

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 9th day of May, 2022, at the
hour of 7:00 p.m.

MEMBERS PRESENT:

TEV BOND, Chairman
JOE McINERNEY
PATRICIA MORRELL
KATHRYN TALTY
JEFFREY EIGEL
NANCY NAZARIAN

MEMBERS ABSENT:

ANDREW BOWYER

ALSO PRESENT:

STEVE GUTIERREZ, Community Development Director
CHARLES ORTH, Trustee

1 CHAIRPERSON BOND: Good evening. I'm going to
2 call to order the May 9th, 2022 meeting of the
3 Architectural Commission.

4 My name is Tev Bond, I'm the Chair.
5 Steve Gutierrez is here representing the Village of
6 Northfield. Charles Orth is our liaison for the
7 Trustees, he's with us as well. I'll let the
8 Commissioners introduce themselves starting with
9 Commissioner Talty, thank you.

10 COMMISSIONER TALTY: Kathryn Talty.

11 COMMISSIONER EIGEL: Jeff Eigel.

12 COMMISSIONER MORRELL: Pat Morrell.

13 COMMISSIONER MCINERNEY: Joe McInerney.

14 CHAIRPERSON BOND: And we are expecting Nancy
15 Nazarian to be here at any moment.

16 So, may I have a motion to approve the
17 minutes from the April 11th meeting?

18 COMMISSIONER MORRELL: So moved.

19 CHAIRPERSON BOND: Second?

20 COMMISSIONER EIGEL: Second.

21 CHAIRPERSON BOND: In favor?

22 (Chorus of ayes.)

23 CHAIRPERSON BOND: Minutes approved.

24 There are three items this evening:

- 25 1. 2100 Sunset Ridge Road, consideration of a request
26 for approval of lighting for Sunset Ridge Country
27 Club;
- 28 2. 310 Happ Road, consideration of a request for
29 approval of landscaping and signage for Zengeler
30 Cleaners at 310 Happ Road; and
- 31 3. 161 Waukegan Road, consideration of a request for
32 approval of exterior facade changes, lighting,
33 landscaping and signage for the operation of an
34 adult use cannabis dispensary organization to be
35 known as BLOC Dispensary.

36 Our first item that we are hearing is
37 2100 Sunset Ridge Road, excellent, consideration of a
38 request for approval of lighting for a new asphalt
39 parking lot for the Sunset Ridge Country Club at 2100
40 Sunset Ridge Road. I would like to disclose that
41 Commissioner Eigel and I are both members at Sunset
42 Ridge Country Club. I have sought the advice of the
43 Village Attorney as to whether our membership presents a
44 conflict of interest that would prohibit us from
45 participation in this vote. I'm told that our
46 membership presents neither a statutory nor a common law
47 conflict of interest.

48 So, if the Petitioners could please
49 approach? I'll swear you both in at the same time.
50 Thank you.

51 (Witnesses sworn.)

52 CHAIRPERSON BOND: Then prior to speaking, if
53 you would just state your name, so whoever is speaking
54 first please?

1 MR. KEPPNER: All right, good evening. My
2 name is Chris Keppner with Eriksson Engineering. We've
3 been working with the Club since I think mid to late
4 last year on a few items. One of them was a parking
5 analysis, and that identified the need for additional
6 parking to service the Club. One of the plans that came
7 out of that analysis was, you know, the new parking lot
8 that's being proposed currently.

9 A little bit of history, as you can see
10 in the aerial, you know, the red box identified up there
11 is the location of the proposed parking lot, and that
12 lot is going to replace tennis courts that exist today.
13 A parking lot existed to the south of those tennis
14 courts at one point, but those were more recently
15 converted to the pickleball courts. So, you know, we're
16 not, you know, there's a history of having a parking lot
17 and an access off of Sunset Ridge Road here, we're just
18 kind of flip-flopping, you know, the location of where
19 those uses are as we move forward here.

20 So, what I can do quickly as, you know,
21 Steve, if you want to go through our site lighting plan?
22 That's all right. You know, just I'll mention Glen
23 Cacioppo from the Club is here to speak on any
24 operational issues or questions that you may have, you
25 know, specifically along that line.

26 So, we've got our photometric plan for
27 the proposed lot and it's fairly basic. We've got four
28 poles that provide light levels, you know, that are
29 appropriate for the use. We've also prepared a
30 photometric plan that demonstrates that we're not, we're
31 going to contain those lights, you know, the lighting,
32 the illumination is going to be contained on site. It's
33 not going to spill to the east into the right-of-way.
34 We've put some shields on the fixtures that are closest
35 to the right-of-way to keep that light from spilling out
36 into the roadway and, you know, causing any issues
37 outside of the property.

38 I'm trying to think, a few details that
39 we've got. You know, the poles are 16 feet in height,
40 LED fixtures. They'll be controlled with a photo sensor
41 to turn on, you know, when light levels, you know, when
42 the sunsets and light levels start to diminish. They'll
43 be on a controller that will turn those lights off at a
44 predetermined time. Then when that lot is not in use,
45 those lights will dim down to about 33 percent of full
46 power, again just to save energy and not fully
47 illuminate a space that's not, you know, actively being
48 used.

49 That's the majority of this presentation.
50 You know, there's not a whole lot here other than four
51 poles, but if you've got questions, you know, we'd
52 certainly like to answer them.

53 CHAIRPERSON BOND: Thank you.

54 Commissioners, do you have any questions

1 about the lighting?
2 COMMISSIONER TALTY: How often does the
3 parking lot anticipate being used? Does it serve
4 tenants versus anything else or what's the use?
5 MR. CACIOPPO: I'm Glen Cacioppo; I'm the Vice
6 President of the Club. So, January we're closed, it
7 won't be used at all, but winter, seldom used, it's
8 overflow parking, really we call it auxiliary parking.
9 So, if we had a really large special event, we'd be
10 using that lot in winter. Used more in the summer, our
11 Fourth of July party gets really big, so we'd have
12 parking there. During pool season, if there's a special
13 event, it would be overflow parking.
14 So, I'm going to say at most probably 30
15 days out of the year.
16 CHAIRPERSON BOND: Additional questions?
17 (No response.)
18 CHAIRPERSON BOND: Great, thank you.
19 MR. KEPPNER: Thank you.
20 CHAIRPERSON BOND: I'll open the floor to the
21 audience.
22 Anyone in the audience like to approach
23 the podium with a question?
24 (No response.)
25 CHAIRPERSON BOND: All right, let the record
26 show that there are no audience members for public
27 questions, so we'll close the floor.
28 Any further discussion?
29 COMMISSIONER TALTY: I'll just add I think the
30 landscape plan is very nice. I mean, I think it's
31 expensive and that it presents well to the street.
32 My only comment, which is simply that, is
33 for the natural base and their naturalized area. I'm
34 assuming there is a maintenance plan that's in place.
35 Do you anticipate superintendent grounds guys doing that
36 or do you believe you have a firm, you know, come in and
37 maintain all of your plants?
38 MR. CACIOPPO: Yes, we would do that. We
39 would do that in-house. Our grounds green
40 superintendent manages that. In certain instances, he
41 would bring in somebody from the outside on the ponds.
42 I'm not sure what the schedule is for doing that.
43 COMMISSIONER TALTY: So, a planned service.
44 MR. CACIOPPO: Thank you.
45 CHAIRPERSON BOND: Thank you.
46 COMMISSIONER MORRELL: So, there's a motion to
47 **approve the proposal of parking lot lighting plans at**
48 **the Sunset Ridge Country Club at 2100 Sunset Ridge Road.**
49 CHAIRPERSON BOND: So, I'll take a roll call
50 vote.
51 Nancy Nazarian.
52 COMMISSIONER NAZARIAN: Aye.
53 CHAIRPERSON BOND: In favor?
54 COMMISSIONER NAZARIAN: Yes.

1 CHAIRPERSON BOND: Kathryn Talty.
2 COMMISSIONER TALTY: Aye.
3 CHAIRPERSON BOND: Jeff Eigel.
4 COMMISSIONER EIGEL: In favor.
5 CHAIRPERSON BOND: Joe McInerney.
6 COMMISSIONER MCINERNEY: In favor.
7 CHAIRPERSON BOND: Motion passes,
8 congratulations. Thank you for your time.
9 MR. CACIOPPO: Thank you.
10 CHAIRPERSON BOND: Our second item is 310 Happ
11 Road, consideration of a request for approval of
12 landscaping and signage for Zengeler Cleaners located at
13 310 Happ Road, Suite 132.
14 The Petitioner, if you will please raise
15 your hand, we'll swear you in.
16 (Witness sworn.)
17 CHAIRPERSON BOND: Please state your name.
18 MR. ZENGELER: Thomas Zengeler.
19 CHAIRPERSON BOND: Thank you. The floor is
20 yours.
21 MR. GUTIERREZ: Tom, would you like the plans
22 up to refer to?
23 MR. ZENGELER: I think that would be best,
24 yes.
25 MR. GUTIERREZ: Okay, you'll want to give me a
26 second though.
27 CHAIRPERSON BOND: No problem, thank you. We
28 also have the printed materials in front of us. I
29 believe all the Commissioners do. So, if you're
30 comfortable presenting, like starting the presentation?
31 MR. GUTIERREZ: Do you want to start with the
32 signage?
33 MR. ZENGELER: Sure.
34 MR. GUTIERREZ: Okay, I'll get on it.
35 CHAIRPERSON BOND: Yes, because we have it in
36 front of us just to see. Thank you, Steve.
37 MR. ZENGELER: Okay, great.
38 So, basically with the signage, we're
39 using the existing signage that is there, just changing
40 out the signage with our logo and name there. So, not a
41 lot of change there I guess. Maybe the illumination
42 would be a little bit different. I believe what's there
43 is fluorescent and we would go with a more modern
44 illumination that they would have available, but we're
45 using the exact same wall-mounted that's there.
46 CHAIRPERSON BOND: Correct, and the
47 landscaping?
48 MR. ZENGELER: The landscaping piece, we've
49 changed up the landscaping piece from where we were here
50 in February.
51 CHAIRPERSON BOND: Excellent.
52 MR. ZENGELER: The landlord had agreed to redo
53 all of the landscaping around our space which we of
54 course were acceptable to doing that. He didn't come

1 back with an exact plan of what he wanted to do, so we
2 came, I went to our landscape architect to come up with
3 changes that might be more up to date in that space and
4 this is what we came up with. We're really willing to
5 working with whatever recommendations you might have.

6 CHAIRPERSON BOND: Excellent.

7 MR. ZENGELER: To change it, because it's
8 understandable that what's there has been there for a
9 long time. Recommendations are accepted and, you know,
10 we're willing to work with anything that you would
11 suggest.

12 CHAIRPERSON BOND: Thank you. So, we can
13 start with the signage.

14 Any questions, Commissioners, on the
15 signage? Comments?

16 (No response.)

17 CHAIRPERSON BOND: It's very straight-forward.
18 Thank you.

19 MR. ZENGELER: Yes.

20 CHAIRPERSON BOND: And landscaping?

21 COMMISSIONER TALTY: So, I just, my only
22 recommendation is that, I understand that, not that, you
23 know, it's all very variable growing stock and
24 evergreen.

25 MR. ZENGELER: Yes.

26 COMMISSIONER TALTY: I think you need a little
27 variety, and I would say my suggestion would be to take
28 the plant material that's on the north, kind of the
29 northeast corner and there on the bottom corner.

30 MR. ZENGELER: Right, yes.

31 COMMISSIONER TALTY: And switch out the
32 boxwood to something that's a little bit bigger and
33 deciduous, you know, so you have a little bit of
34 variety. The boxwood are very small.

35 MR. ZENGELER: Right.

36 COMMISSIONER TALTY: And low, and that's a
37 brick wall, you know, essentially.

38 MR. ZENGELER: Yes.

39 COMMISSIONER TALTY: I know there's some
40 equipment in there, but I think you can fit something
41 that has a little more presence on there --

42 MR. ZENGELER: Okay.

43 COMMISSIONER TALTY: -- and that will anchor
44 that a little bit better. Then the only other place
45 would be where you had the boxwood at what is the west
46 portion of the frontage there.

47 MR. ZENGELER: Right.

48 COMMISSIONER TALTY: I would switch that out,
49 too, to something that's a little bit bigger because
50 that's also a brick wall. So, those are my only two
51 suggestions. I think the material is fine, you just
52 need a little variety in really the two places that I
53 would suggest.

54 CHAIRPERSON BOND: Commissioner Talty, if you

1 could be specific about what that would be so that we
2 could change the landscape proposal? Then we could pass
3 this tonight.

4 COMMISSIONER TALTY: Sure, yes.

5 CHAIRPERSON BOND: And then he doesn't have to
6 return with another landscape proposal.

7 MR. ZENGELER: I'm also interested in, when
8 you say that, like what height would you suggest?

9 COMMISSIONER TALTY: You know, so something
10 maybe more in the range of 3.5 feet to four feet.

11 MR. ZENGELER: Yes, that's what I thought.
12 That's what I thought.

13 COMMISSIONER TALTY: Make sure, you know --

14 MR. ZENGELER: Right, right.

15 COMMISSIONER TALTY: So, the boxwood will only
16 be about two feet.

17 MR. ZENGELER: Right.

18 COMMISSIONER TALTY: It's kind of maybe, so I
19 would say a good plant for both of those is a Judd
20 viburnum for instance.

21 MR. ZENGELER: Yes.

22 COMMISSIONER TALTY: You know, maybe you fit
23 three on the bottom, you know, or on the east side, and
24 maybe two on the west.

25 MR. ZENGELER: Yes, right.

26 COMMISSIONER TALTY: That's it.

27 CHAIRPERSON BOND: So, to replace the green
28 velvet boxwood with --

29 COMMISSIONER TALTY: Yes.

30 MR. ZENGELER: Yes.

31 COMMISSIONER TALTY: Yes, with Judd viburnum.

32 MR. GUTIERREZ: Two on the north side you'd
33 say?

34 COMMISSIONER TALTY: Yes, I would say two on
35 the north side would probably work.

36 MR. GUTIERREZ: Three on the east side?

37 COMMISSIONER TALTY: And three on the east
38 side.

39 MR. ZENGELER: Right, right.

40 COMMISSIONER MORRELL: And can I just ask, is
41 the Golden Mop false cypress, doesn't that get big?

42 COMMISSIONER TALTY: Not as a variety.

43 COMMISSIONER MORRELL: Okay.

44 COMMISSIONER TALTY: Yes, it's more low
45 growing.

46 CHAIRPERSON BOND: Okay, any additional
47 comments from other Commissioners?

48 (No response.)

49 CHAIRPERSON BOND: Commissioner Talty, would
50 you feel comfortable making the motion?

51 COMMISSIONER TALTY: Sure, sure.

52 CHAIRPERSON BOND: Thank you.

53 COMMISSIONER TALTY: So, I make the motion to
54 approve the signage and the landscape plan as amended.

1 CHAIRPERSON BOND: With? With the changes
2 that you recommended?
3 COMMISSIONER TALTY: With the changes.
4 CHAIRPERSON BOND: Well, the specific ones,
5 will you please say it, to replace the boxwood with, the
6 three boxwood in the two locations?
7 COMMISSIONER TALTY: Right. So, for the
8 landscape plan, I would recommend approval with the
9 change of the green velvet boxwood on the east side with
10 three Judd viburnum, and the green velvet boxwood on the
11 west side with two Judd viburnum.
12 MR. GUTIERREZ: North side?
13 COMMISSIONER TALTY: I think it's, well, it's
14 north, yes, northwest end of the elevation. Does that
15 cover it?
16 CHAIRPERSON BOND: Yes, if you can include the
17 address, please?
18 COMMISSIONER TALTY: Yes. Okay, that is --
19 MR. GUTIERREZ: 310 Happ Road.
20 COMMISSIONER TALTY: 310 Happ Road.
21 **A motion to recommend approval of landscaping and**
22 **signage for Zengeler Cleaners located at 310 Happ Road,**
23 **Suite 132, with the following suggested changes to the**
24 **landscape plan:**
25 1. **Change the Green Velvet boxwood on the east side**
26 **with three Judd viburnum, and**
27 2. **Change the Green Velvet boxwood on the northwest**
28 **side with two Judd viburnum.**
29 CHAIRPERSON BOND: Thank you.
30 May I have a second?
31 COMMISSIONER EIGEL: Second.
32 CHAIRPERSON BOND: Roll call vote, please.
33 Nancy Nazarian.
34 COMMISSIONER NAZARIAN: Aye.
35 CHAIRPERSON BOND: Jeffrey Eigel.
36 COMMISSIONER EIGEL: Aye.
37 COMMISSIONER TALTY: Aye.
38 CHAIRPERSON BOND: Patty Morrell.
39 COMMISSIONER MORRELL: Aye.
40 CHAIRPERSON BOND: Joe McInerney.
41 COMMISSIONER MCINERNEY: Aye.
42 CHAIRPERSON BOND: Congratulations, the motion
43 passes. Thank you very much for your time.
44 MR. ZENGELER: Great, thank you very much.
45 CHAIRPERSON BOND: Did anybody in the audience
46 wish to speak or have a question about this?
47 (No response.)
48 CHAIRPERSON BOND: No, okay. Sorry about
49 that. Thank you. Congratulations.
50 CHAIRPERSON BOND: The third item this
51 evening, 161 Waukegan Road, consideration of a request
52 for approval of exterior facade changes, lighting,
53 landscaping and signage for the operation of an adult
54 use cannabis dispensary organization to be known as BLOC

1 Dispensary, located at 161 Waukegan Road.
2 So, the Petitioners, are you the only to speak
3 do you think?
4 MR. KRANDEL: Oh, absolutely not, no. No, I
5 haven't seen, I'm really just the front man. So, I'm
6 going to bring, I think we're bringing the whole team.
7 CHAIRPERSON BOND: Yes, that would be great.
8 MR. KRANDEL: That was our intention.
9 CHAIRPERSON BOND: We'll swear everyone in.
10 MR. KRANDEL: You want them to stand or bring
11 them here?
12 CHAIRPERSON BOND: If you could stand up, you
13 can stay in place, and I'll swear you in. Then when you
14 do approach the podium, if you could say your name at
15 that time.
16 (Witnesses sworn.)
17 CHAIRPERSON BOND: Thank you, thank you very
18 much. If you could please state your name?
19 MR. KRANDEL: Certainly. Good evening, my
20 name is Craig Krandel with the law firm of Timm &
21 Garfinkel. I'm going to run through our --
22 CHAIRPERSON BOND: I'm sorry, sir, what was
23 your name again?
24 MR. KRANDEL: My name is Craig Krandel.
25 CHAIRPERSON BOND: Krandel, thank you.
26 MR. KRANDEL: Krandel, K-r-a-n-d-e-l, with the
27 firm of Timm & Garfinkel. As I indicated, I'll run
28 through our presentation this evening. I have
29 representatives from each of the disciplines. I was
30 told you'd prefer that I run through rather than go
31 through each and have that person speak.
32 CHAIRPERSON BOND: Yes.
33 MR. KRANDEL: So, first off, very excited to
34 be here before you. I'm certain that some of you have
35 followed, this is the first adult use cannabis
36 dispensary here in the Village of Northfield. We have
37 tried to work closely with Staff as well as some of the
38 adjoining owners who are here with us this evening to
39 try and be as concise and narrow down any issues that
40 you may have. We had some input from each of the
41 adjoining owners as well as some of you.
42 So, what we have tonight to present is
43 the adjustments that we've made and hopefully we've
44 narrowed that down to that. I fully understand we won't
45 go as quick as the first two. If you do want to go that
46 quickly, I'm certainly happy to do that.
47 So, to start with, these are some of the
48 existing, these are just photos of the existing
49 conditions out there. As I believe most of you are
50 aware, this was originally Glenview State Bank, later
51 Busey Bank, that was developed as part of the
52 development of the residential area here. This was all
53 built at the same time, and so they have kind of a
54 similar architectural design.

1 So, we have just some of the existing
2 conditions that we have here, and the existing sign. We
3 added as part of the packet that you received, we added
4 in some additional photographs showing the residential
5 components that are adjacent to the project here and, as
6 I'll identify as well as some of the neighbors will talk
7 about, the interplay between what's there residentially
8 and what we're looking at doing commercially.

9 So, the first elevation that we're
10 showing here, this is the north elevation.

11 (Whereupon, a cell phone rings.)

12 MR. KRANDEL: It's not me. Thank you.

13 So, we held a meeting with some of the
14 neighbors and we received two primary directions which
15 was, we changed the color of the roof. So, the original
16 packet that you each would receive showed originally a
17 black roof, and that original design came kind of from
18 HQ, from the headquarters of the folks at BLOC, and that
19 was their initial view. We have adjusted that, and as
20 you'll see here, the roof was changed from black to the
21 composite DaVinci Chesapeake which I believe matches the
22 roofs in Regent Court. So, in our meeting we talked
23 about that, so we made that adjustment.

24 The materials that we have, we actually
25 do have both the DaVinci Chesapeake, and I believe there
26 was another color that we have which, I know that it had
27 moss in. Mossy oak. So, we have both of those, but as
28 directed and through our conversations, these drawings
29 all show the Chesapeake gray which was the color that we
30 had been asked to look at. So, we made the adjustment
31 to the roof in that regard.

32 Additionally, on both the east elevation
33 which I have here and the south elevation, if you
34 compare the original drawings that we had presented,
35 there's kind of a black fill-in that was there. Again,
36 through our discussions with the adjoining owners, the
37 request was these are the two elevations that we are
38 looking at and we really think that maintaining the
39 brick facades that were there was better. Again, went
40 back to HQ, and so we made an adjustment taking out
41 those features because they were more designed, and as
42 identified in our meeting, really more kind of a
43 marketing issue. These two elevations, the south and
44 the east which face the adjoining owners, really aren't
45 part of the marketing and really are only going to be
46 seen by those customers that drive around the building,
47 and those who park behind it would be the employees.
48 So, that was the second and probably the two most
49 significant modifications that we made as we've gone
50 through this process and you should have received that.

51 On west elevation, one of the comments
52 that we had received that we haven't yet adjusted which
53 really was the signage. As we indicated, both to
54 Planning and Zoning as well as to the Board, BLOC is

1 really the name and really is what is the plan all
2 throughout Illinois and in the other areas where our
3 client does business. That's really their name and so
4 that's really how they're identified.

5 I presume as part of our discussion here,
6 we're going to talk about actually the size of that
7 sign. I saw that in your report, it talks about the
8 size of this sign as compared to others. We did not
9 make an adjustment to this and really I think as we're
10 looking for some of your input on that. Those were the
11 adjustments that we had made.

12 The monument sign has not changed. As
13 indicated in the sign packet, I believe that all of the
14 signs meet the requirements and nothing is above. We're
15 not asking for any variations as part of that.

16 The renderings that we have here are
17 identical to the renderings that we had previous, with
18 the adjustment being made for the roof color as well as
19 on the southeast side where the change was made removing
20 the black inserts that had been provided.

21 Our floor plan has not changed. The only
22 adjustment, if you look in the small print up in the top
23 left-hand side, we just adjusted the color. We adjusted
24 the color from the original black to the Chesapeake
25 DaVinci. Same thing on this.

26 When we first were looking to do the
27 project, it was thought that we could keep the shake
28 roof that was there, but as they say upon further
29 review, it was determined that that roof really was at
30 the end of its useful life. That's why we went to the
31 architectural shingle and the colors that we were
32 looking at.

33 In regard to the signage, this is our
34 complete sign package. Nothing has really changed.
35 Again, we meet, we've met the requirements as far as
36 size for the signage. There was some direction at
37 Planning and Zoning that we make some modifications to
38 the signs in that where there were two stop signs, we
39 made modifications requesting that people not block our
40 crosshatched areas. For those of you who may be
41 familiar, when you enter off of Waukegan or to exit onto
42 Waukegan, there's kind of a no man's land because we
43 have traffic coming in through this site going to the
44 property to the north, and vice versa coming out. So,
45 we made modification to what was originally just stop
46 signs to signs that you'll see here that say don't block
47 the crosshatched areas. Again, we have in here that
48 signage.

49 In the modifications, there was a request
50 that we add some dimensions to a couple of those signs.
51 I believe those have been added here. Again, the
52 signage that we're showing here, we're basically
53 replacing size-wise the sign that had been there, but it
54 will be a rebuild from the ground up. So, you see it's

1 slightly different than what was there for Glenview
2 State Bank and then for Busey Bank.

3 This is just a directional sign showing
4 that we have coming through the site including the one,
5 we had put in a stop sign and a don't park on the
6 crosshatched area on the property to the north. We
7 received permission from that owner.

8 Your packet contained about 37 pages of
9 different cut sheets for the cameras. Generally, we
10 won't spec in public what all the cameras that will be
11 used because there are some security issues. We do have
12 a representative of our security team with us today.

13 One of the issues that came up in our
14 discussions with the neighbors was a concern of where do
15 those security cameras look and wanted to be certain
16 that those security cameras aren't looking up into the
17 residential areas that are adjacent to the project.
18 This is just a notation that I had provided just
19 indicating that we had addressed this and we have
20 followed up. I have, again, tonight with us a
21 representative from our security team to talk about how
22 those cameras go. One of the concerns was that the
23 cameras may have a moveable component to them, but these
24 are fixed cameras. On the south and on the east, those
25 cameras will really be looking down to the parking lot.

26 This is a shot taken from one of our
27 other facilities kind of showing how the camera looks
28 down into that area only, not looking any higher.
29 Again, if there are some questions related to security
30 and cameras, we have a representative with us this
31 evening.

32 This is just a survey of the property
33 that we had given. No modifications again. The only
34 real modification to the building is the removal of the
35 drive-through canopy, that will be coming down.

36 On our landscaping plan, following our
37 initial submittal, there were some modifications
38 requested. I believe that we have made those
39 modifications. We do have our landscape architect with
40 us this evening to talk about the actual plantings that
41 we have.

42 As you have seen in the materials, and
43 per our discussion with adjoining owners, there were
44 requests for different plantings I may say, some
45 evergreens and some plants with canopies. I'll leave
46 that to both your comments as well as responses from our
47 landscape architect as to that. Again, we believe that
48 we are in compliance with the type of landscape plan
49 that was here before, tried to spruce it up, make it a
50 little bit better, and based on your comments have
51 addressed that.

52 There were some trees that were not in
53 good shape. Those will be removed and replaced. In
54 addition, this plant palette is a little more robust

1 than the original plant palette, and this reflects the
2 additional trees that were requested, and certainly any
3 other comments that you may have this evening.

4 On lighting, as represented before,
5 Planning and Zoning and as before the Village Board,
6 we're not adding any additional fixtures. We're going
7 with the fixtures that are currently in place. We added
8 to our packet this memorandum from the representative
9 that had looked at the photometrics, kind of indicating
10 what we'll use for the photometric plan. Again, we're
11 using the existing, not looking to change that.

12 One of the issues raised, which we are
13 agreeable to be compliant with, is to the extent
14 practicable, to stop the light spillage that has been
15 there since the time the bank went in. There is some
16 lighting that, there's some uplighting that's coming
17 into, I think into the windows, and the neighbors can
18 really speak better to that. As identified, we're
19 working on getting fixtures that can get attached to
20 those to reduce that. We may have to have some stuff
21 custom made, we may have to do some painting of bulbs to
22 try and make that go, and we're certainly happy to go
23 along as best we can to reduce the lighting that goes
24 there, understanding that there has been lighting that
25 has gone that way. But certainly as part of a change in
26 the use, this is the opportunity to make it better, and
27 we certainly want to do that as we identified in our
28 meeting with the representatives.

29 That's kind of our full presentation. If
30 you want to go back through and we have questions on
31 each of these, we have representatives that are much
32 better versed than I in each of those and would give
33 better answers, you know, to that. So, I guess I'll
34 just go back up to the top, and if you want to then,
35 whatever questions that each of you may have, then we
36 can walk back through that if that's what would work
37 best for you all.

38 CHAIRPERSON BOND: Thank you.

39 MR. KRANDEL: All right, so thank you very
40 much and we look forward to responding to anything that
41 you may have.

42 CHAIRPERSON BOND: Thank you.

43 I'll start the comments with a complement
44 on giving us a very professional and thorough proposal
45 tonight so that we can have a solid discussion on this.

46 So, I appreciate all of the effort by you and by Steve
47 and the Village to come forward with this much
48 information.

49 So, Commissioners, let's start with
50 finishes, roof and the black frames and the black use on
51 Waukegan Road. Any feedback or questions about the
52 color choices?

53 MR. GUTIERREZ: We have samples here as well.

54 CHAIRPERSON BOND: Oh, yes. Have you seen the

1 samples? Have you had a chance? Okay, if we could,
2 yes, thank you.

3 MR. KRANDEL: So, pass them along?

4 CHAIRPERSON BOND: Yes, thanks.

5 COMMISSIONER EIGEL: My understanding from the
6 materials is that this is a very similar product to the
7 one used at the bank, Northfield Bank building recently
8 constructed on --

9 MR. KRANDEL: I'm sorry, the roof, the
10 composite roof singles are the exact same --

11 COMMISSIONER EIGEL: Exact same, maybe it's
12 just a different color?

13 MR. KRANDEL: Not same color. Not same color,
14 same product.

15 COMMISSIONER EIGEL: Right.

16 MR. KRANDEL: As the Wintrust Bank, Northfield
17 Bank over here next to --

18 COMMISSIONER EIGEL: Since we have the ability
19 to see that in real life on full scale, you know, it
20 seems like that's a pretty successful --

21 COMMISSIONER MCINERNEY: Did Walgreens also
22 put this in?

23 MR. KRANDEL: Walgreens has a composite shake
24 roof, but I don't know what the manufacturer is.

25 COMMISSIONER MCINERNEY: Thought it was
26 DaVinci.

27 MR. KRANDEL: Was it?

28 COMMISSIONER MCINERNEY: Maybe three years ago
29 I think we --

30 CHAIRPERSON BOND: We did approve for
31 Walgreens, the siding and the roof. This is the roof.

32 MR. KRANDEL: Yes. That is the Chesapeake
33 that's being, it's on the slide. This is the mossy
34 green that they referred to. This is the original
35 black.

36 COMMISSIONER TALTY: Wait, so which is it to
37 be?

38 MR. KRANDEL: That's what you see on the
39 slides, that's the Chesapeake.

40 CHAIRPERSON BOND: The original was black,
41 right.

42 COMMISSIONER MORRELL: I would comment from a
43 decor standpoint, and what we're seeing and what we're
44 doing is black is being used, really dark colors are
45 being used even in country homes. So, it's not as big
46 around here, but it's coming, and you're getting darker
47 and darker houses or trims. I mean, it looks like a lot
48 of black to me with the gray, but it's consistent with
49 what I'm seeing in the design world.

50 COMMISSIONER TALTY: I don't have any issue
51 with the, I think it kind of freshens and makes it look
52 a little more --

53 COMMISSIONER MORRELL: Contemporary?

54 COMMISSIONER TALTY: Modern, right, yes, more

1 contemporary, but it's still a very traditional
2 building, so I personally don't have any issue with the
3 finish.

4 CHAIRPERSON BOND: Okay.

5 COMMISSIONER MCINERNEY: I mean, I would say
6 the roof, they changed to go with gray, so I appreciate
7 that. I thought the black was just really stark, and I
8 like the gray. I like the product, I think it's a
9 really nice product for this building.

10 You know, I think the black is a little
11 stark but, oh, I understand, I mean, we do it all the
12 time but, you know, to me it's a very traditional
13 building. To see that stark, it's a little stark to me.
14 I'm happy that you got rid of it on the other sides, and
15 I don't know if it's with the white lettering, if that
16 makes it stand out a little more, too.

17 CHAIRPERSON BOND: So, you are saying that the
18 true black you feel is a little bit stark, because this
19 is not black.

20 MR. KRANDEL: That's the siding.

21 COMMISSIONER MCINERNEY: That's the siding.

22 CHAIRPERSON BOND: Right, the siding is not,
23 it's more gray.

24 COMMISSIONER MCINERNEY: Yes.

25 CHAIRPERSON BOND: And then you've got the --

26 COMMISSIONER MCINERNEY: Yes, I think it shows
27 a little poorly in the, a little too black in the image
28 that we have when you see the thing.

29 CHAIRPERSON BOND: Okay.

30 COMMISSIONER MCINERNEY: But again, maybe it's
31 just the real stark white. Is that a design throughout
32 the company then, the white?

33 CHAIRPERSON BOND: If you can state your name,
34 please?

35 MR. ALBERS: Eric Albers, principal at Insight
36 Design Architects. Yes, that really is kind of the
37 concept behind the signage, and that dark color is to
38 really give it that contrast and the halo effect of the
39 sign itself to really bring it about. We did take --

40 COMMISSIONER MCINERNEY: Do you have pictures
41 of live that it's been done?

42 MR. ALBERS: I believe we have some that we
43 can share. We do have some pictures of some of the
44 other facilities in the application, but I don't believe
45 any of those were the dark --

46 COMMISSIONER MCINERNEY: Okay, yes, just like,
47 you know, in the rendering, it just looks real stark.
48 Maybe it doesn't look that stark in real life.

49 MR. ALBERS: It won't be quite that stark as
50 you can kind of see that the color of the siding is a
51 little more on the brown side. It is going to be a
52 lighter color than what you see from this, the door
53 front system is black and that is to try to contrast
54 those two as well. You get into the renderings and it's

1 all about, you know, the different lighting levels you
2 try to use in those programs, you know, so even the
3 screens and how they display, those can kind of change
4 those colors for you.

5 COMMISSIONER NAZARIAN: It doesn't seem to be
6 as stark as some of the other cannabis dispensaries,
7 like the one that's on -- Highway, or the one that's
8 down by Old Orchard.

9 COMMISSIONER MCINERNEY: Old Orchard, yes.

10 COMMISSIONER NAZARIAN: Those are far more
11 stark I think.

12 CHAIRPERSON BOND: Correct.

13 COMMISSIONER MCINERNEY: That's exactly right.

14 CHAIRPERSON BOND: And on your website, I
15 believe there is, one of your dispensaries has a white
16 lettering and it actually is effective on that one.

17 COMMISSIONER MCINERNEY: That's my thought. I
18 figured then that's how, that it wouldn't look as stark
19 as what we have here right now.

20 MR. ALBERS: That's correct.

21 CHAIRPERSON BOND: Yes. So, I think maybe
22 your question is whether or not the framing should
23 remain as black as this or like your charcoal gray?

24 COMMISSIONER MCINERNEY: No, I'm probably fine
25 with it. I'm just, you know, my opinion is it's a
26 little on the dark side but I don't think it looks
27 terrible. I don't think it looks bad.

28 COMMISSIONER NAZARIAN: I think it looks fine.
29 Actually, the fact that they removed the black from the
30 south and the east sides is just enough. It's not
31 overwhelming.

32 MR. ALBERS: That's exactly right. We just
33 use it as an accent color to kind of match it with the
34 storefront windows and bring the whole building together
35 in a little bit more modern style.

36 CHAIRPERSON BOND: Correct.

37 MR. ALBERS: I think that black will be
38 timeless as well as far as the history of the building
39 going on.

40 CHAIRPERSON BOND: I agree with Commissioner
41 Morrell's initial comments about it being more about
42 today. There are many residential houses that are going
43 with the black, and it can be, when it's well executed,
44 it can look very sharp.

45 COMMISSIONER EIGEL: It seems like a pretty
46 effective transitional execution, you know, with some
47 modern elements along with the more traditional existing
48 red brick elements. It's not a dramatic change. I
49 mean, it's a change of course, but it seems to be more
50 freshening than a complete overhaul.

51 CHAIRPERSON BOND: Right, a blending of
52 something that's more today and something that's more
53 traditional.

54 MR. ALBERS: That's correct.

1 CHAIRPERSON BOND: And I think because your,
2 which we can now start to transition to the signage if
3 you want, that your logo is simple and the font is
4 simple and clean, that that lends itself to that ability
5 to do the black and white easier, which isn't a stark
6 black and white. This is not stark.

7 MR. ALBERS: Yes.
8 CHAIRPERSON BOND: Then we can, so we'll now
9 transition into some discussion about signage and sizing
10 and the monument sign, if that's all right. Okay,
11 Commissioners, if you have feedback on whether or not
12 you're agreeable with the wall sign and also the
13 monument sign? Thank you.

14 COMMISSIONER EIGEL: What I do appreciate
15 relative to the wall sign is that, first of all, it does
16 appear to comply with all the appropriate regulations,
17 but it also suits that space that it's been assigned to
18 a parapet wall. So, it, you know, feels a reasonable
19 amount of space. It doesn't feel like it's swimming in
20 the space. It is obviously, it's dominating that part
21 of the facade but that's intentional. So, it seems like
22 a pretty successful use of the wall sign.

23 CHAIRPERSON BOND: This is monument?
24 MR. GUTIERREZ: That's the cabinet for the
25 monument.
26 CHAIRPERSON BOND: May we pull up the monument
27 sign on the overhead?

28 MR. KRANDEL: This one?
29 CHAIRPERSON BOND: Yes, thank you. So, we'll
30 start with the, since it's up, the monument sign in a
31 little more discussion. The base of it is much bigger
32 than existing. Are we in agreement with the overall
33 size that's being proposed? The existing is 79 inches,
34 and this is 114 at base.

35 I think the actual BLOC logo scale makes
36 sense, and the proportions seem to make sense.

37 COMMISSIONER TALTY: I agree. I think there
38 used to be a landscape program that goes in hand with
39 this, and maybe we'll talk about that more with the
40 landscape plan. But every, you know, it's a very green
41 site and so I think this sign is going to need
42 landscaping.

43 COMMISSIONER NAZARIAN: I think the sign is
44 consistent, you can see up and down Waukegan Road.
45 Actually, once you see the bank sign that transitioned
46 to -- it's a little bit small considering the rest of
47 the stores or buildings that are up and down Waukegan.
48 So, this is consistent with what we see, so I don't have
49 any major issues with that any of that.

50 COMMISSIONER MCINERNEY: Yes, I actually like
51 the length of it compared to the height as opposed to
52 what was there before. I like it that it's different,
53 it's not just a square or rectangle. So, you know,
54 maybe add some dimension to it, but I think it works

1 really well. So, I wouldn't have any objection to it,
2 to the longer, because I don't think it's as, I don't
3 know, solid I guess.

4 CHAIRPERSON BOND: Correct, it has more
5 movement.

6 COMMISSIONER MCINERNEY: Yes.

7 COMMISSIONER EIGEL: It seems like the
8 proportions are actually improved by the longer. The
9 existing or the previously existing version seems a
10 little top heavy in the, you know, the signage part
11 overhanging the brick banding.

12 CHAIRPERSON BOND: Right. The wall sign, the
13 proportion, the size? I know that Commissioner Eigel
14 has commented on it.

15 Are there any additional comments?

16 COMMISSIONER MCINERNEY: I mean, as I said
17 earlier, I think it works well. I think it's not going
18 to be any near as stark as it shows on the diagrams, so
19 I don't think I have a problem with it at all.

20 COMMISSIONER NAZARIAN: Again, it helps to
21 know what the other buildings up and down Waukegan do to
22 get an idea of whether or not this was overwhelming or
23 inconsistent with what we see. Again, it's fine, it's
24 very acceptable.

25 COMMISSIONER TALTY: I also think this is
26 quite set back. The signage is set back off of Waukegan
27 because they're removing the canopy in this area. So, I
28 think maybe what's perceived as starkness will also be
29 diminished because of the distance.

30 CHAIRPERSON BOND: And I agree with
31 Commissioner Eigel's comments about proportion. I think
32 because at this particular location, the simplicity of
33 the logo and the overall elevation, the font, that it
34 works in this location at that size.

35 All right, so we can transition to
36 landscaping. Any comments about landscaping?

37 Steve, I actually can look because you
38 gave us images. On Waukegan Road, do you recall how
39 much landscaping is around monument signs at other
40 monument sign locations? I know you gave us images on
41 it.

42 MR. GUTIERREZ: It varies a lot. There are
43 some with a few hostas, some with perennials, but I
44 would say very light other than maybe at Christian
45 Heritage and -- other than those two, I would say it's
46 fairly nondescript but, you know, it varies.

47 CHAIRPERSON BOND: Okay, hi, good evening.

48 MS. HARRINGTON: Hello.

49 CHAIRPERSON BOND: Can you state your name,
50 please?

51 MS. HARRINGTON: Certainly. I'm Laurel
52 Harrington, I'm with Horner & Shifrin.

53 CHAIRPERSON BOND: Thank you. I'm sorry,
54 Steve, did you want to finish your comment?

1 MR. GUTIERREZ: No, we might have captured it
2 in the pictures that we showed you. Of the existing
3 monument signs on Waukegan.

4 CHAIRPERSON BOND: Yes, okay. So, oh, yes,
5 there is, just depending on where it is, okay.

6 All right, so landscaping, thank you very
7 much. Would you like to begin?

8 COMMISSIONER TALTY: You want me to kick off?

9 MR. GUTIERREZ: Maybe we can advance or go
10 back to the landscape plan?

11 MS. HARRINGTON: Oh, I'm sorry, I have the
12 clicker. Sorry about that. I can go to the photos,
13 too, if it's helpful.

14 COMMISSIONER TALTY: So, I want to thank you,
15 too, for revising this after we kind of submitted some
16 comments when we took a look at this the first time.
17 So, I appreciate that, thank you for doing that.

18 I would just reiterate what I just said a
19 minute ago about the signage. I think you had a call
20 out saying to protect plantings around the existing
21 sign. But since it's a complete rebuild, I don't think
22 you're going to have a chance to really preserve
23 anything that exists around that sign location. When
24 you start digging footings, I think it's going to have
25 to be a redo. I'm not saying it needs to be elaborate,
26 but I think that frontage is pretty green and pretty
27 nicely presented with that existing knee wall. So, that
28 is really going to feel like it needs something when
29 it's constructed. So, that would be one comment.

30 I think the, I am concerned about all of
31 the junipers in the middle of the parking lot. In my
32 experience, they just really take a beating in the
33 climate that we're in, you know, the snow management. I
34 mean, I hate talking like this because I hate when
35 people say this to me, but it's true, it's the most
36 hostile environment. Even though that plant is more
37 resistant to the, you know, pollutants and the salt,
38 it's still really going to take a beating in those
39 really narrow areas. So, I think that needs to be, I
40 think especially the junipers in the skinny island need
41 to be revised to probably a deciduous plant because that
42 will really just get beaten up.

43 Another comment I had is I like the
44 columnar trees along the skinny portion of the island on
45 the east side. I think they should be shifted slightly
46 to the north, so they stagger with those two trees and
47 the island across the way. You'll get more bang for
48 your buck in terms of the canopy, I know these columnar
49 trees don't give you a lot of canopy horizontally, but
50 you'll have more screening potential with that.

51 I know there was a comment from the
52 neighbors regarding the trees to the south, switching
53 those out to the evergreens. But I really do believe
54 you'll have better screening in that particular location

1 with a canopy tree than you do with an evergreen tree.
2 It's pretty well, there are quite a few evergreens
3 blocking it and you have that big wall, you have a tall
4 wall there already. So, really what you need is
5 something above that wall, and that really is softened
6 with a deciduous tree. So, I'm personally in favor of a
7 deciduous tree in that location.

8 So, I think that would be it. So, in
9 summary, it would be signage on the street, a different
10 plant from the junipers in that skinny island, shifting
11 that columnar tree -- oh, one more thing, sorry, I lied.

12 MS. HARRINGTON: I'm making a list.

13 COMMISSIONER TALTY: The ajuga ground cover, I
14 love that. It isn't going to do what, I don't think
15 it's going to do very well on that location. I think
16 that needs to be something more hardy. It tends to get
17 really beaten on here, too. So, I would do it with a
18 different kind of ground cover. Probably not a -- maybe
19 a vinca or something on a vine, like a vinca or a -- you
20 know, the purple leaf one.

21 COMMISSIONER NAZARIAN: I have questions about
22 landscaping but in terms of safety, public safety.
23 You're dealing with people who are coming in, this is a
24 cannabis dispensary. My question was are people going
25 to be able to come in and go out safely? Is everybody
26 going to be seen who comes in and goes out given the
27 landscaping?

28 COMMISSIONER TALTY: I think all the sight
29 lines are preserved. I think the juniper, for the
30 profile, is the right plant because that's a very low
31 growing plant. I just think that, so it should be that
32 profile but in a deciduous form. I think it looks like
33 the sight lines are preserved. I don't see any conflict
34 there.

35 MS. HARRINGTON: If I might address the list
36 if that sounds good? Any other comments before I do
37 that?

38 (No response.)

39 MS. HARRINGTON: Okay, yes, the sign
40 landscape, I took a look at that. I particularly took a
41 look at the sign construction proposed and the sign
42 really has a two-post configuration that they'll do.
43 So, they'll still have a brick base, but it won't have,
44 you know, kind of a big footing that occupies the same
45 footprint as the sign base. So, that's why I thought we
46 can really keep some of that mature plant material
47 that's there because of that.

48 Now, there is, because of the length of
49 it, there will be some removal needed, and I took a look
50 at it again today particularly because, you know, when
51 we had seen it before, there was snow on the ground and
52 it was early. Now, we're starting to see, you know,
53 what's leafing out on the site and, you know, you're
54 starting to see this plant material come back from the

1 deciduous stuff. So, I took a look at it again today.
2 We can, you know, we can take a look at
3 that sign construction, but it's within the realm of
4 possibility to keep mature materials there which to me
5 is always kind of a nice thing to do because it's got
6 some, you know, some size to it at this point, but I
7 think it's possible to do that.
8 Any other thoughts?
9 COMMISSIONER TALTY: I didn't hear though, I
10 didn't catch that.
11 MS. HARRINGTON: Yes, any other thoughts on
12 that?
13 COMMISSIONER TALTY: I don't think so.
14 MS. HARRINGTON: Okay.
15 CHAIRPERSON BOND: No other comments?
16 (No response.)
17 CHAIRPERSON BOND: Okay, thank you.
18 MS. HARRINGTON: Yes, the juniper comment is
19 well taken because those are tough environments, they're
20 narrow, you know, landscape areas and really the pushing
21 of snow is so difficult for plantings. So, your point
22 is well taken. Maybe something more flexible that can
23 kind of get pushed on and kind of bounce back. Some of
24 the ornamental grasses are great for that as well, so we
25 could --
26 COMMISSIONER TALTY: I think it would be more
27 successful in that.
28 MS. HARRINGTON: Yes.
29 COMMISSIONER TALTY: A grass or even, you
30 know, some other, the benefit of a deciduous plant is
31 it's dormant during the winter and so it tends to
32 tolerate the weight of the snow.
33 MS. HARRINGTON: Right, yes.
34 COMMISSIONER TALTY: And you know, the abuse
35 that it will inevitably get. Junipers got hit really
36 hard this year, I don't know if anybody noticed that,
37 but there was a lot of dieback which I, you know, you
38 never know what the winter is going to bring.
39 MS. HARRINGTON: Yes, yes.
40 COMMISSIONER TALTY: But I think that would be
41 more of a, I think junipers would be more of a
42 maintenance issue in that particular location.
43 MS. HARRINGTON: And fragrant sumac and the
44 alpine currant have done well in the site, so that might
45 be something to repeat there.
46 COMMISSIONER TALTY: Yes, I think that
47 probably will be better.
48 MS. HARRINGTON: Okay, columnar trees, yes,
49 we would like to, and because I've been there, you know,
50 again now we can kind of, I think we could kind of
51 adjust those because the beauty of that columnar tree is
52 for one thing we have a narrow planting bed and we, you
53 know, are going to have a good size root bulb going in,
54 but we have to cognizant of that root bulb to be able to

1 physically fit. But what's great about that tree is it
2 can tolerate a lot of the shade that's there because
3 there's a lot of mature trees in the area. So, I was
4 looking for something that wouldn't kind of get so much
5 of a one-sided, it probably will still get a little one-
6 sided, but even over time as it gets kind of fat, it can
7 be sheared so that it doesn't occupy too much space.

8 So, we can definitely make sure those are
9 kind of strategically placed which is, that node is
10 really trying to look for a way to make sure we get
11 those all kind of in the right area. Your point about
12 kind of staggering them between the parking lot trees,
13 that gives us maximum kind of impact from the views that
14 we see. So, that's an easy, yes, an easy fix.

15 Then the deciduous trees and evergreen,
16 yes, evergreens, knowing that those are, you know, those
17 give us our maximum screening potential, but again it's
18 really shady with the mature trees there, and so I
19 really agree with you on the, yes, the deciduous trees
20 are going to be our best bet to do the job. Get tall
21 but be able to tolerate some of those other mature trees
22 in the space.

23 Ajuga, same kind of thing related to the
24 junipers. We can swap that out to something that's kind
25 of proven to be successful on the site. I did take a
26 look at the, I think that's, it's either the alpine
27 currant or the, I'm going to flip back on my pictures,
28 or the fragrant sumac already there. But I was
29 encouraged that a few of those are actually starting to
30 come back because this winter it looked, you know, it
31 looked pretty dead. So, it may not really need to be
32 replaced, because the problem with it is there's going
33 to be a huge root mass in there to be able to get all
34 that back out and plant something else.

35 COMMISSIONER TALTY: I mean, I'm fine with
36 keeping it if that survives, but I think ajuga just,
37 ajuga is probably not a solution, but yes, that's fine.

38 MS. HARRINGTON: Yes, I was worried about the
39 shade again, but yes, it's more tender.

40 COMMISSIONER TALTY: Yes.

41 MS. HARRINGTON: Yes. If you're okay with
42 the stuff staying in place, I think it might be more
43 successful for us trying to pull those trees out than
44 getting kind of new trees plugged back in, because it's
45 just going to be a big mass of roots in there, okay.
46 But we can kind of supplement where we've got some loss.

47 Then I think we talked about public
48 safety. Any other thoughts on that?

49 COMMISSIONER TALTY: And I appreciate, one
50 other comment I made, Steve clarified, when we removed
51 the canopy, you know, I felt like that was such a big
52 drive aisle, why don't we get some foundation planting,
53 but I guess there's a need for fire safety to get back
54 in there with their ladder truck, I don't know.

1 MS. HARRINGTON: Right.
2 COMMISSIONER TALTY: You know, everything was
3 dictated by the Fire Department I think.
4 MR. GUTIERREZ: Yes, the drive aisle was, the
5 width of that drive aisle we really wanted to maintain
6 in order to get a ladder truck in front of the building
7 and then to be able to get other equipment around the
8 corner when they get there. So, that was really
9 established during the Plan and Zoning Commission review
10 of the site plan.
11 COMMISSIONER TALTY: But I think, you know,
12 the additional viburnum in that aisle, that kind of
13 softens the issue from afar.
14 MS. HARRINGTON: That sort of softens, yes.
15 COMMISSIONER TALTY: You know, you're getting
16 some plant material in front of it, you know, to soften
17 the building a little bit from Waukegan, but again,
18 you're so far removed, that really is more of a --
19 MS. HARRINGTON: Yes, and the wall is really
20 attractive, and all, the trees and everything out front
21 is really good looking. So, it's there and you kind of
22 see that layered effect already, so it seems like we've,
23 you know, got a good situation.
24 CHAIRPERSON BOND: Okay, any additional
25 comments on landscaping?
26 (No response.)
27 CHAIRPERSON BOND: All right, then we'll
28 transition to lighting, Commissioners. Thank you.
29 MS. HARRINGTON: Thank you.
30 CHAIRPERSON BOND: Do you have feedback on the
31 lighting and the security that's being proposed? Do you
32 have a person who might be answering questions about
33 lighting? Did you want to come to the podium, please?
34 State your name, thank you.
35 MR. MEYER: Hello, everybody. My name is Jim
36 Meyer.
37 CHAIRPERSON BOND: Thank you, okay.
38 COMMISSIONER EIGEL: So, have you had a chance
39 to assess the existing lighting that is intended to
40 remain and confirm that it's all functional and should
41 be retained?
42 MR. MEYER: I did. I believe that what is
43 existing is going to be satisfactory as far as lighting
44 goes. Up front in the customer parking area, there's
45 four light poles up there. One of them is burnt out
46 right now. There is another light pole in the southwest
47 corner of the parking lot, and then there's going to be
48 11, there's 11 existing, what do we all call those? The
49 wall-mounted lanterns on the wall on the, I guess it
50 would be the southeast walls. A couple of those are
51 burnt out, but I think with those all being replaced
52 with new light bulbs, it will be a sufficient amount of
53 light for us.
54 COMMISSIONER EIGEL: And will you retain the

1 same color temperature throughout on all the lighting,
2 with the parking lighting and the wall lighting?
3 MR. MEYER: That would be my suggestion, yes.
4 COMMISSIONER EIGEL: Would you be the person
5 responsible for maintaining the lighting going forward?
6 Or are you just on the design build side of it and then
7 that's the landowner's responsibility?
8 MR. MEYER: Mitch is going to take that one.
9 MR. ZAVEDUK: Yes. Hi, I'm Mitch Zaveduk,
10 Vice President of Real Estate with Justice Cannabis.
11 So, Jim is our head of security and is certainly giving
12 you comments as to how the lighting relates to the
13 security. He's definitely an important part of our
14 operations. We will have professional property
15 management for our properties here.
16 So, in terms of maintaining the lights,
17 it's going to be, we're going to have an SOP, a standard
18 operating procedure manual that we will have for our
19 employees and for our management company. It will
20 basically be indicating that, you know, nothing is to
21 change and that you replace the bulbs with what was in
22 there and the fixtures are remaining in place the way
23 they are. So, it would really just be a regular
24 maintenance issue, that we would replace what gets burnt
25 as it burns out.
26 CHAIRPERSON BOND: Earlier in the
27 presentation, there was a comment about trying to
28 correct some of the lighting that the residents were
29 concerned about.
30 MR. ZAVEDUK: Yes, there was a little bit of
31 concern that the neighbors had regarding spillage. You
32 know, and again the existing lighting has been there for
33 years and years, but as we stated in the beginning, now
34 is the, during the change of use is the time to fix it.
35 So, if there is any, I believe there was some spillage,
36 and I keep looking over there maybe for an assist from
37 the crowd from my team, from somebody over here that
38 remembers what we did for the lighting, but thank you to
39 my attorney Craig, I'll let him take the lighting.
40 CHAIRPERSON BOND: Thank you.
41 MR. KRANDEL: All right, so on the submittal,
42 there was a, the comment sheet was directly from our
43 lighting, AJ Becker. So, as he indicated, the fixtures
44 that are there, some of them are old fixtures, so there
45 are not immediate fixtures we can add to them to do
46 this. Some may have to be fabricated as we indicated,
47 and we discussed a little bit in our meeting that we
48 held with the neighbors, it may be as simple as there
49 might be some painting that you can do on some of the
50 bulb, on the glass shields to stop that spillage. I
51 mean, there is no question, there is spillage that's
52 coming up.
53 From a security standpoint, that light
54 doesn't help at all. Light there that goes up doesn't

1 add anything to it. So, anything that we can do to
2 adjust that, we're willing to do. I think that there
3 had been a comment and a recommendation of a condition
4 that we do anything that's practicable to do that,
5 understanding there is certain lighting that you're
6 going to need to have, certainly as Mitch indicated and
7 as I indicated earlier, we should make it better.

8 You had a presentation earlier tonight
9 talking about cutting down light spillage. I would
10 imagine that since the time this was developed, that
11 concept has changed. You'll see there probably wasn't
12 something that we looked at and now we are. So, I think
13 again, I think that we are seeking to demonstrate and in
14 fact be a good neighbor. We don't need to light up the
15 balconies of the folks that are next to us. That
16 doesn't add to our security, and adds to the nuisance to
17 them.

18 So, I think we're fine if that's part of
19 the conditions, that we say that we do what we can do
20 and certainly have that as part of it. We just didn't
21 have it done in time for today. If we want to have
22 that, we have a specific plan in place with what we're
23 going to do before we go to the Village Board, that's
24 okay, we can certainly accommodate that.

25 COMMISSIONER NAZARIAN: The security cameras
26 that you have, do they depend on the lighting that you
27 put in place in terms of the ability to see who's coming
28 and who's going?

29 MR. KRANDEL: I'm going to give the, generally
30 not because they're infrared. I can bring Jim back up
31 and he could speak directly to that, but the lighting
32 and the cameras that are used don't take much light.
33 But I can have Jim address that specifically because I
34 missed that day at law school which was about infrared
35 lighting.

36 MR. MEYER: I think you kind of nailed it
37 really exactly right. So, our exterior cameras, they're
38 infrared, so it doesn't take much of any light. They're
39 going to see at nighttime on there.

40 COMMISSIONER MCINERNEY: I had a question. In
41 the letter from the condo or townhomes next door, they
42 were concerned about cameras looking in. Can you just
43 address that?

44 MR. MEYER: Yes, absolutely. I talked to our
45 camera contractors that actually do the installs about
46 that specifically. They will do everything they can to
47 angle the lenses on all the exterior cameras, so it
48 stays on our premises and not beyond, especially on the
49 corners that we're looking at on Regent Wood, the east
50 and the south portion of the parking lot. So, the south
51 end of the parking lot is going to be employee parking,
52 so that is important for us to have cameras, you know,
53 deliveries, things like that that will come. We
54 definitely need to have cameras back there, and I need

1 those focused down or on that level. Having those any
2 higher than the wall would be no good for me.
3 So, we'll do everything we can to have
4 those lenses focused down.
5 COMMISSIONER NAZARIAN: And it's colored,
6 right? You can see in color?
7 MR. MEYER: Yes.
8 COMMISSIONER NAZARIAN: You can see the actual
9 faces?
10 MR. MEYER: Yes, depending on lighting, but
11 yes, you'll be able to see mostly in color, yes.
12 Daytime is going to have an effect on it.
13 COMMISSIONER NAZARIAN: But at night, do the
14 cameras, do they capture any images? Capture it in
15 black and white at nighttime?
16 MR. MEYER: No, no, no, no. There is another
17 picture I think we showed, if you have that slide?
18 COMMISSIONER NAZARIAN: Yes, you showed us
19 earlier --
20 MR. MEYER: One of our other dispensaries in
21 Missouri, it's going to be exactly the same system as
22 what is already up there.
23 There you go. So, that's how our cameras
24 will look.
25 COMMISSIONER MORRELL: Did you mention if the
26 lights stayed the same, will they be on all night? Did
27 we cover that already?
28 MR. MEYER: I'm sorry, I didn't understand.
29 COMMISSIONER MORRELL: The lights are on all
30 night at the same, do you lower the lights at night?
31 MR. MEYER: That's a good question. I'm not
32 sure if that would be --
33 CHAIRPERSON BOND: That's actually something
34 that our Commission cannot regulate, the length of time.
35 That's Plan and Zoning. So, we can't regulate the
36 length of time that those lights are on.
37 COMMISSIONER MORRELL: But can we ask the
38 question so we know?
39 CHAIRPERSON BOND: Sure.
40 MR. ZAVEDUK: Yes, you know, just like one of
41 the previous applicants was indicating, you know, there
42 will be a timer so that, you know, it's not going on,
43 you know, all throughout the middle of the night when
44 there's no use whatsoever. It will be probably enough
45 to keep Jim happy here, our head of security, to make
46 sure that he doesn't, so I don't tell him that I've left
47 his nice dispensary in pitch blackness. But it will not
48 be fully the same illumination after business hours, you
49 know, or shortly thereafter I'm sure.
50 COMMISSIONER MORRELL: Thank you.
51 CHAIRPERSON BOND: I would imagine it would
52 have to be similar to a bank, right? Like if you have a
53 bank there, you don't want it in pitch black though at
54 night.

1 MR. MEYER: Yes, I think it would probably,
2 you know, the worst case scenario would be what it is
3 right now with the, I mean, the lights are on right now
4 at nighttime, or they were last night when I came in at
5 8:45, but I think we can work with that if that's an
6 issue.

7 MR. ZAVEDUK: Yes, we'd be willing to take
8 any, you know, recommendations from the Board for that.

9 CHAIRPERSON BOND: Is that correct, Steve,
10 that that's not under our regulation, the length of time
11 that the lighting is on?

12 MR. GUTIERREZ: I think the lighting, anything
13 having to do with the lighting, it's really the timing
14 that --

15 COMMISSIONER NAZARIAN: Honestly, again from a
16 public safety standpoint, I want those lights on. So,
17 if they're on currently, let's move on from there.

18 CHAIRPERSON BOND: Okay.

19 MR. ZAVEDUK: We'll correct the spillage.

20 MR. MEYER: Yes.

21 CHAIRPERSON BOND: Okay, thank you.

22 Any more comments about lighting?
23 Questions for the Petitioner on lighting? Any
24 additional questions for the Petitioner on items that
25 have been proposed to us tonight?

26 (No response.)

27 CHAIRPERSON BOND: Okay, thank you.

28 We will open the floor for the audience.
29 So, anyone in the audience who would like to come and
30 speak at the podium, I will have to swear you in, and
31 then you can state your name.

32 So, if you could come and raise your
33 right hand, please?

34 (Witness sworn.)

35 CHAIRPERSON BOND: Your name, please?

36 MS. MICKUS: My name is Sheila Mickus. I live
37 at 4 Regent Wood Road.

38 CHAIRPERSON BOND: Excellent, thank you.

39 MS. MICKUS: I'm the president of the EPA
40 which is the Environmental Preservation Association
41 which maintains the exterior of Regent Wood.

42 I just want to comment on two things.
43 One, there is, they keep referring to the south and east
44 elevations are what would have that heavy black trim,
45 the brick is covered and the chimney is black. What
46 about the west and the north?

47 CHAIRPERSON BOND: The brick is no longer
48 covered except on Waukegan Road. That's the only place
49 where they have the black is on Waukegan Road.

50 MS. MICKUS: And why is it still covered
51 there?

52 CHAIRPERSON BOND: Because it's the front of,
53 it's the facade to Waukegan Road, so it's not facing the
54 residential area.

1 MS. MICKUS: I understand that. The whole
2 concept was this property, which was a bank originally,
3 it was discussed ad infinitum by the boards here and it
4 had to be totally consistent with the rest of the Courts
5 of Regent Wood property. And this, if you do all this,
6 put it in black trim and black roof, it's just totally
7 changing the look of it. The people in the 200 building
8 and the 300 building look out on this property, and --

9 COMMISSIONER MCINERNEY: So, I think that
10 they've changed the roof, right?

11 MS. MICKUS: They changed, well, I don't
12 know.

13 COMMISSIONER MCINERNEY: I mean, that's a
14 pretty big concession.

15 CHAIRPERSON BOND: It is, it's gray now.

16 MS. MICKUS: I know, and you talked about
17 going back to the black. I hope you change it to the
18 Chesapeake.

19 COMMISSIONER MCINERNEY: I don't think anyone
20 talked to going back to the black.

21 CHAIRPERSON BOND: It's this gray.

22 MS. MICKUS: Chesapeake, yes. I mean, we know
23 DaVinci, I mean, we have the buildings where they're all
24 Chesapeake. There are I think nine homes of the 35
25 homes that right now are DaVinci Chesapeake. So, we're
26 very, very familiar with it. We have no problem with
27 that, but not the black.

28 But then the other thing was to make all
29 the trim black to be consistent with the black roof. It
30 looks terrible as far as we're concerned, and that's
31 where all the people have to look out on. So, I find
32 that very, very disturbing personally.

33 Then, oh, and then you said the south,
34 what about the north and west? You said the west has to
35 be the black covering the brick?

36 CHAIRPERSON BOND: Well, it is because they
37 are also changing the drive-through, right?

38 MS. MICKUS: Oh, I understand that, right.

39 CHAIRPERSON BOND: So, now the cladding, it's
40 not black, it's a gray, right? So, it's more like the
41 roof is the cladding that will go on. It will only be
42 seen from Waukegan Road.

43 MS. MICKUS: Right, but if the brick is still
44 available, I mean, can't we have the brick? It would
45 just make it look more in keeping with the whole rest of
46 the development which it's supposed to be a part of.

47 CHAIRPERSON BOND: We will consider your
48 comments.

49 MS. MICKUS: Okay, the other thing is, I mean,
50 we are intimately tied to this property, the Courts of
51 Regent Wood is. We share the wall. There's these
52 vaults which we're both responsible for. We have an
53 easement on the property, to go in for things like
54 cleaning the vaults and everything.

1 So, it sounds like they just want to go
2 ahead and pretend like we don't exist and they'll do
3 what they want to do. I'm just saying we do exist and
4 there are a lot of people who feel very, very strongly
5 about this. With regard to the architecture, that's the
6 only point I need to make.

7 CHAIRPERSON BOND: Okay, thank you very much
8 for your comment.

9 MS. MICKUS: Thank you.

10 CHAIRPERSON BOND: Would anyone else like to
11 speak? I will ask if you could please raise your right
12 hand?

13 (Witness sworn.)

14 CHAIRPERSON BOND: Your name, please?

15 MR. COUGHLIN: I'm Joseph Coughlin, I live at
16 114 Regent Wood.

17 CHAIRPERSON BOND: Thank you, Mr. Coughlin.

18 MR. COUGHLIN: I just want to address two
19 things. One on the camera issue, I'm delighted that
20 Justice is going to do what they can to keep that just
21 like the requirement that they focus the cameras, so it
22 doesn't go over the wall.

23 CHAIRPERSON BOND: Correct.

24 MR. COUGHLIN: As part of the approval
25 process. So, that's not just something we've talked
26 about here, and we've submitted a proposed resolution
27 language but you can come up with your own, too. I
28 think Steve would have that.

29 On lighting, let me take you back a
30 little bit to my own thinking about it, which was when I
31 heard that there was going to be this proposal, which I
32 guess was in February. I immediately thought of the
33 lighting in Northbrook. Well, I'm not in those
34 buildings I thought, oh, my heavens, if it's going to be
35 that bright.

36 Very early and consistently, Justice has
37 said there'll be no increase in the lighting. In fact,
38 you know, we were told, I was told, I think the Village
39 was told that the photometric study was based on the
40 existing lighting fixtures. But then the May 3 memo
41 that's part of the amendment says, well, it's not really
42 the existing lighting, it's something similar. Not the
43 existing fixtures, something similar. The lamps in
44 there are a certain wattage and we'll make sure that's
45 what it's going to be in the future.

46 A lot of problems, all that is vague.
47 Similar doesn't create the line that tells anybody what
48 it means. There's nothing in the record that tells us,
49 tells the Village, tells Justice, tells the people at
50 Regent Wood what the present lighting is, what is the
51 standard that's going to be adhered to. We think that
52 has to be spelled out objectively, that there has to be
53 where are going to be the lights? I'm not sure I
54 understood what Mr. Albers said, but I thought he said

1 they're going to replace some, I don't know which were
2 the wall-bracketed lights, and put up new.

3 All I'm interested in is not the style
4 but what are the lights, where are they, where do they
5 shine, how tall they are, particularly for the poles.
6 There's nothing in the record that tells us that. This
7 has to be something, and it's not a matter of what they
8 remember, it's not a matter of what I remember, it's not
9 a matter of what you remember, because this might be 10
10 years from now and if you're lucky you won't be sitting
11 there, and I don't know where I'll be in 10 years.
12 Hopefully I'll be here.

13 So, we really ask you to require that
14 there be something that says what, that tells exactly
15 what the present lighting is. Without that, it's just
16 been, the can has been kicked down this road. Without
17 that, we don't know what to expect.

18 CHAIRPERSON BOND: We can respond to that in
19 the way that we write our motion. So, thank you, sir.

20 MR. COUGHLIN: Okay.

21 CHAIRPERSON BOND: Is there additional though?
22 Is there anything else you would like to add?

23 MR. COUGHLIN: No. I tried to find out what
24 the fixtures were that were in the photometrics, I wrote
25 back in the middle of April. I was told no, you don't
26 need that, that's not what this study is about. Well,
27 it is, and so there's been a lot of confusion. I'm not
28 saying I was lied to but there has been a lot of
29 confusion about what this photometric study is and what
30 it's based on. The answer is we don't know, and we
31 should know.

32 CHAIRPERSON BOND: Thank you very much for
33 your time.

34 MS. KELLEY: If you don't mind I'm going to
35 sit.

36 CHAIRPERSON BOND: Absolutely, I can --

37 MS. KELLEY: You know, the old walk and chew
38 gum? Well, for me to balance and talk, I'll sit --

39 CHAIRPERSON BOND: Absolutely.

40 MS. KELLEY: So, I am Alice Kelley.

41 CHAIRPERSON BOND: Thank you. I'll swear you
42 in. You can sit if you want.

43 MS. KELLEY: Okay, thanks.

44 CHAIRPERSON BOND: Thank you, ma'am.

45 (Witness sworn.)

46 CHAIRPERSON BOND: Thank you, and your name
47 again?

48 MS. KELLEY: Alice Kelley.

49 CHAIRPERSON BOND: Thank you.

50 MS. KELLEY: I live at 333 Regent Wood, which
51 is Apartment Building 300.

52 So, as you're aware, Regent Wood has
53 three condominium buildings, two of which are
54 immediately adjacent. So, the south and the east walls

1 are immediately, we share that wall with you. That
2 means, importantly, we have to have much discussion
3 about that and this larger discussion, but that means
4 that we have living rooms and bedrooms that overlook the
5 site.

6 So, that's why we've been writing
7 letters. That's why we've been coming to all the
8 meetings. That's why we've been driving Steve crazy,
9 because we have people whose lives are right there.

10 That's the concern about the lighting. I
11 would just add to the comments about the lighting, that
12 we understand they're not going to change the fixtures.
13 They might have to change out some that are broken or
14 whatever. It's not about the wattage, it's about the
15 Kelvin and the temperate, right? Because what I would
16 ask you to find out is this picture to me looks very
17 bright. I would ask you since they know this is their
18 fixtures --

19 CHAIRPERSON BOND: I'm sorry, ma'am, this is
20 an image from the camera. So, this is only to clarify
21 how well their cameras can see at night. This is not
22 representative necessarily of the brightness of the
23 lighting. This is, they have infrared cameras and this
24 is how clear they are.

25 MS. KELLEY: Okay, but since we've got this
26 unknowing thing about, we've never been able to
27 understand when they say, you know, the current
28 lighting. We've been asking for the Kelvin and the
29 temperature, so what we're talking about there is the
30 warmth and, you know, is it that bright light like Times
31 Square? Like you see over on Skokie Boulevard? That's
32 the concern is the Kelvin and the temperature. We did
33 ask that question in that regard early on.

34 So, what I was trying to say is whatever
35 we think it is currently, if we can specify objectively
36 what those numbers are, you know. Our number is at
37 2,700 at Regent Wood. What are those numbers? If that
38 can be put into the record, that's what we're talking
39 about, so that down the road if they do need to change a
40 fixture or they want to put in all new fixtures, that
41 they stay with whatever Kelvin and temperature have been
42 agreed upon. Because otherwise you can have Times
43 Square there, so that's the issue about the lighting and
44 why we're trying to say adding just some record or some
45 numbers, right?

46 The range is like from 2,000 to 6,500.
47 So, 6,500 is Times Square. So, that's the issue.
48 Wattage is not really a big issue, it's those two other
49 issues.

50 I just want to comment very quickly,
51 thank you for your patience. We've met with everybody
52 here. They're great, we've had a wonderful meeting with
53 them. They very quickly moved to the Chesapeake gray
54 which is the exact roof, the DaVinci roof that we have

1 on the adjacent building, so that when you're driving
2 down Waukegan Road, there will be some similarity there.
3 I just want to make a couple of comments
4 about the landscaping, in that you read what we wrote.
5 We wrote that because we felt, obviously we can't put in
6 trees that are as high as the third floor balcony, but
7 whatever we can do that maybe not right overnight but
8 within a couple of years trees grow, to have evergreens
9 because people do live there 12 months of the year.
10 Deciduous trees don't take care of a big part of that.

11 So, along the south wall and the east
12 wall, I have pictures that are somewhat similar, but you
13 can see there is not much going on right now on their
14 side. Yes, we have some large old trees from when the
15 properties were built in the late 1980's. Some of them
16 have been dying out or are diseased, but together we
17 need to work on keeping both sides of that wall as
18 camouflage if you will from the living room and the
19 bedroom of people who live there.

20 So, I appreciate the good effort. I
21 understand the comments about the hornbeams and I know
22 there's not much land there. It looks like there were
23 some trees there currently that did have more of a crown
24 to them, so you know, again obviously you know more than
25 I know about that. But anything we can do just to break
26 it a little bit for the people who are living right
27 there on top of it, so thank you.

28 CHAIRPERSON BOND: Thank you very much.
29 Is there anyone else in the audience?
30 Yes, sir. If you could approach please
31 and raise your right hand?

32 (Witness sworn.)

33 CHAIRPERSON BOND: And your name?

34 MR. OWEN: My name is Jeff Owen. I live at 33
35 Regent Wood Road. The developer has been responsive and
36 I appreciate that. You guys need to get the lighting
37 right. You guys need to get it right.

38 The photometric study is based on
39 manufacturer's data, not on actual conditions. They're
40 going to have to use different light bulbs that may be
41 hotter and brighter, and throughout the entire process
42 at the Zoning Commission and then the Village Board
43 hearing and to now, lighting was sort of mentioned. It
44 was going to be made consistent, but nothing was ever
45 firmly in place and that's one of the key conditions to
46 granting a special use.

47 So, I would just hope that working with
48 you and working with these guys, they've been
49 responsive, that we get it right for the benefit of our
50 neighbors. That's all I have to say. Appreciate it,
51 thank you.

52 CHAIRPERSON BOND: Thank you.

53 Anyone else in the audience like to make
54 a comment before I close the floor?

1 (No response.)
2 CHAIRPERSON BOND: Petitioners, do you have
3 any further comments before I close the floor? Yes?
4 MR. ALBERS: I just wanted to comment on the
5 lighting. It seems like that's a very important piece,
6 not only for the residents but for BLOC as well.
7 There's a lot of factors that go into that, not just the
8 safety of the people coming to the facility, but the
9 safety of the community, the safety of the residents
10 around there.

11 I totally understand what they're saying
12 as far as their concerns with lighting levels. If you
13 have something at 2,700 Kelvin, which is a much warmer
14 temperature light, again it's going to look much
15 different if you put a 6,000 Kelvin light in there.
16 It's going to be bright as bright can be. That's what I
17 have in my house because I don't want people to come
18 near it but, so we understand that.

19 We also understand the sensitivity to the
20 light types and the fixture types. That's added a
21 little bit more complexity to this because when you're
22 running your calcs for the photometrics, you use a lot
23 of information from those exact fixtures to determine
24 how that fixture is going to perform. These fixtures of
25 course are discontinued, so that information is not
26 really available for a lot of the fixtures.

27 So, what we've done is taken very similar
28 fixtures with the same wattage in the same, you know,
29 specs for that fixture, and added the right Kelvin
30 temperature to those lights to essentially run the
31 photometrics that you're looking for. I don't think
32 that BLOC would be opposed at anything to put it in here
33 on what temperature of light that you guys would like to
34 see and maintain so that's in their operational program
35 for any time that you replace that light, that it is the
36 exact same bulb and wattage because that does make a
37 huge difference in the color and the look of that
38 fixture itself.

39 We can go out there right now and replace
40 every one of those fixtures with a 6,000 Kelvin watt
41 bulb and it's going to look much brighter. I mean, it
42 definitely will. So, we're very sensitive to that. We
43 understand where you guys are coming from. There is no
44 problem with entering that kind of information into the
45 special use permit.

46 COMMISSIONER MCINERNEY: And what did you guys
47 have planned for that as the calcs?

48 MR. ALBERS: I know what they did is they
49 tried to match what was out there existing with the
50 light level. I personally don't know what the Kelvin
51 was on that, that's something we'd have to verify with
52 our electrical consultant who did the actual
53 photometrics to determine exactly what that Kelvin he
54 used was. But I know that they went and tried to match

1 up with what they're seeing up there on site as far as
2 that Kelvin is concerned.

3 COMMISSIONER MCINERNEY: And what would you
4 normally to match that?

5 MR. ALBERS: I think the 2,700 is a much
6 warmer temperature. It's going to be a little less on
7 the eyes and I think that that's perfectly fine for what
8 we're trying to use for the camera systems and the
9 security of that. So, I don't think that would be very
10 off color at all.

11 But I think what we really would like to
12 do is make sure that we're verifying and we're matching
13 what they're using as well so there's consistency with
14 the entire area which would just perpetuate everything,
15 you know, setting the tone for this property, for people
16 coming up there and the people that are around there.

17 CHAIRPERSON BOND: Thank you, and would you
18 please state your name again?

19 MR. ALBERS: Eric Albers, principal at Insight
20 Design Architects.

21 CHAIRPERSON BOND: Thank you.

22 COMMISSIONER MCINERNEY: And I don't know, can
23 we ask the people that spoke? I mean, is that good with
24 you?

25 MR. COUGHLIN: Joseph Coughlin. We'd be happy
26 to work with them to match, but we're really looking to
27 you all.

28 CHAIRPERSON BOND: Right.

29 MR. COUGHLIN: For the protection of putting
30 it into --

31 COMMISSIONER MCINERNEY: Yes, I just want to
32 make sure we put in and what they're supposed to do is
33 acceptable with --

34 MR. COUGHLIN: Yes. No, we're willing to
35 certainly meet with them to do that.

36 CHAIRPERSON BOND: Yes.

37 MR. OWEN: I think that that would work if you
38 put in something like to the greatest extent possible
39 they will match the, whatever the technical terms are.
40 So, if they don't, there is some basis to complain, and
41 I think that would work. Something like that.

42 MR. GUTIERREZ: If I could, they actually
43 submitted cut sheets for the comparable fixtures they
44 used to generate this photometric plan. I was looking
45 at the cut sheets and it says that they're configurable
46 with 2,700 K, 3,000 K, 4,000 K. So, again that type of
47 fixture, it looks like if one of those got knocked down
48 and they come to us and they say, you know, we have to
49 replace it, we'll pull this cut sheet out and we'll see
50 that it almost matches the appearance of the existing
51 fixtures as well. So, we would place the, let's say
52 2,700 illumination out there and we could enforce that
53 for any kind of replacements.

54 MR. OWEN: But it's not just the fixture, it's

1 the bulb in the fixture and the light and the temperate
2 and everything. So, somehow you've got to cover all
3 that.

4 MR. GUTIERREZ: So, a comparable fixture which
5 they gave us that they were using to develop the
6 photometrics which we've looked at and we think is a
7 comparable fixture is configurable with the 2,700 K
8 lamp.

9 MR. OWEN: And that's what's there now?

10 MR. GUTIERREZ: I don't know what's there now.

11 MR. OWEN: So, shouldn't we know that? I
12 mean, they didn't, you guys have been great, I'm just
13 asking the question please. That's all.

14 COMMISSIONER MCINERNEY: 2,700 is at the
15 lowest end of warm daylight, you know, warm light, soft.
16 Then you would go up to 3,000, that's where you get the
17 hotter, brighter white.

18 MR. OWEN: That sounds great; it just seems
19 like there are existing lights there now. You got
20 somebody to measure them to figure out what it is. Now,
21 maybe this covers this --

22 COMMISSIONER EIGEL: It's a metal halide lamp,
23 right, and we know that that's probably a little bit
24 whiter than a 2,700. A metal halide lamp is a
25 commercial type lamp which is going to be more similar
26 to a 3,000, so slightly whiter than a 2,700 which is
27 essentially an incandescent bulb, a very warm, warm
28 bulb. The LED lamp can be made whatever color you'd
29 want it to be made because it's a different type of
30 light creation. So, if it's desirable that it's that
31 warm --

32 MR. GUTIERREZ: This is an LED --

33 COMMISSIONER EIGEL: Correct. All these that
34 are proposed are LEDs, and they can be configured in
35 that very warm color temperature if that's what the
36 desire is and that could be required.

37 MR. OWEN: So, what's the --

38 MS. KELLEY: Well, so the gentleman said he's
39 comfortable with 2,700. So, then can we put that into
40 the record, 2,700 is what the LEDs will be?

41 CHAIRPERSON BOND: We will discuss it.

42 MS. KELLEY: I mean, I think that's what we're
43 trying to say.

44 MR. OWEN: Yes, it's just --

45 MS. KELLEY: To have something specific so
46 five years from now when we're all doing other stuff,
47 but we've got people still living there, that there's no
48 issue of, oh, well, it's this lamp or that lamp and then
49 whatever. It's 2,700, period.

50 MS. MICKUS: So, we know what we have I guess
51 is what we're looking for.

52 MR. OWEN: You guys, the Zoning Commission and
53 the Board, the Village Board studied the whole idea of
54 cannabis. That's done. They approved this location

1 quickly. They studied it long, they approved this
2 location quickly, and all along they said you guys are
3 responsible for lighting.

4 CHAIRPERSON BOND: Correct.

5 MR. OWEN: So, we just want to make sure it's
6 right. That's all.

7 Steve, if you're comfortable with it, and
8 you guys are comfortable with it, I think we're there,
9 but just please let's get it right. It's the one thing
10 that matters to the people in the buildings right next
11 door. They have to live there.

12 CHAIRPERSON BOND: Thank you so much.

13 MS. KELLEY: Thank you.

14 CHAIRPERSON BOND: So, I'm closing the floor,
15 which means there's no additional comments from the
16 floor, and the discussion will be just with the
17 Architectural Commission.

18 So, I think landscaping needs to be
19 continued. I think there are too many unknowns with
20 landscaping; however, I feel that we can come to a
21 conclusion on the rest.

22 How do you, do you agree, do you
23 disagree?

24 COMMISSIONER NAZARIAN: I agree.

25 COMMISSIONER MORRELL: Yes, that's fine.

26 CHAIRPERSON BOND: Okay, so some of it is
27 figuring out what it is that, how we're going to work
28 this. So, proposed elevations, signage plans, I think
29 we're, are we in agreement with the elevations and
30 signage?

31 COMMISSIONER NAZARIAN: Yes.

32 COMMISSIONER MORRELL: Yes.

33 COMMISSIONER TALTY: Yes.

34 CHAIRPERSON BOND: With what's proposed?

35 COMMISSIONER NAZARIAN: Yes.

36 COMMISSIONER MORRELL: Correct.

37 CHAIRPERSON BOND: Okay, so then we go to
38 lighting. We need --

39 COMMISSIONER MCINERNEY: Yes, I would like to
40 see something in there about the temperature.

41 CHAIRPERSON BOND: So, if you will please, the
42 document that Steve gave us, if you flip that and you
43 see the motion, what's written, there are two items
44 already there that help to cover exactly what we've been
45 discussing tonight.

46 So, if you could read that please and see
47 if you agree with it?

48 COMMISSIONER MCINERNEY: Where am I looking
49 here?

50 MR. GUTIERREZ: Page four of the Staff memo.

51 COMMISSIONER EIGEL: The fact is that the
52 replacements are comparable if what we want to do is
53 make something similar to allow that in terms of
54 replacement, but it seems like everybody is more

1 comfortable with a more specific temp. If you were to
2 ask me what it should be, I think the number is 3,000
3 because that's going to be more comparable to what's
4 there, and yet it seems that there seems to be a desire
5 to make it warmer, in this case we can require 2,700.
6 CHAIRPERSON BOND: Okay, let's --
7 COMMISSIONER MCINERNEY: Folks, you know, we
8 need to --
9 COMMISSIONER EIGEL: Right, so what I --
10 COMMISSIONER MCINERNEY: I didn't hear what
11 you were saying out there.
12 CHAIRPERSON BOND: So, we're talking about the
13 comparable, and so do you want to repeat it into the
14 record then?
15 COMMISSIONER EIGEL: What I was thinking, Joe,
16 is if we're to stay with what's there now, understanding
17 we're not going to ask them to actually replace, you
18 know, antiquated metal halide bulbs, we're going to ask
19 them to go to a comparable LED, it would seem to me that
20 the comparable LED is probably 3,000 level. But if the
21 desire is to ask them to keep the entire look of it as
22 warm as possible, you could also instead require them,
23 instead of to be as comparable as possible, to just say
24 2,700.
25 COMMISSIONER MCINERNEY: Yes, I think, I mean,
26 I'm comfortable with that 2,700 just because, you know,
27 I think they're willing to do it, I think they want to
28 keep the site warm.
29 COMMISSIONER TALTY: Do we know that's the
30 same level as the adjacent homeowners' ?
31 COMMISSIONER MCINERNEY: That's what they
32 said, they were asked.
33 MS. KELLEY: Regent Wood is 2,700.
34 COMMISSIONER TALTY: It is 2,700, okay.
35 COMMISSIONER MCINERNEY: 2,700 is sort of your
36 old traditional --
37 COMMISSIONER EIGEL: Warm bordering on yellow.
38 COMMISSIONER MCINERNEY: Warm, but most
39 shopping malls or, you know, commercial structures
40 didn't have that because they didn't make that
41 possibility for those types of lamps in the past, but
42 with LED now, you can get down to 2,700 for big
43 commercial lights. I think since we can do it and
44 that's what they're asking and they're willing to do it,
45 then --
46 CHAIRPERSON BOND: So, I think we need a third
47 item in our motion that speaks exactly to what we just
48 discussed. We're writing the motion.
49 COMMISSIONER NAZARIAN: You can indicate, and
50 not to exceed 2,700, referring to the wattage or the
51 Kelvin --
52 COMMISSIONER EIGEL: The temperature.
53 COMMISSIONER NAZARIAN: Yes, temperature.
54 COMMISSIONER EIGEL: Right, color temperature

1 not to exceed.
2 COMMISSIONER NAZARIAN: As long as we'd agree
3 it's not to exceed 3,000.
4 MR. GUTIERREZ: Maybe in that first sentence?
5 COMMISSIONER NAZARIAN: Yes.
6 COMMISSIONER TALTY: My point is I do think it
7 should be consistent with the neighborhood, too. So, it
8 shouldn't be more warm than the neighborhood. I mean,
9 it should all kind of --
10 CHAIRPERSON BOND: Right. It's in commercial,
11 too, so it's, you know, it's bordering this.
12 So, Steve, we're going to just
13 potentially have this as a third, but you're suggesting
14 we add it into --
15 MR. GUTIERREZ: No, I'm not saying, it doesn't
16 have to be --
17 CHAIRPERSON BOND: Yes, I think that, what do
18 you think? We're going to include it?
19 COMMISSIONER EIGEL: I think that we could put
20 it right before.
21 CHAIRPERSON BOND: Okay, sure.
22 COMMISSIONER NAZARIAN: And lighting
23 temperature not to exceed 2,700.
24 CHAIRPERSON BOND: And then we'll have to also
25 add into our motion that the landscape plan is to be
26 continued. Would Monday, June 13th work for the
27 continuance of the landscape plan or do you need more
28 time? For landscape to come back, is Monday, June
29 13th --
30 MS. HARRINGTON: Come back before you?
31 CHAIRPERSON BOND: Yes, you have to come back
32 with the revised landscape plan based on all the
33 comments from this evening.
34 COMMISSIONER TALTY: I don't know if she needs
35 to present it again.
36 CHAIRPERSON BOND: Can she submit it in time
37 to make it to June 13th?
38 MR. GUTIERREZ: I mean, if you could, I like
39 to have it a week before, we'll get it to your packets.
40 CHAIRPERSON BOND: So, she submits to you by
41 what date please?
42 MR. GUTIERREZ: Let's say we get it by June
43 3rd, we can get that sent in to you.
44 CHAIRPERSON BOND: So, if you can resubmit the
45 landscape plan by June 3rd, and then you can come to the
46 Commission on the 13th for approval? Only whoever is
47 presenting landscape, I mean, you're welcome to bring
48 whomever you desire, but it would just be for landscape.
49 Does that work for you?
50 MR. KRANDEL: So, we're talking about for June
51 3rd we need to have it in by?
52 CHAIRPERSON BOND: Yes, to the Village, and
53 then our meeting is the 13th.
54 MR. KRANDEL: It would be the 13th.

1 CHAIRPERSON BOND: Yes.
2 MR. KRANDEL: I guess the only thing, can we
3 have direction on what exactly, I want to make sure that
4 we're all apples to apples on the exact --
5 MR. GUTIERREZ: Yes.
6 MR. KRANDEL: You know, the plantings and --
7 MS. HARRINGTON: Yes, so one thing I wanted
8 to ask, is it necessary to come back if we just agree on
9 what those are?
10 CHAIRPERSON BOND: Yes, at this point you have
11 to come back. There's too many that we've already been
12 through at this meeting and there are too many unknowns
13 for us to just go through it again. So, at this point,
14 yes, you have to come back with the changes to the
15 landscape plan in front of the Committee on June 13th.
16 MS. HARRINGTON: All right.
17 MR. GUTIERREZ: The next question is will you
18 give direction on --
19 CHAIRPERSON BOND: Yes, all the discussion is
20 available after the meeting, and all of those --
21 COMMISSIONER MORRELL: Steve, you can, I mean,
22 Steve can give you that.
23 MR. GUTIERREZ: Yes.
24 MS. HARRINGTON: Yes, what we talked about --
25 CHAIRPERSON BOND: Not tonight, but yes, it
26 will be in our meeting minutes what's been discussed.
27 So, all of those items are there.
28 MR. GUTIERREZ: Correct, I'll make sure of
29 that.
30 CHAIRPERSON BOND: But there are just too many
31 undetermined to be able to approve it tonight.
32 MR. GUTIERREZ: I can coordinate the
33 communication of that.
34 MS. HARRINGTON: Okay, yes, what we kind of
35 discussed tonight, then I feel like I have, you know,
36 the direction I need. Yes.
37 CHAIRPERSON BOND: Okay, so Steve, we're going
38 to read this part.
39 Commissioners, will you read this part
40 and see if we're all in agreement? So, do you just want
41 to read them? Because we're revising what it is that
42 you want written also.
43 MR. GUTIERREZ: Absolutely.
44 CHAIRPERSON BOND: Okay.
45 COMMISSIONER EIGEL: So, the idea here is to
46 say no additional lighting will be added to the site,
47 and the lighting levels will not exceed those depicted
48 in the site lighting plan and photometrics dated
49 4/8/22. Fixtures shall be replaced with comparable
50 models in terms of appearance, size and lumen output.
51 Color temperature of replacement fixture is to 2,700 K.
52 Comparability shall be approved by Village Staff.
53 MR. GUTIERREZ: Okay.
54 CHAIRPERSON BOND: Are we in agreement with

1 that? Okay.

2 MR. KRANDEL: Can I get clarification? You
3 said shall be replaced, you mean if necessary, is that
4 what you want?

5 COMMISSIONER MCINERNEY: I think that what
6 we're asking is that, and maybe we need to clarify what
7 fixtures mean. I think that what we're asking is that
8 all the bulbs be replaced, that it's not sort of a
9 collection of some LED bulbs that are replacing the
10 metal halide bulbs that are existing if they fail,
11 especially since the lighting analysis had already
12 suggested that any bulb that's past 50 percent of its
13 lifespan is on the latter half of its usability. It's
14 likely that that's most of these bulbs at this point.

15 CHAIRPERSON BOND: Right.

16 MR. KRANDEL: Actually, you said fixtures,
17 when we say fixtures --

18 CHAIRPERSON BOND: You were talking about the
19 entire, no, we're talking about bulbs.

20 MR. KRANDEL: That's what I want clarification
21 on.

22 MR. GUTIERREZ: So, I think that we're really
23 contemplating everything, so the fixture, the standard,
24 the lenses, those lamps. So, if you want to parse it
25 out we can do that but maybe idea of going to the third
26 item, you can read that into the --

27 COMMISSIONER MCINERNEY: I don't know, and
28 maybe the architect could speak to this, I don't know
29 that it's necessarily possible on, you know, some of
30 these fixtures to replace them all with a bulb. So, it
31 may be that those actual fixtures would need to be
32 replaced with an LED bulb that was inherent to the
33 fixture.

34 CHAIRPERSON BOND: Okay, so let's just open
35 the floor.

36 Could you please come back to the podium
37 to answer the question and state your name?

38 MR. ALBERS: Eric Albers.

39 CHAIRPERSON BOND: So, are we as a Commission
40 now asking them to replace the entire fixtures? Because
41 the proposal was not to actually replace the entire,
42 correct? We were just talking about lumens, and --

43 COMMISSIONER MCINERNEY: We were talking about
44 bulbs.

45 CHAIRPERSON BOND: Right. So, is that what
46 you're asking now? Is that what you're --

47 COMMISSIONER EIGEL: I think if we're able to
48 make sure that the fixtures that are existing could have
49 an LED bulb replaced.

50 MR. ALBERS: It's my understanding that they
51 can, but of course as these fixtures will inherently
52 fail, that they would be replaced with something
53 comparable just like you're talking about within the
54 language that you're reading. So, we didn't plan to

1 replace all bulbs, and any fixtures that cannot be
2 retrofitted with the new LED lamps then would have to be
3 replaced at that time. But my understanding is right
4 now that the ones that are out there can be reused.

5 COMMISSIONER EIGEL: Okay.

6 CHAIRPERSON BOND: Okay, thank you.

7 COMMISSIONER NAZARIAN: Can you re-read the
8 other stuff?

9 COMMISSIONER EIGEL: I think we can say --

10 CHAIRPERSON BOND: So, but your question and
11 answer is has the lighting been sufficiently considered
12 to know whether or not those fixtures needed to be
13 replaced and should that be done now? If we just heard
14 that correctly, it has not. So, we don't know which
15 ones are going to, are valid, which ones work and which
16 ones don't.

17 Did I understand that right? Okay.

18 COMMISSIONER NAZARIAN: Yes, but that's not
19 the language though that you just read in terms of that
20 comparability. So, I don't know that we necessarily
21 have to know.

22 COMMISSIONER TALTY: Right, if the overriding
23 factor is the bulb, then the light fixture has to be
24 able to house the bulb that we've kind of determined.

25 CHAIRPERSON BOND: Right.

26 COMMISSIONER MCINERNEY: If not, they have to
27 replace the fixture that the bulb goes into.

28 COMMISSIONER TALTY: If not, they'd have to
29 get replace it, right.

30 COMMISSIONER MCINERNEY: Can you read that
31 again though? Just so we get --

32 COMMISSIONER NAZARIAN: Just so we're sure.

33 MR. KRANDEL: Can I ask one more question to
34 just clarify?

35 The original ordinance, Steve, we need to
36 be clear because the original ordinance I believe said
37 that we would not change fixtures. So, I just want to
38 let the Board know --

39 MR. GUTIERREZ: I'll read it.

40 MR. KRANDEL: -- to make sure that we were
41 comporting both together. I'm good with what you're
42 saying, but I don't want to create something that's
43 inherently in conflict with what we have.

44 MR. GUTIERREZ: Bear with me --

45 CHAIRPERSON BOND: So, while he is looking
46 over that, I will say that this is my first experience
47 with your proposal and with your business. Looking at
48 the website and looking at this proposal, I have great
49 faith in your ability to produce a very solid product
50 here. I think that your other buildings of your other
51 sites have been well executed.

52 MR. KRANDEL: Thank you very much.

53 MR. GUTIERREZ: Sorry, I was just, you know, I
54 want to make sure we're talking about the same

1 ordinance.
2 There isn't any specific language in the
3 ordinance because again the condition that relates to
4 the lighting just said that the lighting, including
5 landscaping, elevations, building materials and signage,
6 will be subject to future architectural review and
7 recommendation to the Village Board. So, there's
8 nothing specific about the lighting, but it was left to
9 you folks to hash it out.
10 CHAIRPERSON BOND: Okay.
11 COMMISSIONER EIGEL: Maybe this might cover
12 it. Here's my quick thought. If existing light
13 fixtures are deemed to have failed or are incompatible
14 with replacement LED bulbs, compatible replacement
15 fixtures shall be used.
16 COMMISSIONER MCINERNEY: That's good.
17 MR. KRANDEL: That's perfect. There's no
18 problem there.
19 CHAIRPERSON BOND: Okay, so I think we have a
20 motion.
21 COMMISSIONER TALTY: Can we talk about that
22 camera element to that?
23 CHAIRPERSON BOND: They're in --
24 COMMISSIONER TALTY: Are we okay with that? I
25 mean --
26 COMMISSIONER MCINERNEY: We can talk about it,
27 right.
28 COMMISSIONER TALTY: Yes. I think it's
29 important that we include it, that's all I have to say.
30 CHAIRPERSON BOND: Yes, well, it will be.
31 Number two is part of the motion, that's written here.
32 That will be part of our motion, correct.
33 COMMISSIONER MCINERNEY: Right. So, just, and
34 Chairman knows that there will be, part of that, that
35 cameras will be fixed so as not to collect images above
36 the existing walls on the southeast perimeter of the
37 site. I think that's what the neighbors have asked and
38 I think you guys have clearly said you were able to do
39 that.
40 MR. KRANDEL: Correct.
41 MR. OWEN: The height is, I'm sorry, the
42 height is not greater?
43 COMMISSIONER MCINERNEY: Shall not, it isn't
44 above the existing walls on the southeast perimeter of
45 the site.
46 MR. OWEN: But I mean, the light fixtures, if
47 they have to replace it, it won't go higher? Okay.
48 CHAIRPERSON BOND: Yes. All right, so the
49 floor is closed.
50 MR. OWEN: I'm sorry, I didn't mean to --
51 CHAIRPERSON BOND: Thank you, for the fifth
52 time maybe.
53 All right, so may I have a motion please?
54 COMMISSIONER EIGEL: Sure. Okay, **motion to**

1 recommend approval of the proposed elevations, signage
2 plans and lighting for the BLOC cannabis dispensary at
3 161 Waukegan Road subject to the following conditions:

- 4 1. No additional lighting will be added to the site
5 and the lighting levels will not exceed those
6 depicted in the Site Lighting Plan & Photometrics
7 dated 4-8-2022. All bulbs shall be replaced with
8 comparable model in terms of appearance, size and
9 lumen output. Color temperature of replacement
10 bulbs shall be 2,700 Kelvin. If existing light
11 fixtures are deemed to have failed or are
12 incompatible with existing LED bulbs, compatible
13 replacement fixtures shall be used. Comparability
14 shall be subject to the approval of the Village
15 staff.
- 16 2. Cameras will be fixed so as not to collect images
17 above the existing walls on the south and east
18 perimeter of the site.
- 19 3. The landscape plan review to be continued until the
20 June 13, 2022 Architectural Commission meeting.

21 CHAIRPERSON BOND: May I have a second?

22 COMMISSIONER MORRELL: Second.

23 CHAIRPERSON BOND: Roll call vote.

24 Nancy Nazarian.

25 COMMISSIONER NAZARIAN: Aye.

26 CHAIRPERSON BOND: Kathryn Talty.

27 COMMISSIONER TALTY: Aye.

28 CHAIRPERSON BOND: Jeffrey Eigel.

29 COMMISSIONER EIGEL: Aye.

30 CHAIRPERSON BOND: Patty Morrell.

31 COMMISSIONER MORRELL: Aye.

32 CHAIRPERSON BOND: Joe McInerney.

33 COMMISSIONER MCINERNEY: Aye.

34 CHAIRPERSON BOND: Motion passes.

35 So, thank you very much.

36 Congratulations. We will see landscaping again, but
37 everything else has been passed this evening.

38 MR. KRANDEL: So, for clarification, it will
39 not go to the Board until we complete the landscaping?
40 We'll go to the Board once or not?

41 MR. GUTIERREZ: So, if the Applicant feels
42 that it's necessary to go to the Board with what you
43 have, and the motion is what it is, you know, we can
44 talk to the Village Attorney and see if that makes
45 sense.

46 MR. KRANDEL: I just want clarification. I
47 don't know if you want us to go twice to the Village
48 Board, I just wanted to make sure.

49 MR. GUTIERREZ: That's the purview of the
50 Village Board, the Village President. I can say
51 probably once.

52 MR. KRANDEL: All right, great.

53 CHAIRPERSON BOND: The next Architectural
54 Commission meeting is set for Monday, June 13th.

1 May I have a motion to adjourn?
2 COMMISSIONER MORRELL: Motion to adjourn.
3 CHAIRPERSON BOND: Second?
4 COMMISSIONER EIGEL: Second.
5 CHAIRPERSON BOND: All in favor?
6 (Chorus of ayes.)
7 CHAIRPERSON BOND: Meeting adjourned.
8 Thank you very much for your time.
9 (Whereupon, at 9:00 p.m., the above
10 meeting was adjourned.)
11
12

13 APPROVED 6/13/22
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