWYER: Just to start with, is  
40 there a reason that the tree units can't be move  
41 together into step one unit up there, or one screening  
42 as opposed to three individual screenings?  
43 MR. SIEPKA: It's really a matter of the type  
44 of existing structure that we have in place right now.  
45 Providing one big unit would be, well, actually --  
46 COMMISSIONER BOWYER: No, even three  
47 individual units but just having them closer together?  
48 MR. SIEPKA: They're spaced according to the  
49 existing structure, so that with the bridging that we  
50 had and so forth, our units provide to support, to  
51 support units, those were the best locations. And  
52 actually, it also was done to cut down the length of the

1 ductwork inside the building as well, so there's a  
2 couple things that we were considering when we placed  
3 those units, yes.

4 CHAIRMAN BOND: Any other questions?

5 COMMISSIONER BOWYER: One more, too.

6 CHAIRMAN BOND: Sure.

7 COMMISSIONER BOWYER: There's no way to  
8 somehow orient, if I guess, it's just there's no  
9 structure in the existing roof to run the line. So,  
10 there's no way to organize them with the existing, what  
11 I would call a temp that's up there right now over the  
12 original section of the principal's office that they  
13 couldn't be located up there.

14 MR. SIEPKA: Oh, you mean expand that?

15 COMMISSIONER BOWYER: There's just one  
16 structure up on the roof as opposed to starting to put  
17 structures all the way down the building?

18 MR. SIEPKA: Yeah, and again, well, it would,  
19 I guess anything could be done at probably a pretty  
20 considerable cost. There's not much room above the  
21 ceilings. A very low roof to structure height for us to  
22 do a lot of different things there. So, the options  
23 were pretty limited when we started considering --

24 COMMISSIONER BOWYER: Where the locations  
25 were?

26 MR. SIEPKA: Absolutely. Our hands were  
27 pretty tied going through that analysis.

28 COMMISSIONER SOLLITT: Just out of curiosity,  
29 what's the approximately footage of these units? I  
30 don't --

31 MR. SIEPKA: Well, all the questions I thought  
32 you guys might ask. I might have something in here. We  
33 have product sheets from the manufacturer.

34 CHAIRMAN BOND: I think, is it on page one of  
35 two on the new rooftop unit. It says, is that the  
36 information you're looking for, Commissioner Sollitt?

37 COMMISSIONER SOLLITT: The 41017 --

38 MR. SIEPKA: Yes.

39 COMMISSIONER SOLLITT: -- but that's each one  
40 of them, right?

41 MR. SIEPKA: Yes.

42 CHAIRMAN BOND: Any additional questions from the  
43 Commissioners?

44 (No response.)

45 CHAIRMAN BOND: You may be seated. Anyone from  
46 the audience like to pose any questions?

47 (No response.)

48 CHAIRMAN BOND: So, open for discussion. Any  
49 further discussion.

50 COMMISSIONER SOLLITT: I think it's pretty  
51 straight-forward.

52 CHAIRMAN BOND: Would someone like to make a

1 motion, and if you could, please include --  
 2 COMMISSIONER SOLLITT: I'll make motion to  
 3 approve the submittal as submitted for these screening  
 4 and no objection to any of it.  
 5 I have no objection to any of the --  
 6 CHAIRMAN BOND: So, your motion is to approve  
 7 the Petitioner's request.  
 8 COMMISSIONER SOLLITT: Yes.  
 9 CHAIRMAN BOND: Is there a second?  
 10 COMMISSIONER MORRELL: Second.  
 11 CHAIRMAN BOND: Thank you. All in favor.  
 12 (Chorus of ayes.)  
 13 CHAIRMAN BOND: Any opposed?  
 14 (No response.)  
 15 CHAIRMAN BOND: Congratulations. Motion  
 16 passes.  
 17 MR. SIEPKA: Thank you very much.  
 18  
 19 CHAIRMAN BOND: Our second item, 2140, 2150, 2156,  
 20 2160 and 2170 Willow Road also known as the Walden Lane  
 21 Planned Unit Development. Preliminary consideration of  
 22 a request for approval of site plan, exterior façade,  
 23 lighting, landscape, fencing, parkscape, and signage for  
 24 the proposed 10 detached single-family residences on the  
 25 5.117 acre site bounded by Willow Road, Bracken Lane,  
 26 and the unimproved Willow Road Village right-of-way.  
 27 (Witness sworn.)  
 28 MR. MYEFSKI: There's a few other people that  
 29 are going speak today.  
 30 CHAIRMAN BOND: Yes, please, could you please  
 31 all be sworn in equally, whoever might speak?  
 32 (Witnesses sworn.)  
 33 CHAIRMAN BOND: Thank you. Please state your  
 34 name.  
 35 MR. MYEFSKI: Yes, my name is John Myefski  
 36 with Myefski Architects at 400 North Michigan Avenue,  
 37 Chicago. Thank you very much for having us tonight.  
 38 Some of you have had a chance to see parts of this in  
 39 the past, some of you, it's going to be new. I think  
 40 you'll have a chance to see it tonight. What I'll do is  
 41 I'll try to tackle the overall project to give you a  
 42 quick idea of where we've come and how we've kind of  
 43 arrived here, and then walk you through the architecture  
 44 a little bit, and then Teska is going to kind of take  
 45 over from that point. And then, at the end, I'll try to  
 46 address some of the Staff concerns that were listed in  
 47 the Staff report so we can show you the best possible  
 48 ways to try to address those.  
 49 So, just starting right off the bat, I  
 50 just want to introduce the client, is R-2 Companies and  
 51 R-2 is doing a series and a number of projects, and if  
 52 there's any specific questions, Mark Garrison is here

1 tonight to represent R-2. Basically, the team is made  
2 of R-2 Teska doing the landscaping, Myefski Architects  
3 and Macky Consultants. We also have Calaway who's  
4 helping us on the traffic side of things. The main  
5 concerns for the site, for those of you which I'll pop  
6 up and have a chance to see it along Willow Road, that  
7 we've really dealt with on this project, was talking  
8 about density, flooding, traffic safety, and basically  
9 kind of general blight with what's existing on the site.

10 Flooding, I think it's probably our  
11 biggest element and it does affect the landscaping and  
12 it does affect the architecture, because it only gives  
13 us so many different places we can put thing. So, I  
14 wanted you to briefly see that. But it's a fast  
15 majority of the development that we do on the project is  
16 kind of devoted to new stormwater detention, and we do  
17 that in several different ways.

18 Traffic safety is probably the utmost  
19 importance immediately. And we do think that we  
20 actually improve traffic safety by combining the series  
21 of several driveways that are there down to two. I  
22 think this is way less controversial that it was last  
23 time, maybe not for everybody. But we're really talking  
24 about 10 homes now, and you'll see that we started with  
25 a much larger number at some other point. And then this  
26 whole idea of, which I think we're here tonight to talk  
27 about is kind of this architectural project of what we  
28 want to do and what we anticipate the architecture to  
29 really look like. So, the project itself basically is  
30 what we're looking at on the site, and I hope you guys  
31 can see it on the screen, right?

32 CHAIRMAN BOND: Yes.

33 MR. MYEFSKI: As I mentioned, it breaks it  
34 down into kind of there's this U.S. Waterway, which is  
35 really just a creek that cuts right through the center  
36 of the site. At one point, it was a larger triangle and  
37 it did include two other parcels, the one that's kind of  
38 in the center, and the other parts that located to the  
39 north. That particular person was no longer interested  
40 in selling their property.

41 Not at least at a price that would have  
42 it make any possible sense. And so the client decided  
43 to proceed with the five parcels that he has to produce  
44 a project that could be developed on the site. The  
45 biggest impact along that southern border is where the  
46 vast amount of water comes, and it comes on that little  
47 U.S. Waterway and kind of spills into the site. And  
48 what we try to do is find a way to resolve that overall  
49 project. But there will be five, six homes located to  
50 the south of that little creed and four to the north of  
51 it.

52 And one of the things that came out of

1 Planning Commission was the idea of adding a carriage  
2 walk, which we have introduced, and that sits on the  
3 south and the west side of the project and slightly on  
4 the north and meanders its way through. I'll get into a  
5 little bit more detail then, but that came out of the  
6 request to have more parking. And then once we had more  
7 parking, we widened the street and then I think there  
8 was need to see some circulation next to that parking  
9 for people that would go to the parking.

10 So, we did agree to add that. This is  
11 just kind of a good representation of what, hopefully  
12 you get a sense of what you'll see when you're along  
13 Willow Road. We've done a lot more this time to  
14 landscape it and to add a lot more heavy foliage to kind  
15 of screen the homes, that was a particular concern.  
16 That's much on our side but we did understand that from  
17 the perspective of the neighbor that were around the  
18 site, the neighbors who would look at the project.

19 We still wanted to create kind of a  
20 quaint environment within the site, so we still kind of  
21 had this free bridge element, which is not really a  
22 structural bridge. It has a foundation and then it  
23 allows for the water to go through underneath through  
24 large pipes. So, it's a relatively simple way to give  
25 an architectural expression and a little character to  
26 the fact that we do have to roll over this little creek.

27 The architecture itself is similar to  
28 where we left off last time, but I don't want for those  
29 of you that weren't here, we'll kind of talk about it.  
30 Our goal was to create something that we thought was  
31 appropriate for Northfield. It was also something that  
32 the market study said that people liked and were  
33 interested in and basically those were homes that  
34 fundamentally have a master bedroom suite on the first  
35 floor.

36 This housing is available to anybody, but  
37 in general, by putting a master on the first floor,  
38 there's kind of sense of targeting it towards more of an  
39 empty nester community. But from a fair housing  
40 perspective, I always have to say that this available to  
41 anybody that would want to move into the project. Once  
42 you go from that master bedroom on the first floor and  
43 kind of all first-floor living, there are bedrooms  
44 upstairs on different schemes, and they range in  
45 different amounts.

46 One of the things that we wanted to do  
47 was pick up on character of architectural elements that  
48 we've seen in this community, architectural elements  
49 that we've used in this community. Things that we think  
50 are appropriate. We're excited about the idea of  
51 shingle style. We think it gives us a lot of freedom.  
52 And we've been challenged by Staff so I'll be very

1 honest with you about that, that they're really looking  
2 out for you and there's been a lot of little details  
3 that have been added to these projects, like eyelet  
4 windows, a lot of the trim, the detail, and it's just  
5 important to know that you guys know you have a great  
6 Staff who really do know what they're looking at.

7 So, they pushed us and we've kind of  
8 moved along and the developer has been willing to kind  
9 of follow along. These are coming in very expensive,  
10 but it is something that we wanted to do that made  
11 sense. I think everything, when it comes to the actual  
12 materials, I'll get into it in a little bit more detail.

13 I do want to talk about one thing. There  
14 was one concern on the Staff report that's a little  
15 difficult for us to try to deal with. We think we have  
16 a semi-solution for it and that's the notion that the  
17 garage doors face the street and there was a  
18 recommendation not to do that. And I don't want to  
19 disagree with anybody on that, but I do disagree with  
20 it. It's difficult. I don't find that garage doors, if  
21 they're done properly, look bad on the front of a house.  
22 I think they actually look wonderful and I'm very  
23 sincere about that.

24 As an architect, we spend our life not  
25 trying to do a house with a garage which effectively is  
26 a wart on the front that all it does is it hides the  
27 garage doors over to the side. And that isn't something  
28 that we typically like to see going into communities, so  
29 we want to balance our approach, and I think we've done  
30 that. Many communities have rules to stop you from  
31 doing things with garage doors that they would think are  
32 not appropriate. And Winnetka is probably the toughest,  
33 where it limits the number of garage doors that you can  
34 have facing the front street. And it limits the size of  
35 those garage doors, depending on the width.

36 And I think that's about the toughest one  
37 I know. And so that would actually allow what we're  
38 showing in Winnetka where you could have a garage door  
39 that's effectively no wider than nine feet, as long as  
40 they're separated. And I think for us, that's the key  
41 thing here, is to kind of create separate garage doors.  
42 They do a great deal for marriages, to keep people on  
43 their own side, but they also, I think, look really  
44 good. And we've tried to create arches and us really,  
45 really, wonderful doors to help with that.

46 So, that was, I know that's important.  
47 It's just one of the few things that I think we  
48 disagreed on and we want to have an honest conversation  
49 with you about that tonight. This is another example of  
50 one of the other homes. One of the difficulties on  
51 these particular sites are they're not super deep, but  
52 they're wide. And that's, you'll see that has a lot to



1 do with stormwater.

2 So, kind of getting back to the actual  
3 project, the location, I think everybody's pretty well  
4 aware of along Willow Road, I never really call it new  
5 Willow Road. I don't know if anybody here calls it New  
6 Willow Road, but I'm just going to call it Willow Road  
7 today. And the actual location that we compared it to  
8 when we were doing our presentation, since it is a PUD,  
9 was to talk about Fox Meadows, Hibbard Gardens, Willow,  
10 you know, our project on Willow Road, and then Regents  
11 Wood, or Regent Wood.

12 And we really have come down in the  
13 number of homes, which has really helped us, I think, to  
14 get really well in balance with, being in balance with  
15 some of these projects are, so at this point, basically,  
16 we're just over a half an acre per home. The approach  
17 that we take when you do a PUD is the actual physical  
18 size of the site might be smaller because there's a lot  
19 of public area and a lot of area that's actually used  
20 for stormwater on the overall site. But that gives you  
21 a sense of notion when we do the comparison to some of  
22 the other projects that are done.

23 The other projects architecturally I  
24 think gives you a chance to see Fox Meadows, Regent  
25 Woods and Hibbard Gardens. We wanted to show you just,  
26 this is really more for you to have information kind of  
27 surrounding adjacent neighborhood views. Survey  
28 information, just showing you the five parcels which  
29 effectively are all an acre or slightly larger. I think  
30 some of you are aware the zoning that we're is an acre  
31 per home. Bracken Lane and to the west is similar. And  
32 then switch to a much smaller lot to the south of our  
33 particular property.

34 We also do have a right-of-way that the  
35 Village owns, which is all along south of our property  
36 and it's 100 feet wide before get into the neighboring  
37 community. So, we started on this two, three years ago,  
38 which I can't believe, but we have. And originally we  
39 started at 23 homes and that quickly went into something  
40 and looking at more of a cluster of homes. But the  
41 stormwater really effect that we wipe that out for us.  
42 We tried to break it up into a couple different ways  
43 once we understood the waterway coming through the site.  
44 It's not really evident when you'd go out there that  
45 this was a U.S. Waterway.

46 In starting a project like this that  
47 determines its U.S. Waterway because you basically bring  
48 people in to look at it and I think most people  
49 understand the minute you find water on your property  
50 that's either moving or standing, it's probably going to  
51 become a U.S. Waterway. So that, you can see the big  
52 impact that that started to have when we really started

1 to do what we would need for the width, to stay away  
2 from that. And then when we combined that with  
3 stormwater, the site just kind of kept shrinking. And  
4 effectively we ended up, as we'll get through, closer.  
5 At our last approval with you, I believe  
6 we are at 19 homes and then as we kind of kept going on,  
7 we worked our way down to 10 homes and effectively  
8 that's where we are today. Basically, that timeline  
9 took a great deal of time, but it's gotten us to a place  
10 where we think we're very well positioned to be away  
11 from Willow Road. We've tried to be really responsive  
12 to the neighbors and we've met with many of the  
13 neighbors, we've met with the groups of neighbors. I  
14 don't think I could ever meet with the neighbors enough,  
15 but I think I know what they wanted, and it was clear on  
16 Bracken Lane they wanted a substantial setback because  
17 they, we were adjacent to their road.

18 To the south, I'm sure they would like a  
19 substantial setback as well, but we worked with them and  
20 I think some understand that because there's already 100  
21 foot right-of-way there, and the fact that this waterway  
22 cuts through our site, it limited us in what we could  
23 do, so that's where we're providing the least amount of  
24 our setback. And basically, what we want to do then, is  
25 first we had it without the sidewalk, then we added the  
26 sidewalk. This slide really is trying to address the  
27 distances, especially for those homes to the south.  
28 Many of them are well over 125 feet away. And, in fact,  
29 most of them are actually side-loaded features for them  
30 because it's their side yard setback.

31 So, where we're located, we feel like  
32 it's substantial to be further away and to be that far  
33 away, it gives us a similarity when you wrap around the  
34 sight and I think the real important thing too is to  
35 limit the number of houses along that southern border,  
36 so there's kind of two directly on it with one that  
37 starting to tilt, and then along the westerly border,  
38 there's two that are up against it to the north and then  
39 one's that's actually tilted back. The style of the  
40 architecture that we wanted to pick on was this idea of  
41 shingle style because it offers us the very  
42 characteristic that we can play with.

43 It's something that feels right in the  
44 community. It's something that the market really  
45 apparently is interested in. And it worked well with  
46 the scale of the homes that we're doing because they're  
47 not ranches but the bedrooms on the second floor are not  
48 the primary focus of living. That's really everything  
49 on the first floor.

50 The materials were designed to have two  
51 different material groupings. One is our primary, which  
52 is the gray, and then the alternate is the shingle

1 that's more of a natural color, although it's actually  
2 stained so that it would maintain that natural color.  
3 Within the gray colors, we really work our way through a  
4 paver and a gray in a land stone that's very much in  
5 character with it. The roof shingles themselves are  
6 cedar shingles and then when we go to the alternate  
7 scheme, we just bring in some more buffs, a little bit  
8 of rust color, and a little bit of change to some of the  
9 stone in the pavers that are used on the exterior of it.

10 The plans themselves range in size from  
11 basically I think we're somewhere between 3200 to 38,  
12 3900 square feet. And as I had mentioned, it's more  
13 about trying to create a comfortable living area but  
14 with the focus of all that living area really being on  
15 the first floor. All the garages are two-car garages.  
16 Most of them have storage above it. If you're looking  
17 at like this slide, you'll see there's just an access  
18 that comes down so you can get above it. Some of them  
19 actually do include living areas.

20 This is Model A, kind of runs you around  
21 different features. Model B basically is a total living  
22 area of about 3300 square feet. It's more linear,  
23 stretches out a bit, but does still break up into  
24 similar fashion. It has a breakfast, kitchen area in  
25 the middle. A dining area, a living area that splits  
26 it. Most of these do have the master suites heading and  
27 working their way towards the front. This particular  
28 one has two bedrooms upstairs.

29 Model C is the 35, just under 3600 square  
30 feet. Again, the elements are very similar but arranged  
31 in a completely different manner. Their rooflines are  
32 always changing. The chimneys, the elements that we  
33 used for those are changing. Effectively, we are  
34 proposing, you know, when you look across the board,  
35 that we really have real stone fireplaces, there's stone  
36 water base with a stone cap. Then we actually work our  
37 way up the wall to the shingles.

38 The windows will have simulated divided  
39 lights, but the kind of actually look, you know, like  
40 they are true simulated divided lights. But those are  
41 from energy conservation perspective, basically clamped  
42 on the outside on either side, and then simulated bars  
43 placed in between those two panes of glass have been  
44 very well accepted. And then when you work your way up  
45 to the roof, there's some shingle elements that end up  
46 happening near the roof and gable ends. Then there's  
47 also some copper elements on the front of, on the some  
48 of the bays. And then any of the very low pitch roofs  
49 would have copper elements. And then we do have copper  
50 gutters and copper flashing, and then you go up to cedar  
51 shingles.

52 Those are not shakes, they're actually

1 shingles, so they're very similar to what's on the wall.  
2 And then Model D is really the fourth option, and when  
3 se show you one in the end, I'm going to bring you in a  
4 new model, that's the one that's the side-loaded garage.  
5 So, you can get a sense of what would happen if that, if  
6 we would, if you would proposed that we would do it.  
7 Because I have an alternate plan for you to look at that  
8 allows us to do some of those. This is our largest  
9 unit. It's 4300 square feet, and that's really because  
10 it has more of a sitting room with three full bedrooms  
11 on the second floor. But, again, it still has a master  
12 on the first floor, and it does offer a den.

13 This really just looks at the two  
14 different schemes for combining all of these materials.  
15 The primary scheme, you can see as those subtle copper  
16 elements, along with the roof shingles, the stone base,  
17 and the gray, the roof itself will gray on both of these  
18 schemes to that, kind of starts with a nice natural  
19 patina but then just very slowly will weather out and  
20 completely gray. And so we're showing you that when you  
21 see what happens with the alternative color scheme.

22 And the intent right now is not to say  
23 these are going to alternate, one or the other, it's  
24 really to give us some variability to the market, to be  
25 able to offer these two different products. And so we  
26 really want the market to determine which ones will be  
27 it. Most likely, we'll have two that are models to  
28 start with and then it would be nice if we can kind of  
29 get these to balance themselves out. But the intent is  
30 not to say this has to be this or this has to be that.

31 So, in summary, I think it's really the  
32 idea of reducing it down from 21 homes to 100 homes.  
33 The square footage ranges are very similar to what they  
34 were before. First floor masters, the big think for us,  
35 which we're not running through in great deal here was  
36 this whole revision of the Stormwater Management really  
37 working with water streets. That was something that  
38 came out of our first go-around, was to achieve a wider  
39 street. And we've been able to achieve that with a  
40 carriage walk on the side.

41 There's all kind of a series of  
42 compromises as that kept getting wider. And one of the  
43 reasons it got wider was to provide parking but to also  
44 provide the opportunity to make sure there's enough  
45 clearance for the trucks. We do have an area set aside  
46 on the plan where service vehicles can park away from  
47 the parking. And that's just set aside for landscape.  
48 All the maintenance and everything will be done under an  
49 HOA, a homeowner's agreement. So, this is, these are  
50 all maintained as far as the architecture goes. The  
51 site, landscaping, based under that HOA. So, there  
52 shouldn't be a fear of having a lot of trucks parked

1 around.

2 It should be very organized for the ten  
3 different homes. And basically, we did downplay some of  
4 the size of the street lights. I'm going to let Nick  
5 talk a little bit more about the lighting. And it's not  
6 that we're not opposed, I think Staff wanted us to use  
7 the Village light, but that was contrary to one of the  
8 things that we heard from your particular group last  
9 year was that we really wanted to work with lighting  
10 that was more dark skies oriented, meaning it shooting  
11 the light down and not sending it kind of all over. And  
12 unfortunately, that's really hard to do with that larger  
13 Village light.

14 So, we're still proposing to stick with  
15 the fixture that we have, but we'd really like to get  
16 your input on that. And overall, I think the other  
17 things are just things that we've talked about, and I'm  
18 going to turn it over Nick.

19 CHAIRMAN BOND: Hi, could you please state  
20 your name again?

21 MR. PATERA: Yes, my name is Nick Patera. I'm  
22 with Teska Associates, 627 Grove Street in Evanston.  
23 And it's a pleasure to be before you. I know that  
24 you've seen the architecture, some of you have. We've  
25 been working together with Myefski. This isn't the  
26 first project that we've done with John and his group,  
27 Jerimiah. We've kind of been along in tandem with them  
28 because the complexity of this site with stormwater,  
29 with architecture, with engineering and landscape really  
30 does require all of this integrated consultant team, not  
31 just to kind of come in later, but to really be involved  
32 from the beginning.

33 So, the evolution of the site plan and  
34 together with the architecture and the landscape has  
35 really been a collaborative effort and with no small  
36 input from Staff. We've had comments that we've gotten  
37 that have made improvements to the plan. And we look  
38 forward to hearing your thoughts as well as I know  
39 there's some placeholders that Linnea and Staff have had  
40 along the way that this will continue to evolve.

41 So, as we've gone through this, we've  
42 approached this really as a comprehensive approach to an  
43 overall site. In other words, the landscape is designed  
44 from the outside in and it ends up having foundation  
45 landscapes from the inside out that marry together with  
46 the homes themselves. Some of the things that we looked  
47 at in particular have to do with what did we do with our  
48 neighbors and our perimeters. So, what you're looking  
49 at is the overall site landscape plan.

50 Earlier, when we started this project,  
51 there was interest in seeing what it looked like from  
52 Willow Road and we left things somewhat open. At this

1 point, what we've done is try to create kind of a  
2 louvered effect with the landscape as you're on Willow  
3 Road to really allow for some diversity of plant  
4 material. The scale of this is trying carefully not to  
5 be a commercial landscape, but really have the attitude  
6 of a individual evolution of a residential landscape  
7 similar to what we see with other neighbors on the  
8 lanes.

9 And this became somewhat of a theme that  
10 we've used. If we go down Sunset Ridge, if you go down  
11 anywhere else in Northfield, what's the signature,  
12 what's the theme? It's those little white signs that  
13 you see. It's the private lanes with no curbs. This  
14 one has curbs, and it's quiet and it's neighborly  
15 looking. And so I think that was the goal that we had  
16 in integrating landscape architecture engineering.  
17 There's a lot of, there's a lot of pieces to this, so  
18 I'll move through.

19 Besides Willow Road, I can talk a little  
20 bit further about the 100 foot buffer, the bottom of the  
21 image there. That's south, has more or less a  
22 transitional planting, meaning that we have woodlands.  
23 It's a pretty good established woodland in what once was  
24 Willow Road. That 100 foot corridor going through there  
25 has matured trees, and so we're really not trying to  
26 compete with those trees, but we're trying to provide  
27 that transitional understory planting that's more like a  
28 shrub hedge row. It's different on the west side along  
29 Bracken.

30 If we were at the south end of the site  
31 on Bracken, there's a substantial evergreen by the hedge  
32 provided by the resident that lives on the elbow of  
33 Bracken. And that already provides a pretty good  
34 buffer. It's staying where it is. And so we wanted to  
35 recognize some of the offsite Willow Road, Bracken Lane.  
36 As we go north on Bracken Lane, north of the creek, it  
37 really turns into more of an evergreen type planting to  
38 continue that hedge row. Does this have a pointer?

39 So, you won't be able to see it on your  
40 TV. So, I'm pointing over on the left side of the site.  
41 They, sorry, along the Bracken Road Frontage. This is a  
42 mix of evergreens, and again, what we've done is broken  
43 planting groupings up into threes, fours, you know,  
44 you're not seeing a soldier row of, you know, 10 and 15  
45 of a kind at one place. So, that's what I was talking  
46 about, the breaking up of residential planting. As we  
47 go into the streetscape and some of the foundation  
48 plantings, those have all been worked intricately with  
49 the architecture.

50 And then finally the basins. We have  
51 stormwater basins to take care of flood stormwater.  
52 These are vegetated basins. No longer are we seeing

1 what I call golf course ponds with blue water. These  
2 are aquatic type vegetated wet bottom ponds. This is a  
3 requirement of the County and of the Stormwater  
4 Management Commission that we no longer have blue water  
5 ponds that look like they have water jets coming out of  
6 them like you'd see at Willow Festival. These are  
7 quieter and more subdued look to them.

8 The types of ponds or basins that we have  
9 here are the ones along, simply enough along the creek  
10 are stormwater flood management functions. And then the  
11 ones at the south corner, at the south entrance, and I'm  
12 pointing down to the Willow Road south entrance or the  
13 north entrance. Those are stormwater retention basins,  
14 or detention basins that will have a fluctuation of four  
15 to six feet, depending on the storm event.

16 I'm going to take you through what we've  
17 done to get to this point. This is a table of tree  
18 survey, don't ask me to read this right in front of you,  
19 but this is basically the existing trees that are on the  
20 property. There's quite a mix of wet-footed type trees.  
21 You'll see cottonwoods, silver maples, elms, willows.  
22 Some are in better condition, some are not in such great  
23 condition just because they've been left to deteriorate  
24 over time. The majority of the trees that are in the  
25 center of the site because of extensive grading will be  
26 removed and replaced one for one as far as the caliper  
27 inch equivalent that's required by the Village.

28 So, that ends up generating about 393  
29 trees that will be put in as new trees. But the types  
30 of trees that can take the conditions where, if I'm  
31 high, I've got a different type of a tree up near the  
32 homes versus if I'm down in the lower basin areas. We  
33 have trees that can take wet inundation and fluctuation  
34 of water. So, this was the tree inventory that's been  
35 done. This handsome looking plan really is just to  
36 orient you to what's the built environment doing here.

37 We have retaining walls that are coming  
38 in. This is almost like a bridge or a causeway effect  
39 that you have at this south entrance coming in off of  
40 Willow Road. The red lines are two flanking walls. So,  
41 it's going to be pretty dramatic as you come in here,  
42 flood basin, stormwater basin, left and right. Similar  
43 on the north entrance coming in, there'll be a half of  
44 that same effect with a basin. So, your entrance into  
45 the project is quite a departure from Willow Road.  
46 You're really going to be coming in to something that's  
47 not immediately homes but it's really an expression of  
48 landscape and water quality management.

49 As we come in through the project, this  
50 isn't working anymore, the red walls that I explained  
51 are a little bit more stout in their configuration,  
52 because I'm really holding up a road and I have to make

1 sure, I have a 74,000 pound fire truck, cement trucks,  
2 that can come in, moving vans. So, there's a different  
3 kind of a wall that has that kind of stability compared  
4 to the green walls, which are a little bit lighter  
5 weight, but still substantial in there structure that  
6 are surrounding the backs of the homes. I can come back  
7 to this if we have questions.

8 At the entrances that you just saw, the  
9 north and south entrances will have an enhanced paver  
10 and we're also doing the same thing at that cross-over  
11 of the creek at the bridge. So, that there are these  
12 kind of rumble, with the same types of pavers that we're  
13 using for the residences, but they're broken into the  
14 banding that you see here, it's a finished concrete  
15 banding that will be containing the paver, enhanced  
16 pavers. This is a, kind of a gray, works with the motif  
17 of the homes, and it's an ashlar type pattern paver  
18 inset that's going into the road. The rest of the road  
19 is an asphalt drive but it's kind of an entry mat, if  
20 you will, on the south entrance, north entrance, and at  
21 the bridge itself.

22 The walls that I'm talking about are  
23 actually molded from real stone, but they're precast  
24 concrete. It's a limestone color that's designed to  
25 match the, what John was talking about, as the water  
26 table and some of the architectural element, both in  
27 color and in texture. And the lower walls, as I  
28 explained, behind the homes, are slightly less  
29 structural requirement than the roads, the walls that  
30 are at the road, so it would have to have tiebacks going  
31 into the surrounding grade. But the surface finish will  
32 look the same on both sides.

33 Some of the detailing as you come in on  
34 the causeway, that top-left image that you could see on  
35 the screen, that's a, like a bridge type barrier, but  
36 it's painted white and that we're using this as a  
37 guardrail. When I talked about coming in on that  
38 causeway, this is set back behind that carriage walk and  
39 actually there's landscape at the base of it before we  
40 get to the wall. I'll show you that in a moment. And  
41 that the other wall with the taller 42-inch high is a  
42 fence, sorry, is a, just a white picket fence that works  
43 with the building trim and complements the architecture.

44 But this will be behind the homes, so I'm  
45 not having somebody walking off my back patio and  
46 finding I've got a retaining wall that is at higher than  
47 30 inches and I'm not protecting the residents of the  
48 home. So, there will be, or this picket white fence  
49 behind the homes, but we wanted to make sure it was  
50 light in appearance. You can see through and see across  
51 to the distance. The top right picture is of Walden  
52 Lane. It might look familiar to you. It looks like one



1 of the lanes that we would see elsewhere here in  
2 Northfield. About six feet clear to the sign panel, and  
3 then there's just a small sign panel.

4 There's only one of these per entrance.  
5 So, there's one at the south entrance and one at the  
6 north entrance with plantings that will be at the base.  
7 That small landscape upright will illuminate the sign  
8 itself and we have some other small landscape uprights  
9 to illuminate some of the ornamental trees at the  
10 entrance as a landscape accent type light that's  
11 shielded with a hood on that particular fixture. The  
12 roadway lighting is a 10-foot high type lamp. What  
13 we've done is put a shade on top of it so it's really  
14 not illuminating night sky, but has tried to direct its  
15 illumination down.

16 I can show you in a moment the locations,  
17 but we've tried to put these at the entrance and kind of  
18 at the corners and at the bridge and it's really not  
19 trying to provide parking lot level lighting. It's  
20 really just guide lights to kind of get you through the  
21 loop road itself. The mention I had with the house on  
22 the left and the retaining wall, one of the things that  
23 we've done, these walls are anywhere from four to up to  
24 six feet in height, is to be able to plant down in the  
25 basis with types of plants that can take the water  
26 fluctuation.

27 If it's some kind of a low-level shrug  
28 type willow or a dogwood that can take that kind of  
29 water, wet-footed situation. You can see the shallow  
30 water that would be in the basin on this, but we're  
31 trying to make sure that we have planting at the top of  
32 the wall and at the base of the wall. And then this  
33 shows that white picket fence at the top set back from  
34 the wall itself with cascading planting coming down the  
35 face of the wall. So, this would be like the rear yard  
36 effect of the homes.

37 The light fixture locations, if you want  
38 me to read the photometric, I'll have to go check with  
39 my eye doctor. But the light fixture locations are  
40 shown on this and we can come back and look at this if  
41 we want in greater detail. They're also shown on the  
42 landscape plans. But they're essentially at the  
43 entrance points and then at the elbow corners of the  
44 road loop, as well as a couple along the way. I think  
45 we have 10 light fixtures within the development itself  
46 of those 10-foot tall pole lights that will be along the  
47 carriage walk and along the drive itself.

48 That is, in a nutshell, the, oh, no, we  
49 do have more. There's a plant list, and most of the  
50 plantings that are going in will be either three-inch  
51 caliper size for shade trees or six to eight foot tall  
52 ornamental or evergreen type plantings as their initial

1 size, but we've planted them in spacings that will fill  
2 in well on Bracken and on the Willow Road side. There's  
3 some enhanced plantings that are occurring at these  
4 front north entry, at the south entry. One of the  
5 things that we've done is kind of unique to this, is  
6 that that low, what I was calling guardrail, that white  
7 table height guardrail along the causeway. We've made  
8 essentially boxes where you see those large circular  
9 trees, the fence or the guardrail steps back.

10 It still provides the protection but  
11 there's a little bit of a formality to the organization  
12 of the entrance with these fence kind of stepping back  
13 and letting the trees and the landscape express  
14 themselves to the street rather than either eliminating  
15 or trying to put them on the back side of the rail. The  
16 reddish colors you're seeing in there are flowering  
17 rose. We have to use plantings here that can withstand  
18 streetscape with silt and salt so that the types of  
19 plantings here have to be able to endure the kind of  
20 snow and stacking that you will get along in a typical  
21 streetscape.

22 You can start to see the planting here  
23 that are coming into those basins, so we haven't just  
24 tried to kind of keep hands off the basins. Where we  
25 have flood or stormwater basin, we can get in some types  
26 of trees that don't look like they're having to just  
27 keep out of the water's edge, but they can take a 24-  
28 hour kind of inundation of water until it recedes. So,  
29 it really looks like this is part of the landscape and  
30 not just a functional civil engineering solution for the  
31 overall landscape. Individual foundation plantings have  
32 been prepared for the A, B, C, and D homes.

33 This will then work with the building  
34 elevations. So, where I have windows or walls, I  
35 addressed the landscapes to work with those building  
36 elevations and, again, these are welcome to have  
37 adaptation or some further thoughts and comments that go  
38 into it. So, with that, I'm going to leave with the  
39 site plan, the site landscape plan. I'm happy to,

40 Chairman, if you want to ask questions all at once or --

41 MR. MYEFSKI: I still have a few more things.

42 MR. PATERA: Okay, John has a few more --

43 CHAIRMAN BOND: We'll wait until you finish  
44 presenting and then ask questions.--

45 MR. MYEFSKI: Thank you.

46 CHAIRMAN BOND: Thank you.

47 MR. MYEFSKI: So, with that, I just wanted to  
48 jump into kind of the few things that we tried to  
49 address. Some of the Staff comments, so we have some  
50 options that we can talk about tonight. The first one  
51 was already done when we went to the Plan Commission,  
52 which was to add that sidewalk that you're seeing going

1 around the other side. The other thing that had come,  
2 I'm not sure if it's a concern, but I want to at least  
3 point it out to you because I think it's a vast  
4 improvement for this, was the idea that when we added  
5 that extra space into the width of the road. We picked  
6 up about 26 parking spaces on the road.

7 And when you would add that in with the  
8 extra 26 spaces that you have behind the already 20  
9 spaces that you get in the garage, we end up with about  
10 20 or 72 parking spaces available for guests. So, we're  
11 very well covered for holidays and different events.  
12 And that was really the goal, just to make sure that  
13 there'd be coverage, because it is kind of an area, but  
14 that's really true for a lot of parts of Northfield.  
15 It's not like there's a big street grid everywhere that  
16 you could just keep going and parking. So, we wanted to  
17 make that we were covered. It's one of the nice things  
18 about the site.

19 So, the idea of doing the side-loaded  
20 garage is one that really creates a bit of a problem for  
21 us. So, we want to be honest about it, we show where we  
22 run into the problems and that was the intent of this  
23 slide, where we can really get three to work. One is in  
24 that upper kind of north corner, but it really does is  
25 it ends up flipping one garage door from not seeing when  
26 you drive in off of Willow Road; to now you're seeing  
27 when you would head north on Willow Road. It's still  
28 somewhat facing the street. That one, it was happening  
29 either way, but that's the one place where we can  
30 actually get it to work well and maintain that 40-foot  
31 setback.

32 These next few, it gets very difficult  
33 and this particular one, we're really just starting to  
34 get into, even though you're seeing the house that's  
35 there, traditionally we wanted to leave 10 to 12 to 15  
36 feet behind the house before we hit the waterway. And I  
37 think the landscape slide that showed the back fence  
38 that was going along some of those areas was important.  
39 So, that becomes difficult on both of these sides and  
40 where it's really pinched is on the southern properties.  
41 Obviously, these go way over the property line, so  
42 that's not even an option.

43 But you can get a sense why it actually  
44 is beneficial to turn them sideways. These particular  
45 two, we could get to work in that very southwest corner.  
46 So, one option would be to put three of these, so we'd  
47 have three out of 10 be side-loaded, and we would be  
48 able to do that. We happen to think this would look  
49 better and this one actually only gets two of them to be  
50 side-loaded. This particular one and this one on the  
51 upper corner. Just because I'm a little afraid that  
52 these two really have a certain sense of a certain

1 suburban feel to them when they're so symmetrical and  
2 across from each other.

3 They work, they definitely side-load the  
4 garages, but I don't think they'd quite give the same  
5 charm along the street that we get with this scheme.  
6 So, we can have two and that's really what our  
7 recommendation would be is to propose doing two of these  
8 to be side-loaded and then keep these other ones the  
9 same. In order to do that, I need to present to you  
10 what this new side-loaded scheme would be. It is one  
11 that you went through before, so we could pull it out of  
12 our pocket because we had it. It's just one that worked  
13 better way back when we had some of the property that  
14 allowed for deeper homes to be side-loaded.

15 And effectively, this gets you a home  
16 that's around 3900 square feet. The garage is side-  
17 loaded, as we mentioned. I think it functions very  
18 well. It's obviously narrower and longer. It still has  
19 the master on the first floor and three bedrooms, two  
20 bedrooms on the second floor, I'm sorry, three bedrooms  
21 on the second floor and then a little storage area that  
22 we end up with. Architecturally, it's a little larger  
23 version of some of the other ones, so it takes on a  
24 little bit more scale, but it's really set back, not so  
25 much from the front.

26 I think the upper left-hand corner is the  
27 best example. That is the advantage to the side-loading  
28 garage. You're not seeing those garage doors there, but  
29 as we work our way, this is the rendering that shows  
30 what Model E actually would look like with the side-  
31 loaded garages. And we propose to flip in and put two  
32 of those into the scheme. If you insisted that we were  
33 to do the three, we could show you, we can get that  
34 third one in there. We just really think it makes more  
35 sense with just the two of them.

36 And for the rest of this, I think it's  
37 just running through truck diagrams and kind of back-up.  
38 The stormwater is really a quick one. I think you guys  
39 really probably just want to know. If you see our site  
40 in this red triangle, that tributary area is the  
41 stormwater that comes from the west and lands on our  
42 site. We have to find a way to deal with this much  
43 stormwater. So, that's really where the difficulty came  
44 in on this project. You can see two homes are floating,  
45 are basically in there. The existing homes and the  
46 other ones are right on the border fork. So, even  
47 though that creek is what's producing it, you can see  
48 where the overflow really comes.

49 And if the neighbors were here from the  
50 south, they'll tell you that they have their water, too.  
51 But that right-of-way kind of becomes a bit of a high  
52 point, where one side is water and the other has water.

1 And so this is how we try to resolve that water and  
2 these are where you get the footprints. And it's a lot  
3 of complicated engineering, but basically the green is  
4 taking care of the wetland buffer compensatory storage  
5 from that onslaught of water that comes in and comes  
6 from the creek. The stormwater detention in the blue,  
7 although it won't appear different when you see it, from  
8 a landscape perspective, it has a different purpose and  
9 it's basically taking care of the stormwater on the  
10 site.

11 And then the rain gardens are  
12 something that we've been asked to use now in  
13 engineering, and they're more common, and those are just  
14 heavily landscaped areas that are intended to absorb a  
15 little bit more water and allow some of that water to  
16 run off. All of this water in a horrific event, which  
17 seems like we get every few years now, goes over and it  
18 all heads to this green area on Willow Road. So, our  
19 ultimate goal has been that if there is ever a  
20 catastrophic stormwater event, it's basically going  
21 where it's going right now, but we're controlling it and  
22 it dumps itself into Willow Road.

23 The stormwater goes typically into a  
24 storm system as part of that new Willow Road stormwater  
25 system. So, I just thought it was important to share  
26 that with you. So, with that, I'm open to any questions  
27 you might have.

28 CHAIRMAN BOND: Does that conclude the  
29 presentation?

30 MR. MYEFSKI: Yes.

31 CHAIRMAN BOND: Excellent, thank you. All  
32 right, so a good majority of the people on our Board are  
33 new. They were not here for your previous, 2017?

34 MR. MYEFSKI: I think so.

35 CHAIRMAN BOND: All right, so I just want to  
36 clarify to the Board that we are, our scope is, let me  
37 find it, I'll just read it again so that there is, thank  
38 you, nope that's not it. No, I have too many papers  
39 tonight.

40 All right, so we are exterior façade,  
41 lighting, landscape, fencing, hardscape, signage, site  
42 plan. We are not Plan and Zoning, at all. So, the  
43 drive, the number of units, that's not our skill. Okay,  
44 we are aesthetics and that's what we focus on tonight,  
45 okay? So, if we could, I think start probably with  
46 architecture and then talk about landscape and lighting?  
47 Does that make sense? Does that sound all right? So,  
48 open for questions.

49 COMMISSIONER SOLLITT: Well, I'll start. This  
50 is my first rodeo as far as this thing is concerned. I  
51 have to say that as a whole I find it, the architecture  
52 very pleasing and I spend a lot of time in Jacksonville,

1 Florida now a days, because that's where I work. And to  
2 a certain extent, it reminds me of some of this other  
3 influence of things like that. My mother had a house in  
4 Savannah, Georgia. The tallest peak is how high?  
5 Thirty feet?  
6 MR. DIAMOND: Under 30 feet.  
7 COMMISSIONER SOLLITT: Yes, it's --  
8 COMMISSIONER O'NEILL: I'd say 29 feet.  
9 MR. MYEFSKI: It's 29 feet to that, kind of  
10 top of that peak portion.  
11 COMMISSIONER SOLLITT: Okay, and that's what,  
12 any of that falls within the parameters?  
13 CHAIRMAN BOND: Thirty-five is allowed. We  
14 actually will count to the top of the, we go to the very  
15 top, so if it's the chimney that's taller, that's what  
16 we count. But everything they had was --  
17 COMMISSIONER SOLLITT: I guess, as far as, I  
18 don't, I can't quite honestly had time to try and figure  
19 out exactly what the materials look like. Are there any  
20 samples as far as what's going on here?  
21 MR. MYEFSKI: Yeah, we have everything over  
22 here on the side. We'd be more than happy to kind of  
23 pull it up for you and show it if you'd like?  
24 COMMISSIONER SOLLITT: Yes, I think it would  
25 be helpful for people to see what we're talking about as  
26 far as the outside of these houses are concerned.  
27 MR. MYEFSKI: So, I make sure I talk into the  
28 mic this time; I will do that. I guess I can take this  
29 with me. But if we just hold up, and I think it would  
30 be best, Jeremiah, if you can bring some of those  
31 around, too. Basically we're talking about real stone  
32 products. We're trying to find stones that are  
33 available. Most of these come from actually Wisconsin,  
34 and are fundamentally a limestone itself, just in a  
35 different field. Nick, in his right hand, has a  
36 compressed Renaissance stone lids of for the caps on the  
37 stone.  
38 CHAIRMAN BOND: If you want to, we can pass  
39 it. Thank you.  
40 COMMISSIONER SOLLITT: Is that the shape?  
41 MR. MYEFSKI: That's for the wall.  
42 COMMISSIONER TALTY: And that's one finish,  
43 right?  
44 MR. MYEFSKI: Yeah.  
45 COMMISSIONER SOLLITT: And this is one of  
46 the --  
47 MR. MYEFSKI: The walls have that kind of  
48 solid gray stain on it or they have the natural --  
49 COMMISSIONER TALTY: Or a clear stain. Is  
50 that the --  
51 MR. MYEFSKI: It's a clear --  
52 COMMISSIONER TALTY: Do I understand that

1 right; it's either gray or it's clear, so it preserve  
2 the ground?

3 MR. MYEFSKI: Correct, and it actually works  
4 very well. They're both cabot stains. This one will  
5 actually still give you a bit of variation, but it's a  
6 pretty solid stain. The other one, you get the  
7 character that comes through. This is the shingles.

8 COMMISSIONER SOLLITT: Just out of curiosity,  
9 what is the frequency that these shakes have to be  
10 treated?

11 MR. MYEFSKI: The clear shakes basically can  
12 last about the same amount of time with the clear finish  
13 that you put on. The product will tell you that it's  
14 ten years, it has a 10 year warranty to it. But  
15 practically speaking, we typically see it being done  
16 about the seventh year.

17 COMMISSIONER TALTY: This is a wall here.

18 MR. MYEFSKI: People like it --

19 COMMISSIONER SOLLITT: Is it incumbent upon  
20 the homeowner's association to make sure this is done  
21 or --

22 MR. MYEFSKI: Yes.

23 COMMISSIONER SOLLITT: -- is it, I mean, it's  
24 a homeowner's issue or it's homeowner association issue,  
25 I guess is the question.

26 MR. MYEFSKI: It's a homeowner's association  
27 issue, but basically we're trying to set it up and they  
28 would have a reserve set aside to take care of the  
29 maintenance that's required for these. Things like the  
30 windows are aluminum clad, so you don't have that same  
31 issue. Most of the kind of operable products, doors,  
32 windows, screens, all of those don't have any really big  
33 maintenance issues. With the clad products, we've still  
34 not, you know, I've been doing this for 25 years and  
35 some of the original houses we have don't have that  
36 issue.

37 Typically speaking, the white trim, all  
38 of those products tend to last, that's much less of an  
39 issue. But one of the things that we like about the  
40 shingles is they have some character to them, so it  
41 doesn't bother us that they might have to be done, you  
42 know, in a seven to 10 year period.

43 CHAIRMAN BOND: So, the last time you were  
44 here, the Commission mentioned offering more than just  
45 two color pallets. What brought you to the choice to  
46 stay with just the two?

47 MR. MYEFSKI: Well, we were really hoping,  
48 because we've dropped down from 23 different homes, that  
49 we just felt that the two still kind of made sense.  
50 It's basically going to end up being about five that are  
51 kind of one version and five that are the other. So,  
52 it's not that we couldn't do it, we still can offer

1 another one, but we'd probably be ending up going with  
2 would be finding between the natural and the gray.  
3 There's kind of a, you know, sometimes beige gets a bad  
4 rap, but it's kind of a beige color to the shingle,  
5 which still works, that basically we could find another  
6 stone that subtly fits into that to give a variation to.  
7 CHAIRMAN BOND: You offer three.  
8 COMMISSIONER BOWYER: Will you allow people to  
9 pick and choose?  
10 MR. MYEFSKI: Yes. They can pick and choose,  
11 but they have to pick the primary scheme or the  
12 alternate scheme.  
13 COMMISSIONER BOWYER: So, they can't take the  
14 shingle from one and the stone from the other?  
15 MR. MYEFSKI: No, no. Yeah, what we're  
16 showing you, we want to be consistent all the way  
17 through.  
18 COMMISSIONER CARR: Am I understanding that  
19 all 10 houses could end up with the same color scheme  
20 still?  
21 MR. MYEFSKI: They could, they could. As  
22 we're proposing, that is, you know, it's also we wanted  
23 your opinion.  
24 COMMISSIONER BOWYER: Shouldn't --  
25 COMMISSIONER SOLLITT: Reading this -- I'm  
26 sorry.  
27 COMMISSIONER BOWYER: Go ahead.  
28 COMMISSIONER SOLLITT: You said you can't have  
29 two similar models next to each other, is that accurate?  
30 MR. MYEFSKI: Right, we're trying to break it  
31 up.  
32 COMMISSIONER SOLLITT: You can't have them  
33 next to each other?  
34 MR. MYEFSKI: Yes, we're trying to, we can't  
35 have two of the same models next to each other. So, if  
36 there's two of the same models, those would  
37 automatically be varying.  
38 MR. DIAMOND: The models are set on the same  
39 land, there's no variation on the model.  
40 MR. MYEFSKI: This time with a color scheme.  
41 MR. DIAMOND: The colors are different.  
42 MR. MYEFSKI: Yes, yes.  
43 COMMISSIONER SOLLITT: Okay, so for the site  
44 plan, where you've got an A specified, that's what it's  
45 going to be, right?  
46 MR. MYEFSKI: Right.  
47 COMMISSIONER SOLLITT: I mean, if there's  
48 somebody that wants to put a B there?  
49 MR. MYEFSKI: Yes, it can't change because you  
50 can see the sites are pretty tight and everything on it  
51 just fits in it.  
52 COMMISSIONER SOLLITT: Okay, I'm just



1 clarifying, that's all.  
2 MR. MYEFSKI: Yes.  
3 COMMISSIONER BOWYER: But couldn't you write  
4 in to your, I don't know what the documents would be,  
5 but your articles that it has to be a 70-30 split with  
6 the colors so that it couldn't end up where it's all  
7 one-color scheme?  
8 MR. MYEFSKI: We could. I mean, there's no  
9 right answer to that, so we welcome really your input on  
10 that to help --  
11 COMMISSIONER CARR: Yes, I think we're all  
12 kind of leaning towards having some sort of mix.  
13 CHAIRMAN BOND: Yes, right, we can --  
14 COMMISSIONER CARR: So, we don't end up 10 of  
15 the same, or nine of them and one that's, you know, off,  
16 and it doesn't really create a blended, you know.  
17 CHAIRMAN BOND: That's a request we can make.  
18 MR. MYEFSKI: Absolutely.  
19 CHAIRMAN BOND: So, since we're talking about  
20 the overall look, this is the correct drawing. In our  
21 packet, if you go to architectural drawings, the very  
22 first drawing shows which houses would be located where.  
23 So, perhaps you could pull up the side-loaded with the  
24 two options for side-loaded? Then if you could please  
25 explain? Because for us it's a little small.  
26 MR. MYEFSKI: Yes.  
27 CHAIRMAN BOND: How that relates back to this  
28 drawing that we have in our packet, and which ones  
29 changed, please?  
30 MR. MYEFSKI: Absolutely.  
31 CHAIRMAN BOND: If we go with --  
32 MR. MYEFSKI: This is the --  
33 CHAIRMAN BOND: If this is something that we  
34 want to consider sending to the Trustees.  
35 MR. MYEFSKI: So, well, the one I'm showing  
36 right now is the same one that you have in your packet.  
37 That's kind of what we came in and proposed.  
38 MR. DIAMOND: This is the one that you have in  
39 your packet with the carriage walk. You have in your  
40 packet without the carriage walk.  
41 CHAIRMAN BOND: Great.  
42 MR. MYEFSKI: Yes.  
43 CHAIRMAN BOND: Right, because it wasn't  
44 available at the time.  
45 MR. DIAMOND: So, the only thing that changed  
46 was the carriage walk and the landscaping should be  
47 perpendicular to the street. There are some very minor  
48 changes to the landscaping to accommodate the carriage  
49 walk. But the house, the model numbers are all the  
50 same.  
51 MR. MYEFSKI: Right. But your question is now  
52 how does that change from what we're proposing. So, if

1 I go forward, the ones that we would not propose to  
2 change are basically the ones right now that have the  
3 red on it.

4 CHAIRMAN BOND: Correct.

5 MR. MYEFSKI: So, there is an option. I  
6 think, we think the one in the upper top corner can  
7 change.

8 CHAIRMAN BOND: To side-loaded, right.

9 MR. MYEFSKI: Because that goes from, and I've  
10 got to go back to look. Jeremiah, what --

11 MR. DIAMOND: Keep going.

12 MR. MYEFSKI: It's a Model A right now and it  
13 would change to a Model E.

14 CHAIRMAN BOND: Okay, and what was the other  
15 location?

16 MR. MYEFSKI: Then if you go to that southeast  
17 corner down in the bottom, these two are next to each  
18 other. We think this configuration works better, and I  
19 believe that leaves Model D where it is.

20 MR. DIAMOND: We've changed --

21 MR. MYEFSKI: Go point and I can, if you talk  
22 at the same --

23 CHAIRMAN BOND: You can be the human arrow.

24 MR. DIAMOND: I'll come over here. So, when  
25 we changed Model E, we also changed this from a Model A  
26 to a Model D.

27 CHAIRMAN BOND: Okay, so A becomes D, and D  
28 becomes E.

29 MR. DIAMOND: Yes.

30 COMMISSIONER CARR: And those two would be  
31 side-loaded?

32 MR. DIAMOND: This is side-loading, this is a  
33 front-loading. This proposed --

34 COMMISSIONER CARR: But the proposal, that  
35 would have three?

36 MR. DIAMOND: They would both be E's next to  
37 each other.

38 COMMISSIONER CARR: Yes, so those two will  
39 both be E's and they would be side-loading and then the  
40 side-loading up on top?

41 MR. DIAMOND: Yes.

42 CHAIRMAN BOND: Oh, I thought it was D, E, and  
43 then E at the top.

44 MR. DIAMOND: We have two plans. This is one  
45 that demonstrates how we can't rotate all the houses and  
46 so --

47 CHAIRMAN BOND: Right, no, I understand that.

48 MR. DIAMOND: And then, the next plan --

49 MR. MYEFSKI: But this one allows us to get  
50 three side-loaded. All three happen to be the E model  
51 because that's the side-loaded, or what we're proposing  
52 is these two are the same.

1 CHAIRMAN BOND: Right.  
2 MR. MYEFSKI: It's just this one being a Model  
3 D.  
4 MR. DIAMOND: We changed the Model A to a  
5 Model D in the one we're proposing.  
6 MR. MYEFSKI: Give them the lot numbers  
7 because it's confusing.  
8 MR. DIAMOND: House 5 changed to a D. House 5  
9 changed to a D, House 6 changed to an E, and House 9  
10 changed to an E.  
11 CHAIRMAN BOND: I think I understand that.  
12 MR. MYEFSKI: I feel like --  
13 CHAIRMAN BOND: So, I think you do have a good  
14 point about E and the approach with the vehicle, but  
15 also it does add that variety that the Village has been  
16 requesting. I think that personally, we'll see what the  
17 other Commissioners feel, that just the two locations  
18 for side-loaded make more sense, and then having the D.  
19 So, if we're, can we go to the two Model  
20 C's across from each other and the two Model B's across  
21 from each other? What if you flipped so that it is C  
22 and B north, no, that's not north, that is west, and B  
23 and C east? Does that make sense? Are you following  
24 me?  
25 MR. DIAMOND: If we did that --  
26 CHAIRMAN BOND: Can you switch them to --  
27 MR. DIAMOND: It would not currently fit  
28 within the setbacks that we're showing. There is enough  
29 of a variation of that at the houses, and the angle of  
30 the road that allow for the geometry for those houses to  
31 fit. So, we could change the, we could flip the B and C  
32 houses, but in doing that we'd have to rework the set  
33 distances for the setbacks.  
34 CHAIRMAN BOND: Okay.  
35 MR. MYEFSKI: But would we have to do that if  
36 we did that with the ones on the north?  
37 MR. DIAMOND: Yes.  
38 MR. MYEFSKI: The setbacks from where, from  
39 the water?  
40 MR. DIAMOND: From the road. The road is  
41 actually angled.  
42 MR. MYEFSKI: Yes.  
43 MR. DIAMOND: A couple of feet from one end to  
44 the other end.  
45 CHAIRMAN BOND: Right.  
46 MR. MYEFSKI: That's the problem.  
47 MR. DIAMOND: Moving those two --  
48 CHAIRMAN BOND: So, that's the way they fit.  
49 MR. DIAMOND: That's the way they fit.  
50 CHAIRMAN BOND: So, you really can't switch  
51 the two C's across from each other and the two B's  
52 across from each other. They kind of have to stay there

1 because of the constraints.  
2 MR. DIAMOND: Those are puzzle pieces that are  
3 perfectly aligned right now. It could be done, it just  
4 requires something else to be adjusted or to give.  
5 COMMISSIONER SOLLITT: Tev, I guess I would  
6 suggest if they're going to, I understand what you're  
7 trying to get at there.  
8 CHAIRMAN BOND: Right.  
9 COMMISSIONER SOLLITT: But I guess my  
10 suggestion would be that one of the ways to really beat  
11 that is just ask them to vary the color schemes in the  
12 two houses that seems to give them some differentiation.  
13 MR. MYEFSKI: Yes, I was just going to suggest  
14 that we could do that.  
15 CHAIRMAN BOND: Right.  
16 MR. MYEFSKI: We could just commit to not have  
17 there, you know, having 1 B-B in the primary and 1 B-B  
18 in the alternate colors so they'd be different.  
19 COMMISSIONER SOLLITT: Right. They could --  
20 CHAIRMAN BOND: So, if -- I'm sorry.  
21 COMMISSIONER SOLLITT: They could do some mix  
22 and match there as opposed to being cookie cutter. Not  
23 that, nothing about this is cookie cutter, please just  
24 don't misunderstand my --  
25 MR. DIAMOND: The other thing that we can do  
26 to those is change the style of the dormers on the  
27 houses across the street. We've committed to not having  
28 two houses of the same model next to each other.  
29 CHAIRMAN BOND: Right.  
30 MR. DIAMOND: We could also commit that the  
31 dormers change, so it gives a subtle variation to it.  
32 So, it could be a different color, and we can have a  
33 change in the dormer or some other slight architectural  
34 element. It could be a different garage door, and the  
35 way we frame the garage door could also change.  
36 CHAIRMAN BOND: That's an excellent solution.  
37 So, when we go back to the upper corner, if we switch  
38 the Model A to an E, should one of the D's that are  
39 across from each other switch to an A?  
40 MR. DIAMOND: When I redid this plan, I  
41 eliminated the Model A to maintain just four models of  
42 houses. In this plan, there is no Model A left.  
43 MR. MYEFSKI: But does the Model A fit?  
44 CHAIRMAN BOND: Right.  
45 MR. DIAMOND: The Model A would, yes; it would  
46 fit.  
47 MR. MYEFSKI: It could probably fit just to  
48 the south of the new Model D, right?  
49 MR. DIAMOND: I think it could fit in either  
50 one of the D locations. I would have to double check  
51 that, but I think I can get it to definitely work on the  
52 east side of the road next to the north basin.

1 COMMISSIONER CARR: So, there would be one  
2 Model A then.  
3 MR. MYEFSKI: Right.  
4 CHAIRMAN BOND: They can fight over which one  
5 gets to have the Model A house out of it. Okay, thank  
6 you.  
7 COMMISSIONER SOLLITT: I'm sure there's an  
8 economic factor in all this as far as the size, the  
9 price points and all those things.  
10 MR. MYEFSKI: Right.  
11 COMMISSIONER SOLLITT: As far as making the  
12 economics work on this also.  
13 MR. MYEFSKI: Correct. It's a mixture of  
14 that, and then it's a lot more work obviously from a  
15 cost perspective which nobody wants to obviously hear.  
16 But to create, you know, a fifth model if it doesn't  
17 quite fit in to the size and character and square  
18 footage, yes.  
19 COMMISSIONER SOLLITT: Right.  
20 CHAIRMAN BOND: So, when we're looking at the  
21 individual models, Commissioners, do you have any  
22 feedback about the features on the individual Model A,  
23 B, C, or D? Is there anything that you would like to  
24 comment on? Garage doors? Dormers? Proportion?  
25 COMMISSIONER BOWYER: Well, I guess this is  
26 related to, or only relevant if you keep a Model A in  
27 the plan, but above the garage doors on the Model A,  
28 that's the only one that really bothered me as far as it  
29 seems to have a really big forehead. What drives that  
30 over the other models? Because you have a second floor  
31 above all the garages, or most of the garages.  
32 MR. MYEFSKI: Yes, it's just the height of  
33 that particular second floor.  
34 COMMISSIONER BOWYER: But isn't there a way  
35 you can drop the roofline down at least?  
36 MR. MYEFSKI: We could.  
37 COMMISSIONER BOWYER: Take the eaves down?  
38 MR. MYEFSKI: We could.  
39 COMMISSIONER BOWYER: Because I think the  
40 proportions are much nice on all the other elevations  
41 over that garage, or between the garage door and the  
42 eave.  
43 MR. MYEFSKI: Why don't you just go and point  
44 to what we're talking about?  
45 COMMISSIONER BOWYER: You want me? Oh, no,  
46 that big --  
47 MR. MYEFSKI: So, bringing that down more  
48 probably like, you can see if we look at the garage  
49 there, that's much lower. Here it's much lower.  
50 There's just a lot less area over there, that's all.  
51 COMMISSIONER BOWYER: The other four are all  
52 much, or the other three are much nicer. Is there a way

1 you would give, are you committing to, do buyers have to  
2 commit before you build?

3 MR. MYEFSKI: Commit in what way? Yes, I  
4 mean, they --

5 COMMISSIONER BOWYER: So, they have to buy  
6 before you build?

7 MR. MYEFSKI: Yes, there will most likely be,  
8 you know, a model or two. Before it was going to be  
9 two, but now there's only 10, so that's the question,  
10 whether we just do one model. But the idea would be the  
11 buyers would commit.

12 COMMISSIONER BOWYER: Were you, and I forget  
13 your name but --

14 MR. DIAMOND: Jeremiah.

15 COMMISSIONER BOWYER: Jeremiah, you brought up  
16 a good point with dormers. Is there a way which would  
17 help maybe even break it down more? Like if you had  
18 three dormer styles, and then regardless which house  
19 they're in or which color scheme they're in, they could  
20 pick a dormer or something?

21 MR. MYEFSKI: Right.

22 COMMISSIONER BOWYER: And that would help to  
23 further variate or provide some variety within the  
24 community?

25 MR. MYEFSKI: Absolutely, we could do that. I  
26 think we're kind of proposing that in, just as an  
27 example, on the Model A page, you know, for instance,  
28 over the entrance. One scheme showed a vertical dormer,  
29 the other scheme showed what would happen if you did an  
30 island dormer. I think we can vary the detail that's on  
31 the chimneys. There's a lot of things that we could  
32 certainly do to break them up.

33 CHAIRMAN BOND: On Model C, the back elevation  
34 has a copper roof that is a bit of an eyebrow in  
35 elevation. What, that's a curiosity to me. I didn't  
36 quite understand where or why.

37 MR. MYEFSKI: If you just go back one page,  
38 all it is is that that dining room has a bow window, so  
39 on the top of the bow window it's not flat, it slopes up  
40 and it kind of creates that kind of radius where it  
41 meets the roof.

42 COMMISSIONER MORRELL: Oh, I see it.

43 CHAIRMAN BOND: Okay, and then the front  
44 elevation of Model C has the singular column. That's  
45 the only entrance that to me feels maybe a little  
46 unresolved.

47 MR. MYEFSKI: Well, we could try to resolve it  
48 by engaging a column, you know, in the wall.

49 COMMISSIONER BOWYER: Like a pilaster?

50 MR. MYEFSKI: Yes, like a half pilaster that  
51 would come out of the wall. It's not very wide, so it's  
52 tough to get two full columns. But, you know, if we do,

1 that's sometimes something we would do is where we would  
2 just do half of a column and then resolve it with the  
3 other one. I can't run it north because it's literally  
4 like three feet away.

5 CHAIRMAN BOND: Right.

6 MR. MYEFSKI: But we could try to get a full  
7 column, I'm afraid that's going to be too tight. I know  
8 we could do a pilaster half column.

9 CHAIRMAN BOND: Right. Commissioner Bowyer,  
10 what do you think of that idea or do you think it's  
11 better to do the single column?

12 COMMISSIONER BOWYER: Well, the only challenge  
13 is if you look at it in plan, they're not going to be  
14 symmetrical to the front door.

15 CHAIRMAN BOND: Right, which, and when you  
16 look at the --

17 COMMISSIONER BOWYER: I don't really like the  
18 one column either. What do you do in the holidays when  
19 you wrap that? But I think when you're looking at in  
20 elevation or at least this elevation, you've got to  
21 realize you're always three-dimensional, right? In this  
22 particular elevation, the front door looks really tight  
23 to the right-hand wall.

24 CHAIRMAN BOND: Right.

25 COMMISSIONER BOWYER: But when you look at it  
26 in plan, it's a little bit more generous and that column  
27 sits out kind of by itself.

28 MR. MYEFSKI: Right.

29 CHAIRMAN BOND: Right.

30 COMMISSIONER BOWYER: I mean, I don't love it,  
31 but I'd probably buy a Model D, so that ceases to be a  
32 problem.

33 CHAIRMAN BOND: I guess I'm wondering do we  
34 have to have it? I guess we need to balance that area,  
35 otherwise it might look unfinished.

36 MR. MYEFSKI: The column itself? It would be  
37 a little strange because it would just really stick out  
38 there.

39 CHAIRMAN BOND: Right, it would just be this,  
40 it needs to be grounded. You need to --

41 MR. MYEFSKI: I mean, I could hold it up but  
42 it would take some, really some kind of unique structure  
43 to kind of pick it up. I'd rather resolve it,  
44 especially because --

45 COMMISSIONER BOWYER: Could we ask that you  
46 just go back and look at that a little bit? Try to  
47 figure out --

48 MR. MYEFSKI: Yes, we can find a way to do  
49 that. There are several different things that we could  
50 do to pull that in.

51 CHAIRMAN BOND: This is actually a compliment  
52 to you that we can have this discussion about these

1 small details because the package is very thorough and  
2 well executed.

3 Commissioners, are you in agreement with  
4 the garage door and the colors of the garage door to  
5 match trim? Would you prefer for them to be darker or  
6 you feel that the aesthetic is correct?

7 COMMISSIONER SOLLITT: I think that matching I  
8 think is the correct application of what we're doing  
9 here.

10 COMMISSIONER BOWYER: I'm going to go one step  
11 further and say I don't have a problem with not having  
12 side-loading garage doors.

13 CHAIRMAN BOND: You think it's okay to stay  
14 with the --

15 COMMISSIONER SOLLITT: The front of the garage  
16 doors don't bother me at all.

17 COMMISSIONER BOWYER: I know, because --

18 COMMISSIONER CARR: Especially these garage  
19 doors.

20 COMMISSIONER SOLLITT: You've got, they've  
21 done a really nice job of coming up with a very nice,  
22 very decorative, I'm not talking about, you know, a  
23 south panel door here, you know.

24 COMMISSIONER BOWYER: But I think also, if  
25 you're, and maybe this is where the Village Board was  
26 pointing, you know, if you've got a really big house  
27 and, you know, a big piece of land, maybe you do hide  
28 your garage doors off to the side. But you're not  
29 hiding them by having them side-loaded.

30 CHAIRMAN BOND: Right.

31 COMMISSIONER BOWYER: If you drive through  
32 Hibbard Gardens, you see every garage door as you're  
33 driving by and they're just, they're right there. So,  
34 to me it doesn't matter if they're 90 degrees off or  
35 where they are right now.

36 MR. MYEFSKI: We did feel by not staining them  
37 and actually having them be the same trim color, that  
38 that actually --

39 COMMISSIONER BOWYER: I like the trim color.

40 MR. MYEFSKI: Yes, that downplays it a little  
41 bit, because they kind of pop out when you do them  
42 stained.

43 COMMISSIONER BOWYER: You know, I also think  
44 that with like teenagers and then like age you might be,  
45 but you're not because of fair housing, but the age you  
46 might be targeting, having a front-loaded garage is  
47 probably the best idea.

48 CHAIRMAN BOND: True. So, can we revisit the  
49 site plan one more time, the original site plan that  
50 they have, to the locations of the different models, and  
51 see if we are in agreement with those? So, as you come  
52 in on the east and you're coming through, you have two



1 Model C's, then two Model B's, then you have an A, a D,  
2 and then you'll come --

3 COMMISSIONER BOWYER: Well, can we just ask,  
4 what was the reason for the two A's or the same ones on  
5 opposite sides of the road? Are those the only ones  
6 that fit together with the setbacks?

7 MR. MYEFSKI: They are because those, if you  
8 look at those red lines, they're flaring larger, so the  
9 Model C is the one that actually --

10 MR. DIAMOND: You're talking about the north  
11 end of the site?

12 COMMISSIONER BOWYER: No, I'm talking about  
13 right down here.

14 MR. MYEFSKI: Down at the bottom.

15 MR. DIAMOND: Yes.

16 COMMISSIONER BOWYER: So, when you first drive  
17 in, the first two opposite each other are the same, the  
18 second two are the same.

19 MR. MYEFSKI: Right.

20 CHAIRMAN BOND: Right.

21 COMMISSIONER BOWYER: Of each other, they're  
22 mirror images. Why is that? Is that the only thing  
23 that the site plan allowed or could you have mixed it so  
24 that they --

25 MR. DIAMOND: That's the way the site plan  
26 evolved for them to fit.

27 MR. MYEFSKI: Yes, but if it's really  
28 important to you, we could go back and try to flip, if  
29 you were to give us that and say could you flip one or  
30 the other, that would give us a lot to work with.  
31 Because we have to work --

32 COMMISSIONER BOWYER: Because they look like  
33 they're kind of hitting the same setbacks if you just  
34 flip two of them.

35 MR. MYEFSKI: I know they do, but it's  
36 actually wider, I know --

37 CHAIRMAN BOND: That's what they were  
38 discussing, changing the dormers.

39 MR. DIAMOND: They're a little narrower, one  
40 is a little narrower in depth, and the road is at an  
41 angle.

42 COMMISSIONER BOWYER: Yes.

43 MR. DIAMOND: So, it's only, it's like three  
44 feet from end to end, the angle, but that's what allows  
45 for that house to sit there.

46 COMMISSIONER BOWYER: They're also, you know,  
47 they're mirror, I don't think it's a big deal  
48 particularly, I mean, except that --

49 COMMISSIONER SOLLITT: And they talked about  
50 changing some details around it to make them --

51 COMMISSIONER BOWYER: Right, and they're  
52 mirror opposites, so, you know.

1 CHAIRMAN BOND: They were offering to change  
2 the garage door, dormers just to change it up a notch,  
3 and color.

4 COMMISSIONER BOWYER: Make sure the colors are  
5 opposite, yes.

6 CHAIRMAN BOND: So, that you don't have to say  
7 mine has the flagpole, that's my house.

8 COMMISSIONER BOWYER: You can just say the  
9 first or the second home to make it easier.

10 CHAIRMAN BOND: Right.

11 COMMISSIONER SOLLITT: Depends on which side  
12 you're coming from.

13 CHAIRMAN BOND: So, we have the two, so I'm  
14 just going to walk through it again, the two C's, the  
15 two B's, the A, the D, and then we had west and we have  
16 a C, two D's, and an A. Again, the two D's across from  
17 each other, it would either be that or you'd end up with  
18 two A's across from each other probably?

19 MR. DIAMOND: Yes.

20 MR. MYEFSKI: Yes, but I think we --

21 CHAIRMAN BOND: So, the D is preferred by  
22 Commissioner Bowyer anyway, right?

23 COMMISSIONER BOWYER: Well, it's the biggest,  
24 I got four kids.

25 MR. MYEFSKI: If we keep the D's, if  
26 everything stays the way there is on this plan, we would  
27 already have 30 percent being different because we'll  
28 make, right, we've got two C's across from each other,  
29 two B's, and two D's slightly off, we'll do them  
30 opposite, right? Different colors, work on different  
31 dormers, so I think that 30 percent variation that you  
32 were just kind of mentioning would automatically happen.

33 COMMISSIONER SOLLITT: They need to have the  
34 D's, they need the size with the --

35 CHAIRMAN BOND: Right.

36 COMMISSIONER BOWYER: What is your projected  
37 cost per dollar square foot or dollar per square foot  
38 construction cost?

39 MR. MYEFSKI: I don't know if we've really  
40 looked at it per square foot, but Matt basically at the  
41 last meeting at the Plan Commission was saying our goal  
42 is to be able to sell these houses in the range of kind  
43 of \$1.1 million to \$1.4 or \$1.5-ish million.

44 COMMISSIONER BOWYER: I was getting more at  
45 what the construction costs for these materials were.

46 MR. MYEFSKI: Well, that we're still bidding  
47 out, but I can tell you they're well north of \$200. So,  
48 that's not anything developers like to hear, and I think  
49 you can appreciate that. These are expensive houses.

50 CHAIRMAN BOND: Right.

51 COMMISSIONER SOLLITT: Construction costs,  
52 because your site's costs cover as much --

1 MR. MYEFSKI: That's a whole another  
2 conversation, yes. So, I think in the end these would  
3 probably be about \$225 a square foot for the homes.  
4 COMMISSIONER SOLLITT: Why don't you take a  
5 look at --  
6 MR. MYEFSKI: That's like a base model. It's  
7 basically going to buy you the exterior and it's only  
8 because we're able to repeat things. If I, you know,  
9 we've done homes like this in Winnetka that are 450  
10 bucks a square foot. There's a lot more to them and  
11 there's a lot going on, and they have crazy basements  
12 and things like that. We're not going to have all of  
13 that, and there is the potential obviously if somebody  
14 wants to upgrade things where they can do more.  
15 COMMISSIONER DINGES: Given the water, I'm  
16 sure there's no basements on any of these things.  
17 CHAIRMAN BOND: No.  
18 MR. DIAMOND: There's opportunity for some of  
19 them to have basements.  
20 MR. MYEFSKI: Right.  
21 COMMISSIONER DINGES: The ones that go away  
22 from here.  
23 MR. DIAMOND: Yes. The ones to the north,  
24 they have opportunities for basements because there's  
25 higher ground. The ones right off the wetlands, it's  
26 not advised.  
27 COMMISSIONER DINGES: Bad plan. Bad plan.  
28 MR. MYEFSKI: Right.  
29 CHAIRMAN BOND: So, it doesn't have to be a  
30 clear-cut division between landscaping and architecture.  
31 But if we can, are we ready to move on to landscaping  
32 and the rest of the project?  
33 COMMISSIONER TALTY: Tev, can we ask what you  
34 have decided with the, or are you going to come back to  
35 the side-loaded garage question?  
36 CHAIRMAN BOND: I thought we'd come back to  
37 it.  
38 COMMISSIONER TALTY: Thank you.  
39 CHAIRMAN BOND: So, comments on the  
40 landscaping, the signage, and the lighting?  
41 COMMISSIONER SOLLITT: In a very broad scope,  
42 I like the concept of the streetlights as opposed to  
43 the, because you're trying to create a more --  
44 MR. PATERA: Right, there was a suggestion  
45 that we look at light that the Village uses in their  
46 more urban areas. An acorn light with no shielding,  
47 you've got an exposed source, I don't think that's the  
48 right light. What we tried to choose --  
49 COMMISSIONER SOLLITT: I'm just saying I agree  
50 with what you've got.  
51 MR. PATERA: Thank you. I'm with you.  
52 COMMISSIONER MORRELL: I do, too. The Village

1 lighting, I --  
2 MR. PATERA: No offense meant.  
3 COMMISSIONER MORRELL: I love it --  
4 MR. PATERA: Constructively, thank you for  
5 your support on that. I think these are hard to find  
6 because they're not really streetlights, they're not  
7 really walkway lights. But it's something that keeps  
8 the scale of it down. The only other thing I was  
9 thinking about and I've shared with my colleagues here  
10 is that maybe it's not a dark bronze or a black finish,  
11 but maybe it's more of a gray like the desk fronts that  
12 you have here that might kind of look like it fits in  
13 better with the limestone and the architectural colors.  
14 So, I think that that would help it not  
15 look like it's so standoffish.  
16 COMMISSIONER SOLLITT: But how is that going  
17 to stay like that though is my question.  
18 MR. PATERA: It's a metal powder coat finish.  
19 COMMISSIONER SOLLITT: Okay, right.  
20 MR. PATERA: It will stay stained.  
21 COMMISSIONER SOLLITT: That will be fine.  
22 COMMISSIONER TALTY: So, my only one, I agree  
23 also with the approach to the lighting. I think the  
24 idea of kind of a more ambient fixture where it casts  
25 light, you know, down is a smart idea. I do think the  
26 fixture itself looks maybe out of character with the  
27 rest of the architecture a little bit. I mean, it looks  
28 to me to be more, you know, maybe prairie or a little  
29 more modern than some of the other fixtures. I don't  
30 know if they're, you know, in terms of availability, if  
31 there were, if you explored some other styles that  
32 achieve the same sort of --  
33 MR. PATERA: Maybe just to kind of put this  
34 back in, if it's a shielded source, there might be  
35 something that looks a little bit more traditional and  
36 less contemporary or, like you said, prairie style, and  
37 it could be something that we could work out together.  
38 But keeping the scale of it down and keeping the source  
39 shielded so you're not seeing bare bulb, but it's  
40 ambient lighting, I think that there's numerous choices  
41 that we could look at. That was at the Staff comment  
42 and I think we could continue to refine that.  
43 COMMISSIONER SOLLITT: Are these, I don't  
44 remember, but what's the type of lighting this is? Is  
45 this LED or is this --  
46 MR. PATERA: Most of it's going to LED now.  
47 COMMISSIONER SOLLITT: I want to make sure  
48 that was there.  
49 MR. MYEFSKI: But the color will be balanced  
50 to be, not the bright white. So, it's basically --  
51 COMMISSIONER SOLLITT: No, it's not going to  
52 be like the 5,000 gauge, maybe like the 3,000 gauge or

1 something like that.  
2 MR. MYEFSKI: Yes.  
3 MR. PATERA: Exactly.  
4 CHAIRMAN BOND: Then underneath Section 5  
5 Landscape Drawings in L20 is the plan that shows the  
6 retaining wall as well as the location of the lamp post.  
7 If the Commission could please look at those locations,  
8 I believe there are 14 or 15?  
9 MR. PATERA: There are 15.  
10 CHAIRMAN BOND: There's 15, and see if you're  
11 in agreement with those locations please.  
12 COMMISSIONER SOLLITT: Talking about the black  
13 dots?  
14 CHAIRMAN BOND: They're the, right, they're  
15 the dots with the circle.  
16 MR. PATERA: So, I can point these out if you  
17 like. So, what we've done is, I'm going to run through  
18 lighting with kind of, as well as the street lighting,  
19 but we've got, these are pole lights, one, two, three,  
20 four, five. Distance-wise, they're about 60 feet  
21 triangulated coming through here, and I think a little  
22 bit, so I want to be able to have at least something  
23 that you could see, this is coming off of Willow Road.  
24 Then they go to a little bit wider  
25 spacing, and I wanted to get a corner, I'm getting close  
26 to the bridge at this spot, and then they continue up.  
27 There's a parking pull-off here, by the way, that's just  
28 for maintenance vehicles. If we have one landscape crew  
29 that comes in, they can use this parking space, not that  
30 they need the light. But then it continues on at about  
31 a 60-foot space for the 12th, 13th, 14th, and 15th at  
32 the very north entrance.  
33 These two I can't reach up that high, but  
34 these are the landscape uprights that only occur at the  
35 entrances, north entrance and south entrance. The  
36 little sign light which is a ground level light, it's  
37 going to shine up from the ground level up to a six-foot  
38 high placard. That happens on the north side of this  
39 entrance, and then there's another one on the north side  
40 of the north entrance, sign lights.  
41 CHAIRMAN BOND: I believe that that's at L52,  
42 the entry signage. That elevation shows what you're  
43 discussing, the Walden Lane sign?  
44 MR. PATERA: Yes.  
45 CHAIRMAN BOND: With the ground, with the  
46 upright on it.  
47 MR. PATERA: Yes.  
48 CHAIRMAN BOND: So, it's towards the end, if  
49 you go back to the end and then flip a couple of pages,  
50 you'll find it.  
51 MR. PATERA: So, this is just pretty quiet.  
52 The idea was not to try and make a big monument out of

1 this. Six by six post and a two-foot wide by 18-inch,  
2 one-foot high Walden Lane sign.

3 COMMISSIONER SOLLITT: It's pretty consistent  
4 with Bracken Lane.

5 CHAIRMAN BOND: Is there any concern about  
6 these shining into the homes that you're building? So,  
7 Northfield tends to be a bit dark, right, when you're  
8 walking around. If people have their own lights off,  
9 you're walking down the street hoping the skunk doesn't  
10 get you because you can't see anything, right? So, I'm  
11 just asking this from being used to very dark streets.  
12 The ones maybe right by the cluster of  
13 homes, there is no concern about that shining into those  
14 homes because of --

15 MR. PATERA: Because of the shielded source in  
16 a downcast.

17 CHAIRMAN BOND: Right, it should be fine?

18 MR. PATERA: So, you're going to end up seeing  
19 ambient glow coming from it. So, I think it's a pretty  
20 quiet light, and we can keep them dim. I think they're  
21 really, what I'm thinking is more kind of, you know,  
22 guideposts, not that you're trying to get ground level  
23 lighting to such a high extent that you can go read by  
24 these.

25 COMMISSIONER TALTY: That would be the one  
26 fixture that I might question, the one that's located in  
27 front of the second house on the west side of the street  
28 there.

29 MR. PATERA: I've got it.

30 COMMISSIONER TALTY: Up north, the second  
31 house down up north.

32 MR. PATERA: Oh, way up here?

33 COMMISSIONER TALTY: Right there. Directly in  
34 front of the second house.

35 MR. PATERA: Yes, okay.

36 COMMISSIONER TALTY: So, go down one, right.  
37 So, that would be maybe the one thing I'd ask you to  
38 explore perhaps. That fixture sits better in between  
39 those two driveways, if you move into the north  
40 slightly.

41 MR. PATERA: North, I got it.

42 COMMISSIONER TALTY: Or to the north, and then  
43 you can perhaps, you know, eliminate one or move, or  
44 maybe do two on one side on the other side of the  
45 street, you know. But that one just looks a little bit  
46 tight to your unit.

47 MR. MYEFSKI: Yes, I think that's a great  
48 suggestion. I think it might make sense to take that,  
49 go in here, and take that, go in here.

50 COMMISSIONER TALTY: Yes.

51 MR. MYEFSKI: Now, it's between --

52 COMMISSIONER TALTY: Or even put two on the

1 other side of the street, you know, maybe one a little  
2 farther south in that service bump-out.  
3 MR. MYEFSKI: Yes.  
4 MR. PATERA: If 15 becomes 14, we'd all like  
5 that idea, too.  
6 COMMISSIONER TALTY: I can't read the  
7 photometrics. I'm assuming it works perfectly now.  
8 MR. DIAMOND: There's no light that leaves the  
9 property from the pole lights.  
10 MR. PATERA: Yes, based on the photometrics.  
11 COMMISSIONER TALTY: Maybe can I ask some  
12 hardscape questions? Would that be okay?  
13 CHAIRMAN BOND: Oh, yes.  
14 COMMISSIONER TALTY: So, the pavers that are  
15 located at the two new entrance points, are they set on  
16 a concrete bed? I know they have a banding in between,  
17 but are they mortared on to a bed or are they dry-set?  
18 MR. PATERA: No, they're dry-set, but  
19 contained with those concrete bands. So, it's a plain  
20 finished concrete that you see as a gray banding, those  
21 are pretty broad bands but we're trying to contain them  
22 within and it's a compacted aggregate base.  
23 COMMISSIONER TALTY: Okay, yes. The  
24 driveways, are they asphalt?  
25 MR. PATERA: They're concrete driveways. The  
26 sidewalks, the carriage walk is also concrete. So, I  
27 think we've got kind of a uniformity with curbs,  
28 sidewalks, the banding, all kind of staying quiet with  
29 gray concrete.  
30 COMMISSIONER TALTY: That curb, is that a  
31 mountable curb? It looks like it runs in front of the  
32 driveways.  
33 MR. DIAMOND: We talked about that in the  
34 zoning. The one on the north entrance is a mountable  
35 curb, and then the one on the south entrance is going to  
36 be a barrier curb to help direct traffic.  
37 COMMISSIONER TALTY: But internal to the site,  
38 the curb that runs internal to the site.  
39 MR. DIAMOND: Oh, it's going to be a standard  
40 curb. It's not a --  
41 MR. PATERA: Vertical face.  
42 MR. DIAMOND: Vertical face.  
43 COMMISSIONER TALTY: Would there be the  
44 opportunity for a homeowner to customize their driveway?  
45 So, in other words, will you have covenants on the  
46 development?  
47 MR. MYEFSKI: No. No, the idea is not to. I  
48 mean, it's really to keep it consistent. The whole idea  
49 with the concrete is that that's a nice balance between  
50 something that would be, you know, really standing out,  
51 because if somebody starts coming with a different brick  
52 paver or a different pattern, I think it could get

1 pretty loud pretty quick. So, we're just trying to find  
2 some --

3 COMMISSIONER BOWYER: Unless you specified  
4 what the paver for the driveways would be if they did  
5 it.

6 MR. MYEFSKI: Yes.

7 COMMISSIONER TALTY: But even then, I feel  
8 like sometimes that gets relentless, you know, the paver  
9 driveway and then the stone on the house and you start  
10 having a lot of not similar materials.

11 COMMISSIONER SOLLITT: Gets busy.

12 COMMISSIONER TALTY: Yes. The retaining walls  
13 are unitized, precast stone?

14 MR. PATERA: Right. They're, there's a  
15 picture, a bigger picture, but actually it's showing up  
16 here.

17 COMMISSIONER TALTY: I think it was in here.  
18 It's on --

19 CHAIRMAN BOND: It's also in --

20 COMMISSIONER BOWYER: L51.

21 CHAIRMAN BOND: Yes, in L51. L51 shows you  
22 the photos. I have a question about retaining walls  
23 also which probably you have a much better perspective  
24 on this. When you look at the plan, it shows two next  
25 to each other. So, on the top --

26 MR. PATERA: I'm missing it.

27 COMMISSIONER CARR: What page are you on?

28 CHAIRMAN BOND: I am on L20, the one that had  
29 the lighting on it also. So, you just have that one  
30 section which I understand has to be structural, I  
31 understand that, and then it switches. But I'm  
32 wondering material-wise, if it's, can you have the same  
33 material or it has to be two different materials on the  
34 exterior?

35 MR. PATERA: No, it's just the same material.

36 CHAIRMAN BOND: It is, okay.

37 MR. PATERA: It's the same material, the only  
38 difference is the red walls have a tie-back horizontal  
39 that goes back into the road base versus the other ones,  
40 the green ones don't have that horizontal --

41 CHAIRMAN BOND: Oh, perfect, so it all looks  
42 consistent.

43 MR. PATERA: Right, right.

44 CHAIRMAN BOND: I just wanted to make sure.

45 MR. PATERA: Yes.

46 CHAIRMAN BOND: Okay, thank you.

47 MR. PATERA: No, it's just the back detailing  
48 on the walls.

49 COMMISSIONER SOLLITT: A quick question about  
50 that retaining wall. I see a, it's actually an under-  
51 drain in the bottom corner of the detail on L51. I'm  
52 trying to figure out what does that drain to? It's a



1 south drain but it's got to go someplace.  
2 MR. PATERA: Yes, it's going to have to be  
3 above the waterline. It will have to be draining to,  
4 you know, the above gravity so to speak because the base  
5 of this wall would be at the base of this basin. So,  
6 that's going to have to be, that detail will have to be  
7 a little bit higher where that under-drain is.  
8 COMMISSIONER SOLLITT: I was going to ask,  
9 because I was looking at that. Go ahead.  
10 COMMISSIONER DINGES: Where is it going? Yes.  
11 COMMISSIONER SOLLITT: Where is it going?  
12 MR. PATERA: Good point, thank you.  
13 COMMISSIONER DINGES: So, on one of the walls,  
14 I just have a question, so these basins are dug out?  
15 MR. PATERA: Right.  
16 COMMISSIONER DINGES: And then is that soil  
17 moved around the property to create contour or to  
18 elevate the houses? Where is it dug?  
19 MR. MYEFSKI: It's a little bit of both to be  
20 honest with you, and it basically just reshapes the  
21 landscape so that kind of driveway where we come in  
22 right now, that's actually depressed. It has a second  
23 purpose, it also stops the stormwater that's coming out  
24 of that creek and flowing into that large area. It  
25 stops it from flowing south, that was one of the main  
26 reasons for it. So, there's a lot of fill there, and  
27 then as you go around the site it's basically trying to  
28 rebalance the site. That's really where the tree issue  
29 kind of comes in because virtually we'd be hitting the  
30 roots on everything and killing them.  
31 COMMISSIONER DINGES: And where does it  
32 connect in to the sewer on Willow Road? I'm just  
33 curious where that happens.  
34 MR. MYEFSKI: Yes. It happens, you want to,  
35 Jeremiah, go point but don't say anything? Right there.  
36 MR. DIAMOND: That's where the existing IDOT  
37 storm sewer inlet is.  
38 COMMISSIONER DINGES: So, there's already a  
39 connection there?  
40 MR. MYEFSKI: Yes.  
41 MR. DIAMOND: There's already a connection  
42 there and it's already what's draining the entire site.  
43 MR. MYEFSKI: It's kind of a fixed feature.  
44 We can't really move it.  
45 COMMISSIONER SOLLITT: Is that south wetland  
46 basin connected with the central south basin?  
47 MR. MYEFSKI: The south basin actually is  
48 connected then back to this, if it says the central  
49 south basin, I can't read it, but the one that's on the  
50 north side of the road. It's connected to that.  
51 COMMISSIONER SOLLITT: Right, it says there's  
52 an equalizing pipe going through there.

1 MR. MYEFSKI: Yes, yes. So, I mean,  
2 fundamentally, what happens is that basin fills up but  
3 it's all moving towards the north, and then it goes out  
4 through the wetland, I mean, through the pipe.  
5 COMMISSIONER SOLLITT: I just didn't see any  
6 details as far as any kind of --  
7 MR. MYEFSKI: We've got lots of that, if you  
8 want us to go through it, but that's all in the civil.  
9 COMMISSIONER SOLLITT: No, that's fine,  
10 thanks. You answered the question.  
11 COMMISSIONER BOWYER: Is the central south  
12 wetland basin, is that like 10 feet deep? Six?  
13 MR. PATERA: No, the central south basin, it  
14 gets up to be about six-foot height in depth  
15 COMMISSIONER BOWYER: Depth?  
16 MR. PATERA: Depth.  
17 COMMISSIONER BOWYER: What about the south?  
18 MR. PATERA: About four.  
19 CHAIRMAN BOND: That was all worked out with  
20 the engineers in Plan and Zoning.  
21 COMMISSIONER BOWYER: No, I'm just curious.  
22 Yes, I'm not debating it.  
23 CHAIRMAN BOND: Oh, no, that's fine.  
24 COMMISSIONER BOWYER: It's hard to read the  
25 tougher ones.  
26 CHAIRMAN BOND: And we are allowed to comment  
27 on things, we just, it's not our --  
28 MR. MYEFSKI: No, and I think it's important  
29 to note that basically we have to take care of the  
30 stormwater that runs through our site and take care of  
31 extra stormwater under the new ordinance. But just so  
32 you know, we're at about 142 percent stormwater  
33 capacity. So, we have an extra 40 percent stormwater  
34 that we're resolving, that we have to do actually.  
35 COMMISSIONER BOWYER: But when you're driving  
36 out on that south, you're going to have two pretty  
37 deep --  
38 MR. MYEFSKI: Yes.  
39 COMMISSIONER BOWYER: In the dry times, two  
40 pretty deep --  
41 MR. MYEFSKI: Right.  
42 COMMISSIONER SOLLITT: You'll have very sturdy  
43 barriers here, so --  
44 COMMISSIONER BOWYER: Right.  
45 MR. MYEFSKI: Yes, I think, you know, it's a  
46 great point but the whole idea then, I think what Nick  
47 went through with this kind of landscape walls/retaining  
48 walls and all the planting inside is just to kind of not  
49 get --  
50 COMMISSIONER BOWYER: The planting down there  
51 is nice.  
52 MR. PATERA: There's planting within and, you

1 know, as a result of, I'll call it the functional  
2 requirements of Engineering and Stormwater Management,  
3 it's a pretty dramatic entrance. So, I think one of the  
4 things we want to try and do is to say it's up front  
5 because you're going to see it, you're going to make a  
6 little bit of a mental transition from leaving Willow  
7 Road to say this is pretty unusual to come in through  
8 this causeway. On the south especially, it's kind of a  
9 signature element, and you're going to pass a few homes,  
10 go over a bridge, pass a few more homes.

11 So, I think that we've really come up  
12 with something here just by virtue of the, I'll call it  
13 the function of the site is going to give a lot of  
14 variety as you go through this. So, I don't think that  
15 somebody is going to focus in on is it a front-loaded  
16 the garage that's set back from the front of the house.  
17 There's a lot that's going to be happening in your sight  
18 line here.

19 One of the things that I also wanted to  
20 mention was that we do have some slight mounding along  
21 Willow Road that gives the plantings room to grow in.  
22 That will elevate some of the plantings up to the  
23 elevation of the sidewalk at Willow. You can see these  
24 little earth mounds that are happening along Willow  
25 Road. Those are only two or three feet high, but again,  
26 it helps kind of break the, call it streetscape, and it  
27 gives me also some depth for planting for those trees  
28 and plants that need to get up and above the grade level  
29 there. So, it's quiet but it's got some undulation even  
30 along the streetscape and along Willow Road itself.

31 Then to break up the plantings along here  
32 are again a pretty vast variety of evergreen and  
33 deciduous. One of the Staff comments, by the way, was  
34 along our internal road, to try and get some bigger  
35 canopy type trees. You probably have noticed that some  
36 of those were tree lilacs, serviceberry, those could  
37 become things that are a little bit more of a canopy and  
38 a substantial tree. Elm, linden, maple, not too many,  
39 good catch, but oaks and things like that can give some  
40 substantial, too.

41 COMMISSIONER TALTY: Can we talk plants?

42 CHAIRMAN BOND: Oh, yes, absolutely.

43 COMMISSIONER TALTY: Are we ready for that?

44 So, in looking at the Staff comments, one of the  
45 recommendations was also maybe to increase the diversity  
46 of the shade trees that are along --

47 MR. PATERA: We're in agreement.

48 COMMISSIONER TALTY: On top of, you know,  
49 changing some of those under-story, more under-story  
50 type trees, to shade trees, maybe introducing a couple  
51 more variety of shade trees.

52 MR. PATERA: I think that's an appropriate

1 comment. It's something that we're welcome to.  
2 COMMISSIONER TALTY: Good. There were also a  
3 couple of areas that Staff points out that are maybe  
4 under-planted. They're tight, you know, tight areas  
5 along the perimeter. One is along the north property  
6 line, there's a retaining wall, in that perhaps we can  
7 intersperse a few shade trees. I don't think you could  
8 get an evergreen or something up there but, you know,  
9 maybe a couple of shade trees to kind of beef up that  
10 corridor a little bit?  
11 MR. PATERA: I hear you, yes, okay. One of  
12 the things that we've been able to do here is to find  
13 wet-footed type species and things like dawn redwood,  
14 river birch, things like that, that might take the  
15 fluctuation so we don't have to just abide by that  
16 corridor between the wall and the property line. So, I  
17 think the shrub row is probably appropriate but we could  
18 start to plant a little bit in that basin.  
19 COMMISSIONER TALTY: And that is a  
20 compensatory storage basin, that is not a wet, a  
21 continually wet basin?  
22 MR. PATERA: Well, it's both.  
23 COMMISSIONER TALTY: Potentially.  
24 MR. PATERA: Yes, it will have generally a wet  
25 bottom to it. So, things like, you know, the bald  
26 cypress and the dawn redwood, but that kind of, you  
27 know, I can't plant, but that would be the kind of thing  
28 you could plant.  
29 COMMISSIONER TALTY: Right, right.  
30 MR. PATERA: You see like the seedless  
31 cottonwood where I put that in elsewhere.  
32 COMMISSIONER TALTY: I was going to ask about  
33 that. That was one of the species I was going to ask  
34 about. I know it's seedless so you have that, but  
35 cottonwoods are generally, they're very fast growing so  
36 they're weaker, wooded and, you know, they have kind of  
37 a bad rap because of the fuzzy seeds. But this is  
38 seedless which is good. I just wonder if there's  
39 another, maybe more ornamental, you know, they're in  
40 kind of visible areas in some place, and so maybe in the  
41 more visible areas there's --  
42 MR. PATERA: We could use those sparingly, so  
43 if it does tend to be something that drops branches, but  
44 it is a pretty good performer. You won't see me using  
45 willows, or weeping willows. They're out there already  
46 and they're beat out.  
47 COMMISSIONER TALTY: Yes, yes. The idea of  
48 the naturalized area, so within like rain garden areas  
49 and the wetland areas, I think Staff made the comment  
50 that it's critical to have, you know, that establishment  
51 period and then a great maintenance plan in terms of  
52 kind of keeping this agro-system, you know, growing.

1 MR. PATERA: A specialist is looking after  
2 this and the timing of when it gets installed as well as  
3 the follow-up, but it's not a standard landscape  
4 contractor.

5 COMMISSIONER TALTY: Right.

6 MR. PATERA: The maintenance will be taken  
7 care of, you know, foundation plantings and upper level  
8 lawns and things like that. So, there is a special  
9 water quality management that we're going to have to  
10 abide by in addition to the Village stormwater  
11 management condition that's going to be making sure we  
12 follow through with this.

13 COMMISSIONER TALTY: I think that's probably  
14 going to be critical in dealing with the homeowners  
15 association, how that gets translated with, you know,  
16 generations of owners, you know. That's where the  
17 wheels could come off. I think, I'm confident you will  
18 establish it but then, you know, 10 years down the road,  
19 you know, who can say?

20 COMMISSIONER SOLLITT: Actually, that was one  
21 of my questions. What is the vehicle to enforce?  
22 Because this is going to be a pretty complicated  
23 maintenance issue I think over the years.

24 MS. O'NEILL: I think the vehicle is the  
25 homeowners association.

26 MR. PATERA: Right. There will be covenants  
27 and conditions at the outset to make sure that they  
28 understand that this is an obligation that they have,  
29 not just amongst his group but, you know, to becoming an  
30 owner of this property, to maintain it in that way. I  
31 mean, this is no longer, like I said, it doesn't look  
32 like a willow festival here. This is, you know, live  
33 stormwater management with aquatic emergent type  
34 plantings that are coming up.

35 We've done this with a few different  
36 communities. Mattawa has this requirement, and we're  
37 working with a few specialty farms that that's all they  
38 do is aquatic type planting management. They keep  
39 invasives out, they have to come back occasionally and  
40 take care of, you know, loosestrife and cattails and  
41 other things that are going to find that this is a happy  
42 habitat for older trees and things like that, that will  
43 come in and try and occupy this space.

44 So, this is as much of a maintenance as  
45 you would have with the weekly lawn mowing and, you  
46 know, that you see with, you know, high lawns. So, it  
47 can't just be put in and that's it, you know, you have  
48 to take care of it.

49 COMMISSIONER TALTY: I mean, that's pretty  
50 much it. The only other comment I had, I like the  
51 introduction of the limber pine. You don't see that  
52 very often, I know it's kind of underutilized. You

1 know, my only question would be is that, you know,  
2 commercially available on, you know --  
3 MR. PATERA: That was given to us I guess as a  
4 suggestion by some of the nurserymen growers that said  
5 that, you know, we've lost our Austrian pines, we're  
6 having difficulties with different species but, you  
7 know, where we would place it, that was what they're --  
8 COMMISSIONER TALTY: So, they're growing that  
9 as an alternative. I think it's good.  
10 MR. PATERA: Yes. Go talk to CJ.  
11 COMMISSIONER TALTY: Then may be one, you  
12 know, semi-architectural question. Your planter boxes  
13 on the front of the house which I appreciate, I like  
14 that detail. The material of it, what is the, what do  
15 you anticipate that being built out of?  
16 MR. MYEFSKI: Well, what we typically do is  
17 build it out of cedar, so it's just a smooth-cut cedar,  
18 and then it's a copper lined planter on the inside.  
19 Then honestly, a lot of times it's just a plastic  
20 planter that fits within that.  
21 COMMISSIONER TALTY: Fits within it.  
22 MR. MYEFSKI: Yes.  
23 COMMISSIONER TALTY: Just, you know, so again  
24 it doesn't fail after years of having soil in it, you  
25 know. Even like some of the AZEK, you know, products  
26 can, you know, AZEK type build-out, you know, tends to  
27 work pretty well with that. But just so they don't  
28 break down over time.  
29 MR. MYEFSKI: Yes, I mean, the cedar itself  
30 helps, but yes, if you just put a planter in there, it  
31 would just break down for sure. So, we've learned the  
32 hard way, we agree a hundred percent. If we're going to  
33 put planters in, we've got to do them right.  
34 COMMISSIONER TALTY: Yes. This is going to be  
35 a maintained development, right? The landscape and --  
36 MR. MYEFSKI: Yes. Everything would be  
37 maintained, it would be all under the homeowners  
38 agreement. You know, it's very much similar to buying  
39 into a condominium building in that way. So, it's  
40 there, there's a reserve that's set aside. You buy into  
41 the reserve, you buy into it, there will be an  
42 agreement. Everybody would be aware of it.  
43 Traditionally, we haven't had problems  
44 with that. We can understand that, you know, sometimes  
45 homeowners might challenge it, but for the most part  
46 they want it. It's kind of what they bought in to.  
47 COMMISSIONER TALTY: Yes.  
48 MR. MYEFSKI: But what we generally encourage  
49 is to try to get that reserve up as high and as quick as  
50 possible. That's always difficult with sales because  
51 they like it to be low, but there will be a time when  
52 something needs to be done and that's what the reserve

1 is for.  
2 CHAIRMAN BOND: Is there a sprinkler system  
3 for the --  
4 MR. PATERA: We've got plenty of water.  
5 CHAIRMAN BOND: Yes, there is a lot of water.  
6 We also have a lot of droughts around here, or not  
7 really droughts but it can get very hot and grass dies.  
8 We live on the river but we still have our sprinkler  
9 system that we have to use.  
10 MR. PATERA: We usually include a provision  
11 for pricing that. We haven't gotten that far, but I'd  
12 say it's mandatory.  
13 COMMISSIONER TALTY: Yes, at least the lawn  
14 area is probably, it's a good idea.  
15 MR. MYEFSKI: Yes, I was going to say that the  
16 lawn areas would be the intention.  
17 CHAIRMAN BOND: Then Linnea, the AC  
18 compressors are going to be in the back of the units.  
19 Do we have, do they have to have landscaping around  
20 them?  
21 MS. O'NEILL: Either landscaping or --  
22 CHAIRMAN BOND: Fencing that's just part of --  
23 MS. O'NEILL: Fencing.  
24 CHAIRMAN BOND: Okay, that's part of it. The  
25 only other thing, this is an ode to Peter really. When  
26 you're talking about the landscape uplighting that will  
27 be shining on Walden Lane, just whatever that height is,  
28 to make sure that it's protected from mowers and the  
29 snow, right?  
30 MR. PATERA: Right. No longer are we using  
31 submerged lights that are down at the ground level, they  
32 just don't endure. So, it would probably on a junction  
33 box. The J box might have a plug if you wanted to put  
34 your holiday lighting, and it will be up a certain  
35 distance. The LEDs don't burn off the snow as well as  
36 the old incandescents do anymore, but it might be up and  
37 standing about 10 inches or 12 inches. But they're  
38 always in planting beds, so it's not just sitting in the  
39 lawn looking like a target for a mower.  
40 CHAIRMAN BOND: If so, thank you. Any other  
41 comments from the Commissioners?  
42 (No response.)  
43 CHAIRMAN BOND: All right, you can take a seat  
44 and we'll discuss.  
45 COMMISSIONER MORRELL: We have to get back to  
46 the architecture.  
47 CHAIRMAN BOND: We have to get back, yes,  
48 that's what we're about to do.  
49 Is there anyone in the audience that  
50 would like to come forward to speak?  
51 (No response.)  
52 CHAIRMAN BOND: No? All right.

1 Linnea, was there anything else from the  
2 Village that we need to cover?  
3 MS. O'NEILL: I don't think so. You saw that  
4 we have one letter.  
5 CHAIRMAN BOND: Yes, I read the letter. It  
6 was included in our packet.  
7 MS. O'NEILL: Yes.  
8 CHAIRMAN BOND: Okay, so let's go through a  
9 couple of the items that Staff had recommended to see  
10 where we stand on it. The Commission, so the side-  
11 loaded garages for diversity and aesthetics, what have  
12 we decided on that please? You said you don't feel it's  
13 necessary?  
14 COMMISSIONER CARR: I'm kind of the minority  
15 hold-out, that I really like this, the variation. But I  
16 respect that the --  
17 CHAIRMAN BOND: How do you feel?  
18 COMMISSIONER DINGES: I'm not adamant that  
19 they need to be there.  
20 COMMISSIONER SOLLITT: I don't think they're  
21 necessary.  
22 CHAIRMAN BOND: All right.  
23 COMMISSIONER TALTY: I tend to like a shorter  
24 driveway, so I tend to like the front-loaded garages.  
25 CHAIRMAN BOND: Okay, so we will strike that  
26 as being a requirement. The no home shall have the same  
27 elevation as the adjacent home we've already determined  
28 is not possible because of the way that, the layout and  
29 the constraints of the site.  
30 No more than three homes have the same  
31 elevation I believe already exists, correct? So, we  
32 have covered that, so we can include it.  
33 So, I think Joan sent this one this way  
34 sort of to challenge me. This is my second meeting as  
35 the Chair, so maybe you can help out with how we are  
36 going to structure our recommendation. Is that all  
37 right, Linnea?  
38 MS. O'NEILL: Yes.  
39 CHAIRMAN BOND: So, we need to make a motion.  
40 MS. O'NEILL: Do you want to go through one  
41 more time where everyone was?  
42 COMMISSIONER SOLLITT: Yes, you've taken  
43 pretty copious notes over there.  
44 CHAIRMAN BOND: Yes.  
45 MS. O'NEILL: Yes, please, thank you.  
46 CHAIRMAN BOND: That's fine.  
47 MS. O'NEILL: All right. So, the side-loading  
48 garages you're not worried about.  
49 CHAIRMAN BOND: No.  
50 MS. O'NEILL: You talked about Model A on the  
51 north sides changing number 10 from D to A, I don't know  
52 if that is still --



1 CHAIRMAN BOND: I think we decided, do we  
2 agree that the plan, the layout of the plan, the models  
3 where they're located, we're in agreement?  
4 COMMISSIONER CARR: Provided that there was  
5 the variation in color.  
6 CHAIRMAN BOND: Right, so we do need to,  
7 right, we need to include that.  
8 COMMISSIONER MORRELL: And the dormers, right.  
9 MS. O'NEILL: The dormers, yes. Absolutely.  
10 COMMISSIONER SOLLITT: I would probably  
11 broaden that to allow the architect to essentially put  
12 language in there saying we want to differentiate the  
13 homes, whether through dormers or other architectural  
14 features, and also they're not going to be the same  
15 color.  
16 COMMISSIONER BOWYER: Well, I think they've  
17 committed that the ones that are across from each other  
18 won't be, one will be the alternate and one will be --  
19 COMMISSIONER SOLLITT: Right, I'm just saying  
20 putting it in the, including it in our --  
21 CHAIRMAN BOND: Right, that we have to include  
22 it.  
23 COMMISSIONER SOLLITT: Right, in our motion.  
24 CHAIRMAN BOND: In our motion.  
25 MS. O'NEILL: A motion to approve provided.  
26 CHAIRMAN BOND: Right, in our motion to  
27 approve provided. Let's get a motion. Who would like  
28 to make the motion?  
29 COMMISSIONER SOLLITT: I'll start.  
30 MS. O'NEILL: Let me go through the  
31 conditions.  
32 COMMISSIONER SOLLITT: Yes, why don't you go  
33 through the rest of the list?  
34 CHAIRMAN BOND: Okay, thank you, Linnea.  
35 MS. O'NEILL: So, Andy said something about  
36 Model A, dropping the roofline down, and then there also  
37 was the half column that, I don't know that you resolved  
38 that or if you're going to leave it up to them.  
39 COMMISSIONER CARR: I think Model A is moot,  
40 right?  
41 CHAIRMAN BOND: No, it's there because we have  
42 returned to it.  
43 MR. MYEFSKI: No, there are still Model A's in  
44 the plan.  
45 MS. O'NEILL: So, we're done with Model A's?  
46 COMMISSIONER BOWYER: No, it's back.  
47 MR. MYEFSKI: No, there's Model A's in the  
48 plan.  
49 COMMISSIONER CARR: It's back? Okay, I missed  
50 that.  
51 COMMISSIONER TALTY: The side-loaded, since we  
52 nixed the --

1 CHAIRMAN BOND: Right, the front elevation and  
2 the door entry.  
3 MS. O'NEILL: The roofline?  
4 COMMISSIONER BOWYER: So, the motion will say  
5 that we want the roofline over the garage in Model A to  
6 be dropped consistent with the others?  
7 CHAIRMAN BOND: Right, and to look at the  
8 front entry elevation. So, we have Model A --  
9 COMMISSIONER BOWYER: Was that Model A that  
10 had the one column?  
11 CHAIRMAN BOND: No, that was actually C.  
12 MS. O'NEILL: I'm sorry, that's C.  
13 CHAIRMAN BOND: All right. So, Model A, drop  
14 the roofline. Model C, front entry elevation to be  
15 studied. When there are two models adjacent --  
16 COMMISSIONER SOLLITT: Across.  
17 CHAIRMAN BOND: Two adjacent models --  
18 COMMISSIONER BOWYER: Across.  
19 COMMISSIONER MORRELL: Yes, they're across.  
20 CHAIRMAN BOND: Across, right, thank you.  
21 COMMISSIONER BOWYER: They are not to be the  
22 same color.  
23 CHAIRMAN BOND: Vary in color and  
24 architectural detail.  
25 COMMISSIONER SOLLITT: Tev, I think especially  
26 that south end, otherwise, this is probably picking the  
27 type, but I don't think I'd prefer to see two grey  
28 houses next to two white houses. Does it make sense to  
29 stagger the colors of those?  
30 MR. MYEFSKI: I think they get staggered  
31 naturally because they'll be opposite colors across from  
32 each other.  
33 COMMISSIONER SOLLITT: I understand that, but  
34 you could have --  
35 MR. DIAMOND: We can make them alternate.  
36 COMMISSIONER SOLLITT: You understand what I'm  
37 saying, yes. More of a checkerboard type of thing as  
38 opposed to --  
39 MR. DIAMOND: And see --  
40 MR. MYEFSKI: Yes, we agree.  
41 CHAIRMAN BOND: So, what we need to discuss is  
42 do we want to see the addition of a third color scheme?  
43 COMMISSIONER CARR: I would say --  
44 COMMISSIONER BOWYER: Not if it's going to --  
45 COMMISSIONER CARR: Yes, I would say I think I  
46 don't think it's necessary.  
47 COMMISSIONER BOWYER: Not if it's going to be  
48 beige like he threatened.  
49 COMMISSIONER DINGES: Wow.  
50 MR. MYEFSKI: That wasn't my strategy.  
51 COMMISSIONER DINGES: That cuts me to the  
52 quick.

1           COMMISSIONER MORRELL: I think if we go to  
2 three, it's going to be, we're not going to like --  
3           CHAIRMAN BOND: The third?  
4           COMMISSIONER MORRELL: I mean, I think what's  
5 going to be left isn't going to feel --  
6           CHAIRMAN BOND: But we could request to see it  
7 and --  
8           COMMISSIONER BOWYER: Maybe if it was a green  
9 or a navy or something like that.  
10          CHAIRMAN BOND: Yes, we could request to see a  
11 third, and if it's not acceptable, correct, Linnea?  
12          MS. O'NEILL: Would this be after the Village  
13 Board?  
14          MR. GUTIERREZ: You can do whatever, your  
15 recommendation can be structured however. So, your  
16 options might be giving direction and hope that they  
17 follow it. You can give them direction and say you'll  
18 need to come back to you, to the Architectural  
19 Commission for subsequent review, and that could be  
20 either next month or after assessment of the Village  
21 Board, a Village Board vote, whichever way that goes.  
22          CHAIRMAN BOND: And if we give direction that  
23 we would like to see a third color scheme and we don't  
24 like the third color scheme, then we can say forget it.  
25 Or are we committing that they have to have a third  
26 color scheme? Sorry guys, it's my second meeting as the  
27 Chair.  
28          COMMISSIONER CARR: Is there agreeance though  
29 that that is even something we want to see, a third  
30 color? Because I really don't want to see a third color  
31 scheme.  
32          MR. GUTIERREZ: Well, it's a general, I might  
33 suggest that it's a general question for all of these,  
34 the lower roofline, you know, some of the other elements  
35 that you asked them to add. You may want to look at  
36 those subsequently, that's up to you then.  
37          COMMISSIONER CARR: I'm just saying in the  
38 interest of avoiding make-work, I feel like it's make-  
39 work because I don't think that any of us feel strongly  
40 that we need to see a third color scheme unless, I don't  
41 know. I'm certainly not speaking for anyone else.  
42          COMMISSIONER MORRELL: I don't think we need a  
43 third color scheme.  
44          COMMISSIONER SOLLITT: Let me ask a different  
45 question which goes back to what you just said, is that  
46 before we give the final, final blessing on this thing,  
47 will we get a chance to see the requested changes?  
48          CHAIRMAN BOND: We'd have to ask them to come  
49 back with those changes for us to see.  
50          COMMISSIONER SOLLITT: No, I understand that.  
51          CHAIRMAN BOND: We can still present it to the  
52 Board.

1 COMMISSIONER SOLLITT: Right.  
2 CHAIRMAN BOND: And then they'll just have to  
3 come back with those parts.  
4 COMMISSIONER SOLLITT: With the contingent --  
5 CHAIRMAN BOND: Right.  
6 COMMISSIONER BOWYER: Can't we approve on say  
7 A, contingent that the garage roof comes down consistent  
8 with B, C and D? So, the other ones all had the  
9 roofline that's nice, so it was just one that was off.  
10 So, I guess we could still see it but we don't have  
11 to --  
12 COMMISSIONER SOLLITT: We can ask them to  
13 review I would think, you know, the roofline level into  
14 a more acceptable level.  
15 COMMISSIONER BOWYER: Right. The column is  
16 more subjective.  
17 CHAIRMAN BOND: Linnea, what is standard?  
18 MS. O'NEILL: I'm sorry, what?  
19 CHAIRMAN BOND: What is standard? For them to  
20 come back or for us to --  
21 MS. O'NEILL: I think with these items, for it  
22 to proceed to the Village Board and then with the  
23 subsequent approval of those certain items by the  
24 Architectural Commission.  
25 CHAIRMAN BOND: Okay, so it would be standard  
26 for them to bring it back for us to approve, correct?  
27 MR. GUTIERREZ: That's how it's always been  
28 done.  
29 CHAIRMAN BOND: Okay, thank you. So, these  
30 are to come back to us for approval.  
31 COMMISSIONER SOLLITT: Final approval.  
32 CHAIRMAN BOND: But they can still go in front  
33 of the, okay. So, we have the Model A dropped roofline,  
34 Model C front entry elevation to be studied, two models  
35 across vary in color and architectural detail.  
36 COMMISSIONER MORRELL: Light fixtures.  
37 COMMISSIONER CARR: Yes, light fixtures.  
38 COMMISSIONER BOWYER: The streetlights, more  
39 traditional-ish.  
40 CHAIRMAN BOND: Right.  
41 COMMISSIONER CARR: And the movement, the  
42 change of placement.  
43 COMMISSIONER SOLLITT: Yes, right, make the  
44 placement in the north end.  
45 CHAIRMAN BOND: I'm sorry, what?  
46 COMMISSIONER SOLLITT: We talked about --  
47 MS. O'NEILL: The lighting.  
48 COMMISSIONER SOLLITT: The lighting to the  
49 north end.  
50 MS. O'NEILL: That you're moving the lights  
51 there.  
52 COMMISSIONER TALTY: The light fixture,

1 perhaps if we can see a more traditional concept.  
2 COMMISSIONER SOLLITT: Right, and then the  
3 location.  
4 CHAIRMAN BOND: So, a different option for the  
5 light fixture. What are we calling that? Street  
6 lighting.  
7 COMMISSIONER SOLLITT: The raising of the  
8 under-drain.  
9 COMMISSIONER BOWYER: Raising the what?  
10 COMMISSIONER SOLLITT: Raising of the under-  
11 drain, we talked about that briefly a few minutes ago  
12 about the fact that the underground, the drain right  
13 there needs to actually come up a little bit in order  
14 for it to be --  
15 MR. GUTIERREZ: That really will normally be  
16 dealt with in the permitting level.  
17 COMMISSIONER SOLLITT: Okay, I'm sorry, okay.  
18 MR. GUTIERREZ: So, you don't need to worry  
19 about that solution.  
20 COMMISSIONER TALTY: I think also the one  
21 landscape comment that we could maybe look at again  
22 would be the diversity of the plant types along the  
23 streetscape.  
24 MS. O'NEILL: Along Walden Lane?  
25 COMMISSIONER TALTY: Yes, along Walden.  
26 CHAIRMAN BOND: Is there something a little  
27 more specific or do you feel that that's specific  
28 enough?  
29 MR. PATERA: Yes. Staff just identified to  
30 dismiss the ornamental trees and get more trees with  
31 greater stature, canopy trees and shade trees, and we're  
32 agreeable.  
33 CHAIRMAN BOND: Okay, so we don't need to be  
34 more specific than diversity of trees along --  
35 COMMISSIONER TALTY: I would say yes, that  
36 should be sufficient.  
37 CHAIRMAN BOND: Did you say along Willow Road?  
38 COMMISSIONER TALTY: Along Walden.  
39 CHAIRMAN BOND: Walden, thank you.  
40 MS. O'NEILL: What else? Would you put that  
41 it includes changing out the intermediate trees to shade  
42 trees along Walden Lane, increase the diversity?  
43 COMMISSIONER TALTY: Increase the diversity  
44 and tree type from ornamental to shade.  
45 CHAIRMAN BOND: Increase diversity and the  
46 tree type of ornamental trees --  
47 COMMISSIONER DINGES: From ornamental to shade  
48 trees.  
49 CHAIRMAN BOND: Right, sorry. To shade.  
50 COMMISSIONER TALTY: Does the Village review  
51 the homeowners association agreement so some of these  
52 things that we talk about get --

1 MR. GUTIERREZ: Yes, I was actually wanting to  
2 mention that. The CCRs for the HOA, for the homeowners  
3 association, will be reviewed as a condition, well, one  
4 of the conditions that the Plan and Zoning Commission  
5 had in their recommendation, positive recommendation,  
6 was that those CCRs would be subject to the Village  
7 attorney's approval, review and approval. We'll outline  
8 all of these things, the maintenance of the wetlands,  
9 the rain gardens, all of those things, we're going to,  
10 the staining of the siding, all those things will be  
11 covered. We'll make sure that they're covered in enough  
12 specificity and that the language is tight enough for  
13 enforcement.

14 COMMISSIONER MORRELL: This is a little, this  
15 is probably outside of the scope of what we need to  
16 know, but we sell the individuals, not like Medline, if  
17 they want to come in and buy three houses. We don't  
18 allow companies to do that, do we?

19 MR. GUTIERREZ: We don't control the ownership  
20 of properties.

21 COMMISSIONER MORRELL: Well, like the Enron  
22 one where, you know, they bought, you're not supposed to  
23 buy more than, you know, a company can't hold more than  
24 one house in a development, they sold 12, and when they  
25 went under and we all split the cost of the association.

26 MR. GUTIERREZ: But I don't know that we have  
27 honestly the authority under our current code. Under  
28 our current code, we don't regulate that.

29 COMMISSIONER MORRELL: We don't.

30 MR. GUTIERREZ: Yes, so we really don't have  
31 the authority to require that.

32 CHAIRMAN BOND: I'm just checking everything  
33 else. All right, so, Linnea, will it read something  
34 like this? The Architectural Commission recommends to  
35 the Village Board of Trustees approval of the building  
36 elevations, building materials and colors, landscape  
37 plan, site lighting, fencing, hardscape and signage, for  
38 a 10-unit community of detached single-family units  
39 known as Walden Lane with the following recommendations,  
40 and then we list these recommendations?

41 MS. O'NEILL: Yes, and then also put with  
42 plans submitted, received February 15th, or in  
43 accordance with the plans received February 15th, 2019.

44 CHAIRMAN BOND: March?

45 MS. O'NEILL: Yes, correct, and I think I  
46 wrote it on your sheet, March 7th.

47 CHAIRMAN BOND: Plans received.

48 MS. O'NEILL: And landscape plan received  
49 March 8th.

50 CHAIRMAN BOND: Should I include in here what  
51 you had, no more than three homes shall have the same  
52 elevation or that's not necessary?

1 MS. O'NEILL: No, I think you resolved it.  
2 CHAIRMAN BOND: It is resolved. Do you want  
3 this to read increase the amount of the shade trees on  
4 the parkway by replacing the ornamental trees with shade  
5 trees except at the entrances and increase the amount of  
6 parkway shade trees species to six subject to Staff  
7 approval? You have that in here.  
8 COMMISSIONER TALTY: I think you've covered  
9 that.  
10 CHAIRMAN BOND: Okay, so you don't want me to  
11 use that exact, we'll just use ours, okay.  
12 MS. O'NEILL: Just use what you wrote.  
13 CHAIRMAN BOND: Okay.  
14 MS. O'NEILL: Number four?  
15 CHAIRMAN BOND: Yes, all shade trees,  
16 ornamental trees and evergreens are required to be three  
17 inches diameter breast height B&B at installation?  
18 MS. O'NEILL: Correct.  
19 CHAIRMAN BOND: So, include that?  
20 MS. O'NEILL: Yes, please.  
21 CHAIRMAN BOND: Okay, and any of the others,  
22 six, seven, eight and nine? Do you want to look over  
23 also item numbers six, seven, eight and nine, make sure  
24 you're in agreement before you add those? Thank you.  
25 MS. O'NEILL: I think numbers six and seven,  
26 you could morph that into the one you already wrote  
27 about shade trees, right?  
28 CHAIRMAN BOND: Yes, mine is pretty simple,  
29 but yes, okay. Do we need eight? The landscape plan  
30 due to the addition of a sidewalk must be reviewed and  
31 approved by Staff?  
32 MS. O'NEILL: They will be presenting that  
33 with the new set of plans, so no, we don't need it.  
34 CHAIRMAN BOND: Okay, and then nine is choose  
35 a streetlight which we have covered, too. Yes, okay.  
36 Okay, so do you want me to go ahead and  
37 read what we have, or should we give this to someone to  
38 make a motion?  
39 COMMISSIONER SOLLITT: Can the Chairman make a  
40 motion?  
41 CHAIRMAN BOND: I can't make the motion.  
42 COMMISSIONER CARR: I can say that I move to  
43 approve based on --  
44 CHAIRMAN BOND: What I said? What she said?  
45 Can we do that?  
46 MS. O'NEILL: It might help our reporter here  
47 if you're doing it.  
48 COMMISSIONER CARR: Can't Tev ask do I have a  
49 motion and read it and then someone says yes and then  
50 someone seconds it?  
51 COMMISSIONER BOWYER: Can you read the motion?  
52 COMMISSIONER CARR: Right, can she read the

- 1 motion and someone else says so moved basically?  
 2 MS. O'NEILL: So moved, yes.  
 3 CHAIRMAN BOND: Do I have a motion?  
 4 COMMISSIONER CARR: Yes.  
 5 The Architectural Commission recommends to the  
 6 Village Board of Trustees approval of the building  
 7 elevations, building materials and colors, landscape  
 8 plan, site lighting, fencing, hardscape and signage for  
 9 a 10-unit community of detached single-family units  
 10 known as Walden Lane with the following conditions:  
 11 1. All shade trees, ornamental trees, and  
 12 evergreen trees are required to be three  
 13 inches dbh (diameter breast height) B&B  
 14 (balled and burlapped) at installation.  
 15 2. Model A, drop the garage roofline to match the  
 16 rooflines of the other models.  
 17 3. Model C, front entry elevation to be studied.  
 18 The front column is a concern.  
 19 4. When two of the same models across from each  
 20 other exist, vary the models in façade  
 21 material color and architectural details.  
 22 5. Provide a second option for the street  
 23 lighting fixture. Change the location of  
 24 the street lighting fixtures as per the  
 25 conversation on the north end of Walden  
 26 Lane.  
 27 COMMISSIONER BOWYER: Could you go back on the  
 28 lighting and just make the second selection more  
 29 traditional? We don't just want a second choice, we  
 30 want it more traditional.  
 31 COMMISSIONER TALTY: More traditional choice,  
 32 yes.  
 33 MS. O'NEILL: So noted.  
 34 5. The street lighting option should be a more  
 35 traditional fixture.  
 36 6. Replace the ornamental trees on the parkway  
 37 with shade trees and increase the diversity  
 38 of the parkway shade trees. Increase the  
 39 amount of shade trees at the north property  
 40 line and south property line.  
 41 COMMISSIONER TALTY: And diversify the variety  
 42 of trees.  
 43 CHAIRMAN BOND: And diversify the variety of  
 44 trees.  
 45 COMMISSIONER CARR: So moved.  
 46 COMMISSIONER SOLLITT: Second.  
 47 MS. O'NEILL: All those in favor.  
 48 CHAIRMAN BOND: All those in favor?  
 49 (Chorus of ayes.)  
 50 CHAIRMAN BOND: Any opposed?  
 51 (No response.)  
 52 MS. O'NEILL: And this is, you're okay with



1 this going on to the Village Board?  
2 CHAIRMAN BOND: **In accordance with plans**  
3 **received February 15, 2019, and landscape plan received**  
4 **March 7, 2019.** Can I do that after the fact?  
5 MR. GUTIERREZ: Yes, that's fine.  
6 MS. O'NEILL: So, and you are okay with this  
7 going on to the Village Board with them coming back  
8 after the Village Board meeting, as of the March 16th  
9 Village Board meeting?  
10 CHAIRMAN BOND: Yes.  
11 MR. GUTIERREZ: You want to see it come back  
12 to you?  
13 CHAIRMAN BOND: Yes.  
14 COMMISSIONER DINGES: We want to see the  
15 revised lighting and landscaping.  
16 CHAIRMAN BOND: Okay, so I have to include  
17 that, too.  
18 COMMISSIONER CARR: We need a motion to --  
19 CHAIRMAN BOND: **Motion to have these items**  
20 **return to the Architectural Commission** at our April --  
21 MR. GUTIERREZ: Maybe instead of a date,  
22 something within, you can say maybe within 30 days of  
23 Village Board action.  
24 CHAIRMAN BOND: **Subsequent to within 30 days**  
25 **of Village Board action.**  
26 MR. GUTIERREZ: Is that enough time for you  
27 guys?  
28 MR. MYEFSKI: Sure.  
29 COMMISSIONER CARR: **So moved.**  
30 COMMISSIONER SOLLITT: **Second.**  
31 CHAIRMAN BOND: **All in favor?**  
32 **(Chorus of ayes.)**  
33 CHAIRMAN BOND: **All opposed?**  
34 **(No response.)**  
35 CHAIRMAN BOND: **Motion passes.**  
36 Congratulations! Thank you for your patience.  
37 MR. MYEFSKI: Thank you very much.  
38 **(Whereupon, at 9:20 p.m., the above**  
39 **meeting was adjourned).**  
40  
41

42 APPROVED 4/8/19  
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