

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 12th day of June, 2023 at the
hour of 7:00 p.m.

MEMBERS PRESENT:

JEFFREY EIGEL, Chairman
KATHRYN TALTY
PETER WACHTER
NANCY NAZARIAN
JOE McINERNEY

MEMBERS ABSENT:

PATRICIA MORRELL
ANDREW BOWYER

ALSO PRESENT:

MAX HACKMANN, Planning Technician

1 CHAIRMAN EIGEL: I call the June 12th, 2023
2 Architectural Commission to order. My name is Jeff
3 Eigel and I'm the Chair.

4 If Staff and the fellow Commissioners
5 would please introduce themselves?

6 MR. HACKMANN: Hi, my name is Max Hackmann. I
7 am the Planning Technician. I'll be serving as the
8 Staff Liaison tonight.

9 COMMISSIONER NAZARIAN: Nancy Nazarian.

10 COMMISSIONER WACHTER: Peter Wachter.

11 COMMISSIONER TALTY: Kathryn Talty.

12 COMMISSIONER MCINERNEY: Joe McInerney.

13 CHAIRMAN EIGEL: Commissioners, can we have a
14 motion to approve the May 8th, 2023 minutes?

15 COMMISSIONER WACHTER: I make a motion that we
16 approve the minutes.

17 COMMISSIONER TALTY: I second.

18 CHAIRMAN EIGEL: Okay, so moved.

19 There is one item on the agenda this
20 evening, 2044 Middlefork Road. This is in consideration
21 of a construction of a sport court on the northeast lot
22 line of the property. The sport court will be
23 surrounded by a six-foot ball containment netting shown
24 in the style in the circled area in the photo. The
25 Petitioners have asked to be relieved of the requirement
26 to construct a five-foot planting barrier along the lot
27 line, which is the code requirement, and to construct a
28 six-foot solid fence.

29 Would you like to approach and be sworn
30 in so you can speak to your petition?

31 MR. HANDELMAN: I've never been to jail
32 before.

33 (Witness sworn.)

34 CHAIRMAN EIGEL: Please state your name.

35 MR. HANDELMAN: Bradley Handelman.

36 CHAIRMAN EIGEL: And if you could just
37 summarize?

38 MR. HANDELMAN: We're installing a sport court
39 along the southeast portion of our property, closer to
40 the non-residential side of, well, the neighboring
41 property is the Middlefork Tennis Club. So, there's the
42 south property and then there's the east, or the west
43 property. What we want to do is plant, first of all,
44 there's going to be a fully enclosed fence which there's
45 a picture of in there, and we want to, instead of the
46 arbor vitae plants, we want to put trees along the
47 property line.

48 I know we don't need to block Middlefork
49 Tennis Club because it's not residential, but the other
50 two, we want to put trees up along the side which we
51 think will look better than the bushes. Again, it's all
52 blocked by a cedar fence, a solid cedar fence.

53 CHAIRMAN EIGEL: So, the cedar fence will
54 enclose the entire further backyard?

1 MR. HANDELMAN: Yes. What we would like to do
2 is have the cedar fence which is already there along the
3 back line to the Rosenthal, and we want to connect to
4 that, the east and west side coming into the backyard.
5 Let's say if you're coming from the north, it would be a
6 metal fence ideally is what we want to do. There's a
7 picture of that in the packet.

8 CHAIRMAN EIGEL: Are the neighbors including
9 the tennis facility aware of the plans?

10 MR. HANDELMAN: Yes. I mean, we've, they've
11 all been notified about this meeting. I've personally
12 delivered notices to the Rosenthal household and I think
13 it's the Edwards to my west. Then I did e-mail it to
14 Dan Thanos who's the president of the tennis club, then
15 I told them exactly what we were doing.

16 CHAIRMAN EIGEL: The plantings that you're
17 proposing, these are all trees, shrubs or, it's a
18 little, I mean, it was clear sort of on the drawing,
19 but --

20 COMMISSIONER WACHTER: I think it's a dogwood?

21 MR. HANDELMAN: I'm sorry?

22 COMMISSIONER WACHTER: Is it a dogwood tree
23 that you're planting?

24 MR. HANDELMAN: So, there's oak trees.

25 COMMISSIONER WACHTER: Apart from the dogwood?

26 MR. HANDELMAN: And I think there are old
27 trees along the back.

28 COMMISSIONER WACHTER: Yes.

29 MR. HANDELMAN: And then a couple of maple
30 trees, and there will be bushes and shrubs.

31 COMMISSIONER WACHTER: Okay, I'd like to ask a
32 question.

33 MR. HANDELMAN: Yes.

34 COMMISSIONER WACHTER: You know, there's a lot
35 of line work on here.

36 MR. HANDELMAN: Yes.

37 COMMISSIONER WACHTER: So, limiting my
38 question only to the area that's exactly adjacent to the
39 east line of the sport court --

40 MR. HANDELMAN: East line being the Middlefork
41 Tennis Club?

42 COMMISSIONER WACHTER: Yes, yes.

43 MR. HANDELMAN: Yes.

44 COMMISSIONER WACHTER: Right, that little
45 strip or narrow rectangle of property, you're going to
46 have plantings there. You're also, are you going to
47 have netting and a six-foot cedar fence?

48 MR. HANDELMAN: There's going to be a six-foot
49 cedar fence that runs all the way along the property
50 line.

51 COMMISSIONER WACHTER: Facing the commercially
52 zoned property?

53 MR. HANDELMAN: Yes.

54 COMMISSIONER WACHTER: Okay, you've answered

1 my question, thank you.
2 I guess the only reason I ask that is
3 sometimes people put chainlink fences right up against
4 cedar fences. I caution against that because all it
5 does is become a collector of leaves and trash all the
6 time.
7 MR. HANDELMAN: Oh, no. They have a chainlink
8 fence there now.
9 COMMISSIONER WACHTER: Yes, yes.
10 MR. HANDELMAN: And it's probably eight feet
11 onto their property. We're going to have --
12 COMMISSIONER WACHTER: So, you're both going
13 to have a little bit better visual and acoustical
14 privacy --
15 MR. HANDELMAN: Yes.
16 COMMISSIONER WACHTER: -- because you're
17 spending the money on a fence that has the same design
18 on both sides.
19 MR. HANDELMAN: Yes.
20 COMMISSIONER WACHTER: Which is the way to go.
21 COMMISSIONER TALTY: I'd just like to make a
22 couple of comments. Personally, I don't have any issue.
23 I think the sport court is located in the best place you
24 can locate it, adjacent to the Middlefork Tennis Club.
25 I just want to make a general comment on
26 your landscape plan. I'm the landscape architect on the
27 Commission here. The only thing I would suggest to you
28 is you reconsider, there is a plant that you're
29 proposing near the front of your house by the garage
30 called the Washington hawthorn. I'm just going to
31 recommend you to swap that variety out.
32 MR. HANDELMAN: Wait a minute, say what's the
33 name of that plant?
34 COMMISSIONER TALTY: It's a Washington
35 hawthorn, and the code on the circle is D. It's right
36 along the north side of your garage, and this is just a
37 bit of free advice.
38 MR. HANDELMAN: No, I appreciate this because
39 I don't know anything.
40 COMMISSIONER TALTY: It's a tree that has, you
41 know, a significant thorn on it, like a two or three-
42 inch thorn and, you know, just not something you'd want
43 in an area that you're going to be walking around, you
44 know. So, I would suggest just changing that variety.
45 Other than that, I think the sport court
46 is in the right spot. I think the fence will do a
47 better job screening it than, you know, than anything.
48 You know, I have no issues with the planting.
49 The only other thing I would suggest is
50 that the dogwood shrubs that you have planted along the
51 sport court, you just have to make sure you're aware of
52 the swale that goes through there, the drainage swale
53 that goes along that side --
54 MR. HANDELMAN: Right.

1 COMMISSIONER TALTY: -- and you don't want to
2 block that swale for your own drain, you know. The
3 plants are fine that are suggested there but that, you
4 know, those are just two little bits of feedback.
5 MR. HANDELMAN: I appreciate it because I
6 can't comment on the plants bigger than that.
7 COMMISSIONER NAZARIAN: The concrete? The
8 concrete would potentially block the swale?
9 COMMISSIONER TALTY: No, no, not the concrete,
10 the shrubs. The shrubs that he had.
11 COMMISSIONER NAZARIAN: Oh, I see.
12 MR. HANDELMAN: Yes, there's a lot of
13 detention going in the southwest corner.
14 COMMISSIONER TALTY: Yes, it's engineered
15 properly for the sport court. You can tell that that
16 was taken into consideration with the engineering plan.
17 I just don't want you to do all that work and then block
18 it with those plants, you know.
19 MR. HANDELMAN: No, I get it, thank you. So,
20 you're a landscape architect?
21 COMMISSIONER WACHTER: I'm sorry.
22 COMMISSIONER TALTY: No, that's okay. If it
23 were my property, I don't think the plants are
24 necessary. I mean, I think that is, you know, that's a
25 preference.
26 COMMISSIONER WACHTER: I'd rather have the
27 ball bounce off the cedar fence and come back to me than
28 get lost in the dogwoods.
29 COMMISSIONER TALTY: It's really not going to
30 do --
31 MR. HANDELMAN: I can get rid of those.
32 COMMISSIONER TALTY: It's not going to do you
33 any good.
34 MR. HANDELMAN: It's a good idea.
35 COMMISSIONER TALTY: It's really just a
36 preference.
37 COMMISSIONER WACHTER: And it's not going to
38 hurt your petition. You can always come and plant it
39 later or plant something else later if you so desire --
40 MR. HANDELMAN: Thank you.
41 COMMISSIONER WACHTER: -- because it's a nice,
42 clean background, the six-foot cedar.
43 COMMISSIONER TALTY: Then one last thing I was
44 going to mention, your tree preservation plan, the
45 majority of the things you're taking out are fine to
46 take out. They're not doing any good, but you're taking
47 out a walnut, and it's fine. You're not, it's not a
48 violation of any, you know, tree protection, but --
49 MR. HANDELMAN: Right.
50 COMMISSIONER TALTY: -- it's a big walnut, so
51 you might want to see if you can recapture that wood.
52 MR. HANDELMAN: Well, that's what we're going
53 to try and find, enough trees to --
54 COMMISSIONER TALTY: Oh, yes, you're fine

1 there. Again, that's just another --

2 COMMISSIONER WACHTER: You are going to

3 recapture the wood to be used --

4 COMMISSIONER TALTY: Keep the wood.

5 MR. HANDELMAN: Yes, yes, sure.

6 COMMISSIONER TALTY: The tree that you take

7 out, you might want to get walnut for something in your

8 house, I mean, furniture or --

9 COMMISSIONER WACHTER: Or get someone to come

10 in and harvest it.

11 COMMISSIONER NAZARIAN: I can recommend

12 somebody for you, because I did exactly that with a

13 walnut tree.

14 MR. HANDELMAN: Yes.

15 COMMISSIONER WACHTER: Joe is not --

16 COMMISSIONER MCINERNEY: Well, we obviously

17 are not going to have public comment on this tonight

18 because there is no public here.

19 CHAIRMAN EIGEL: We are going to ask that if

20 that fence ever was removed that is going in in lieu of

21 the landscape screening, that it has to be replaced with

22 another six-foot solid fence.

23 MR. HANDELMAN: Yes, for sure, and we're

24 putting a pool on so we have to have a fence on those.

25 COMMISSIONER NAZARIAN: Right.

26 CHAIRMAN EIGEL: But in this case, doing the

27 pool wouldn't require a solid fence for screening, but

28 we would ask that you would agree to that.

29 MR. HANDELMAN: Got it. Yes, no problem.

30 We're going to have the solid fence. Is it okay, on the

31 front portion, if it's metal?

32 CHAIRMAN EIGEL: Yes.

33 MR. HANDELMAN: I don't know what else to call

34 it.

35 COMMISSIONER WACHTER: Yes.

36 COMMISSIONER MCINERNEY: All right, I'm making

37 a motion.

38 **A motion to approve the proposed sport court and**

39 **associated relief from the hedge screen requirement at**

40 **2044 Middlefork Road based on the following condition:**

41 **if the existing six-foot solid fence located on the 2041**

42 **Suffork Road property is removed in the future, the**

43 **owners at 2044 Middlefork Road shall be responsible for**

44 **replacing said fence.**

45 COMMISSIONER WACHTER: I second that motion.

46 CHAIRMAN EIGEL: Can we vote?

47 (Chorus of ayes.)

48 CHAIRMAN EIGEL: All right, so moved.

49 MR. HANDELMAN: Thank you. You're a landscape

50 architect, that's what you do?

51 COMMISSIONER TALTY: It's what I do

52 professionally, yes.

53 MR. HANDELMAN: Thank you. I appreciate your

54 comments.

1 COMMISSIONER WACHTER: Very complete
2 submission, thanks.
3 MR. HANDELMAN: Thank Max for that.
4 CHAIRMAN EIGEL: All right, so currently, the
5 next Architectural Commission meeting is a month from
6 today, July 10th, Monday, July 10th. I don't know if
7 there are any agenda items listed yet so kind of keep
8 that in mind.
9 COMMISSIONER TALTY: Max, do you know?
10 MR. HACKMANN: The deadline has passed but we
11 think that there might be a submission, so I think maybe
12 some leeway to send it if that's not an actual
13 imposition. So, you know, but we'll know soon.
14 CHAIRMAN EIGEL: But for now, that's the plan.
15 Can we please have a motion to adjourn?
16 COMMISSIONER MCINERNEY: I'll motion to
17 adjourn.
18 COMMISSIONER WACHTER: Seconded.
19 CHAIRMAN EIGEL: Meeting is adjourned. Thank
20 you, everybody.
21 (Whereupon, at 7:15 p.m., the above
22 meeting was adjourned.)
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26 APPROVED 10/11/23
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