

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 Northfield
Village Hall, Board Room, Northfield, Illinois on the 22nd
day of August, 20022, at the hour of 7:00 p.m.

MEMBERS PRESENT:

JEFFREY EIGEL, Chairman
JOE MCINERNEY
KATHRYN TALTY
NANCY NAZARIAN

MEMBERS ABSENT:

ANDREW BOWYER
PATRICIA MORRELL

ALSO PRESENT:

STEVEN GUTIERREZ, Community Development Director
CHARLES ORTH, Trustee Liaison

1 CHAIRMAN EIGEL: Welcome to the August 22nd,
2 2022 meeting of the Architectural Commission. My name
3 is Jeff Eigel and I'm the Chair. If you'd like to
4 introduce yourselves. Steve Gutierrez is from the
5 Village of Northfield and Charles Orth is the Trustee
6 Liaison.

7 COMMISSIONER NAZARIAN: Nancy Nazarian.
8 COMMISSIONER TALTY: Kathryn Talty.
9 COMMISSIONER MCINERNEY: Joe McInerney.

10 CHAIRMAN EIGEL: And we do have a quorum, but
11 just of note to the Petitioner, I think that you got a
12 little bit of discourse on this, but our rules require
13 that a majority of the Commission vote in a positive
14 manner for your pre-application if it is to be approved.
15 And since four people is the majority, so all of us will
16 have to vote in the affirmative if it is to be approved.

17 MR. DAVIDSON: Got it.
18 CHAIRMAN EIGEL: Okay.
19 MR. DAVIDSON: Is any of these mics working?
20 I can't even tell.
21 MR. GUTIERREZ: You can turn it on.
22 MR. DAVIDSON: Yeah, if I need to, I mean, if
23 you can't hear me.
24 CHAIRMAN EIGEL: Right, just a little bit of
25 business off the top.
26 Could we have a motion to approve the
27 July 11th, 2022 minutes?
28 COMMISSIONER NAZARIAN: I'll move.
29 COMMISSIONER TALTY: I'll second.
30 CHAIRMAN EIGEL: So moved.
31 And we have one item on the agenda this
32 evening. It's the 190 Northfield Road consideration of
33 an application for building façade changes and permanent
34 signage for Able Distributors located at 190 Northfield
35 Road.
36 So, I'd like to, you're the sole
37 Petitioner, I'd like to swear you in.
38 (Witness sworn.)
39 CHAIRMAN EIGEL: Please state your name?
40 MR. DAVIDSON: Charles Davidson.
41 CHAIRMAN EIGEL: Okay, so your floor.
42 MR. DAVIDSON: Yeah, thank you.
43 So, I'm presenting on behalf of Able
44 Distributors. Able Distributors, I'll give you a little
45 bit of background of who we are. I'll give you a little
46 context of what we're doing here.
47 Able Distributors is a light commercial
48 HVAC distribution company. They've been in business for
49 40 years. Able right now probably has, this is their
50 fourth location. What this location is, is a
51 consolidated. Their business that they had on Main
52 Street for about 30 years. They were on Main Street
53 just east of McCormick. They had a sales center there
54 as well as, you know, where they warehouse.

1 About 90 percent of their space is
2 dedicated to warehousing, about 10 percent dedicated to
3 a sales center. We have at any facility, we have about
4 four or five sales members on the floor and then a
5 design manager.

6 So, this site that was purchased earlier
7 this summer consolidated Evanston, which we relocated
8 from. And then it consolidated our warehouse facility
9 that we had down in Chicago. So, right now this is
10 serving a dual purpose for us. It's our central
11 warehouse right now as well as our single sales and
12 design center.

13 So, a little bit of background on what we
14 do. You know, being a light commercial HVAC
15 distribution center, we have design teams out there
16 bringing customers in. Our contractors are our primary
17 business. They come in to pick up their supplies, as
18 well as we have contractors who come in to work with our
19 designers for what they need for their light commercial
20 HVAC distribution.

21 You know, for residents, you know,
22 they'll supply everything a residence needs. I use,
23 like light commercial, because on a smaller five ton or
24 a smaller facility we can, you know, they can supply
25 those needs.

26 So, what we're doing here is we're trying
27 to one, bring our business that came from Evanston,
28 attract the clientele that's driving through. It's a
29 good spot for us. I mean, they're finding us, but we
30 still need to bring them into the door. So, signage is
31 important, right? And getting a little name brand
32 recognition as we, you know, establish ourselves here.

33 So, we're looking at, for this project
34 we're looking to do a couple things. One, you know,
35 making it a little bit more distinct, you know, giving
36 it a little bit of design perspective as they come into
37 the sales center. So, what you're going to see on the
38 exterior, it kind of matches what's happening in the
39 design room. We have a 2,000 square foot sales floor
40 right through the entrance where we're having the
41 customers come and meet with the sales team.

42 So, we're trying to create that presence
43 for them as well as something on the street, right?
44 It's kind of a non-descript street the way it is right
45 now. So, we're trying to, you know, flag it as you're
46 flying by one way or the other, we're trying to
47 establish that location.

48 You know, so how we're doing that we
49 looking to do two things. One, it's not clear from the
50 entrance where the door is. It's kind of a, you know,
51 the building is not that discreet. We got three loading
52 docks that are there. One was a van and loading dock a
53 while back. So, we're trying to create that formal
54 entrance.

1 And then, of course, get that marquis
2 sign that's able to attract the traffic coming by,
3 right? Something that establishes us and gives us, you
4 know, follows our branding and our colors. Red and
5 black right now is our standard color that we use. You
6 know, you'll see that throughout our marketing material
7 and throughout our sales center.
8 So, we're looking at doing a couple
9 different things. One, so on then, you'll want to start
10 with, I can talk a little bit about the, you know, the
11 marquis sign out on the parkway or we can talk about the
12 simple signage on the door or the awning, so --
13 MR. GUTIERREZ: Whichever you want.
14 MR. DAVIDSON: Since it's just a small group,
15 I'm happy to take the feedback as we go, but that was
16 kind of including a little bit of history of who we are
17 as Able and I'm happy to just go into the signs and talk
18 a little bit about the steps.
19 CHAIRMAN EIGEL: Sure. We would need to
20 discuss and potentially approve all three.
21 MR. DAVIDSON: Sure.
22 CHAIRMAN EIGEL: So, we should, I think the
23 important thing would be to just, you know, keep them
24 separate from each other.
25 MR. DAVIDSON: Sure, yeah. Okay, so I've
26 given you the context of why we're here. So, let's kind
27 of, let's talk about the, maybe follow the -- who's
28 running the slides, may I ask?
29 MR. GUTIERREZ: I am.
30 MR. DAVIDSON: All right, thanks Steve.
31 MR. GUTIERREZ: You want to just start from
32 the beginning?
33 MR. DAVIDSON: Yeah, let's just start from the
34 beginning, I guess, so we all can kind of look at it.
35 So, again, so here's the building itself.
36 I mean, there was some, when we purchased the building
37 there was the deterioration of what was out there, what
38 was out there in the photographs. What was there now,
39 all that plywood was deteriorated and behind it there
40 was nothing but cinder block. So, there was nothing
41 really there that we could use. A lot of it just needed
42 to come, it had to come down and be done with.
43 And also, you know, as you look at this
44 building, you know, it doesn't really stand out on the
45 street. Nothing really brings you in with that flat
46 façade. So, we're looking, you know, obviously, to kind
47 of give it a little bit of a presence with, you know, we
48 talked first about the soffits that we want to build.
49 Right now, I got a little bit ahead of
50 myself building the soffits. I thought, at first, I
51 thought I had it in the application. I had, you know,
52 we went out and built the box. And the intent is to
53 cover this with a black Hardie panel, something simple;
54 a black awning.

1 And why we chose this, I mean, if you
2 look at what's up and down the street you got canvas
3 awnings. You got a lot of different materials. There's
4 not one style of architecture up the street. We're
5 looking to building something, obviously, very rigid,
6 strong, 50 year design. So, you know, this Hardie
7 siding, painted, on top of the cluster we have. It's a
8 very solid product. Not the wood that was there that
9 had a lot of maintenance to it. We're thinking this is
10 a strong maintenance product for us, and it also draws a
11 presence to the center, right?

12 Where we have in the doorway here, that's
13 the entrance to the sales center. The other three would
14 be the loading docks. So, they don't really draw much
15 attention to them, but they're active.

16 But the, you know, so for our intent is
17 we're looking to do an acrylic sign with backlit letters
18 for the entrance underneath that center soffit there.
19 Just a simple black, you know, a simple acrylic with the
20 letters, with the signage over it. And the soffit hangs
21 out about, go back to the other detail. So, that soffit
22 hangs out two lights underneath it. Right there, so
23 it's a 2'2", you know, the two-foot overhang with a
24 simple can light underneath to light that soffit for the
25 entrance. That's what we have scheduled for that.

26 I know lighting was a question that Steve
27 asked me to address. We have two simple can lights
28 sitting up there. And depending on what, you know, you
29 need we can have a time, we have the photo style on the
30 building if we want a light up there. We can it timed
31 to the sales center so it just matches the hours of the
32 sales center, but that would be the intent of those, of
33 that lighting. Very clearly there should be no, nothing
34 leaving the property. I mean, it's just a simple can
35 light drawing down right over the soffit. The soffit is
36 about eight feet off the ground.

37 Nothing particular about the sign, just a
38 simple box sign; aluminum frame with an acrylic back
39 panel, backlit.

40 CHAIRMAN EIGEL: How is the backlighting on
41 that panel sign accomplished?

42 MR. DAVIDSON: It would be within the box of
43 the light. So, it would be backlit behind the acrylic
44 panel. It would be mostly as a sign that's kind of
45 blacked out. It would just be the letters being lit up.
46 So, the acrylic panel will have it covered. It will be
47 a white acrylic panel with a black film over it keeping
48 the black out. And then the red and the white will have
49 the light shine through, illuminate. So, it will be
50 backlit inside, not through. So, it's just a small
51 aluminum box.

52 COMMISSIONER MCINERNEY: So, on the previous
53 page with the -- if you can go back one, Steve.

54 So, to the left of the front door, what

1 I'm looking at, that is a dock?
2 MR. DAVIDSON: To the left, yes, that's a
3 dock.
4 COMMISSIONER MCINERNEY: And then the next
5 three to the right are docks as well?
6 MR. DAVIDSON: They're docks as well, exactly.
7 Except the one to the right, that is not currently being
8 used as a dock, but the intent is to potentially re-
9 purpose it.
10 COMMISSIONER MCINERNEY: Okay, and for those
11 look in the picture to be one flat plane without, it
12 doesn't show a door on it. It that, there will be a
13 black door and it would be, getting from the next page,
14 it will be recessed; is that correct?
15 MR. DAVIDSON: It's not shown in the pictures.
16 It's the, the garage doors are there to remain. We're
17 going to paint them to match. And then the one area
18 where the garage door opening is still there, there's a
19 window. We would cover that with the Hardie. So, it
20 will be all one matching color and similar paint finish.
21 COMMISSIONER MCINERNEY: Is it all on the same
22 plane or is there a soffit over it? I'm just trying to
23 figure it out.
24 MR. DAVIDSON: The one to the right or the
25 left? They both have a soffit proposed over it.
26 COMMISSIONER MCINERNEY: All of them.
27 MR. DAVIDSON: All of them.
28 COMMISSIONER MCINERNEY: Okay.
29 MR. GUTIERREZ: There's photos of the
30 existing, or what they started and that can give you an
31 idea as well.
32 MR. DAVIDSON: Yes.
33 COMMISSIONER MCINERNEY: I'm just trying to
34 figure out what we're keeping and whether or not we have
35 soffits over --
36 MR. DAVIDSON: We're trying to have a
37 consistent soffit image across it, across the front.
38 So, to answer your question, yes, there
39 will be a soffit and it will be similar to the other
40 soffits over the loading dock doors.
41 Joe, does that answer your question?
42 COMMISSIONER MCINERNEY: It will just be
43 higher?
44 MR. GUTIERREZ: It will just be higher.
45 That's right, and that's to accommodate the --
46 COMMISSIONER MCINERNEY: I can see it on the
47 next page, I just don't, in the rendering I don't get
48 that.
49 COMMISSIONER TALTY: So, just to be clear, are
50 you, the doors now are kind of a dark bronze.
51 MR. DAVIDSON: Anodized aluminum, yeah.
52 COMMISSIONER TALTY: Are you going to paint
53 them?
54 MR. DAVIDSON: The doors, there's no change to

1 the doors. The current storefront that's there, to
2 remain. The dark anodized aluminum, that will stay,
3 yeah.

4 COMMISSIONER TALTY: Okay, so they will not be
5 black?

6 MR. DAVIDSON: They will not be black. The
7 intent is to refinish the garage doors as they need
8 anything, when I'm done, at the end of the project.

9 COMMISSIONER MCINERNEY: So, this graphic on,
10 with everything black is not really correct?

11 MR. DAVIDSON: Joe, let me help, let me go
12 back to that question. If you're looking at the
13 elevation --

14 COMMISSIONER MCINERNEY: I'm looking at S-103.

15 MR. DAVIDSON: Yeah, let me go to that sheet.
16 So, on S-103 --

17 COMMISSIONER MCINERNEY: I'm just looking at
18 that, on mine, when I look at this you're going to have
19 doors for in here that are going to be bronze; does that
20 make sense?

21 MR. GUTIERREZ: Do you want me to go back to
22 the photo?

23 MR. DAVIDSON: No, this is fine. So, this
24 right here is the front entrance. It's a little darker
25 so let me go through this so you understand.

26 Underneath here, underneath here, I'm
27 sorry, this is storefront glass, currently with the
28 door. It's the same storefront material that matches
29 those three windows and it's at the same height. So,
30 they'll be aligned. They're aligned right now. This is
31 a garage door. These two, these are our loading dock
32 doors. This isn't a loading dock door because how it's
33 covered.

34 So, the only anomaly on here, so this
35 loading dock door, this actually is going to be the cut
36 for this, right? And these two match this, right? This
37 one, the soffits will be identical to these other ones.
38 We don't have a garage door here. We have glass and
39 we're going to have some Hardie paneling, and that's to
40 remain but, you know, at some point we're looking to
41 possibly re-purpose it.

42 This was once a four bay facility and the
43 bay is still there behind it, but at this point, from a
44 cost perspective and what I need to do with the flood
45 plane and storm water requirements, it's just, we're
46 putting it aside for right now. For now, we're just
47 going to finish it to match the façade.

48 CHAIRMAN EIGEL: So, both the storefront at
49 the entry and the roll-up doors will remain the dark
50 bronze color, maybe to be touched up when you finish the
51 project?

52 MR. DAVIDSON: The storefront entrance and the
53 two windows to the left and the two windows to the
54 right, those will remain the dark anodized aluminum and,

1 you know, we're not changing those.
2 The garage doors are all different colors
3 going on with the legacy of painting. The intent is to
4 paint them all to be consistent; either to paint them or
5 replace them, but they will all be black.
6 CHAIRMAN EIGEL: Okay.
7 MR. DAVIDSON: Does that --
8 CHAIRMAN EIGEL: It makes sense.
9 MR. DAVIDSON: Okay.
10 CHAIRMAN EIGEL: Do you have a, I saw the cut
11 sheet on the light, the downlight. Do you have a color
12 temperature in mind? It said there are like five
13 options on the color temperature.
14 MR. DAVIDSON: I mean, it will probably be the
15 middle, the 3000 is where we'd set at. Those LEDs, you
16 can set inside those small cans, but it will be
17 something, it's just there to light that, you know, that
18 little soffit area that's recessed underneath there.
19 CHAIRMAN EIGEL: Sure.
20 MR. DAVIDSON: And I'm prepared to shield it
21 if there's a concern with spillover. It's not a
22 complicated fixture.
23 CHAIRMAN EIGEL: And it seems like they're 65
24 Watt equivalents so they're not overly --
25 MR. DAVIDSON: It's not. It's not there to
26 light the parkway. It's really there just to identify
27 the entrance along with the sign.
28 CHAIRMAN EIGEL: Okay, are there any
29 additional questions on the soffit or door component?
30 MR. DAVIDSON: So, let me just talk a little
31 bit about the materials, you know, the goal here is to
32 build something that lasts, right? I mean, they're a
33 commercial facility and they work heavy during the day.
34 Maintenance is not something they're going to turn back
35 to.
36 So, overseeing the project, I wanted
37 something solid, rigid, that will last and also stand
38 out and present it. So, you know, that's with the dense
39 glass. It's a rigid back. It's not plywood. I won't
40 have to worry about deterioration, steel frame. And
41 then I cover it with a Hardie, a cement fascia siding.
42 With the brand, it's a paint, a cement fascia siding,
43 you know, with maintenance, minimum maintenance required
44 rather than painting every 20 years, as long as we give
45 it a good coat on the first round.
46 So, the intent is that we have a good,
47 solid finish and it should last and it should, you know,
48 hold up for the life of, at least, for the foreseeable
49 future.
50 CHAIRMAN EIGEL: Okay, so maybe we move
51 forward to the signage. Would you like to --
52 MR. DAVIDSON: Yes, I'm happy to speak about
53 that.
54 MR. GUTIERREZ: He has material samples as

1 well, if you want to look at them.

2 MR. DAVIDSON: Yeah, I mean, not much you can
3 do with acrylic. I didn't get a chance, but basically
4 the white acrylic that would stand out for the white
5 acrylic background. Black acrylic, it's really, so as
6 we look -- if we can pull up the marquis sign for a
7 minute.

8 The marquis sign is going to consist of
9 really two materials. So, this is designed to be a
10 white acrylic. It's a non-illuminated sign. We're
11 going to use a brick pedestal. We have bricks that we,
12 for the building. So, the brick that we're proposing
13 here matches the brick on the façade, you know, we'll
14 have a sill plate here. I'm not sure why I have it
15 black, but I'll figure that out. It looks best in black
16 if not gray.

17 But right now, you know, a concrete
18 foundation, brick pedestal so, for the pedestal. And
19 then we're looking at two pieces, so it's a two-sided
20 sign. We're looking at two pieces of acrylic to make up
21 the sign. The acrylic will be centered with a white
22 piece of acrylic where we're going to put the address on
23 and you can see that by the white by how it flags up to
24 the left. And then the black portion will be where we
25 put our logo on the sign.

26 The intent is that the letters and the
27 logos will be applied to the black acrylic. So, it will
28 be also acrylic letters that we have adhered to the
29 sign, you know, a generally simple acrylic sign. You
30 know, being that it's kind of a sandwich of acrylic is
31 the best way I can describe it to you. You know, you
32 have the white being the middle and then you have the
33 two black sandwiching it together and then the sign
34 would be adhered onto it.

35 I identified the size of the letters.
36 That's kind of how the sign will pop a little bit, so
37 they will be stand-off letters that we apply to the
38 black acrylic. And that will, you know, that would
39 actually be our logo and our name that goes on there,
40 that's done in acrylic letters.

41 COMMISSIONER MCINERNEY: Are those acrylic
42 letters for the Able Distributors, is that raised?

43 MR. DAVIDSON: Yeah, slightly, slightly. I
44 don't have it. If you go, it's on one of those slides.
45 They're slightly raised letters. Not there, one of the
46 previous ones.

47 COMMISSIONER NAZARIAN: You said it's not
48 illuminated; the sign will not be illuminated?

49 MR. DAVIDSON: I'm not going to illuminate the
50 sign. I don't, I don't think it's necessary. We were
51 thinking about uplighting. I didn't want to, I didn't
52 have the ability to bring lighting into it.

53 MR. GUTIERREZ: You're not uplighting it?

54 MR. DAVIDSON: I am not, I pulled it. The

1 first intent was to, but I just felt it was, it's
2 something we can't maintain. Landscape would pop them
3 off. I'm not building, you know, I don't want to get
4 into the cost of building an expensive light box that
5 also is hard to maintain. I want something that's
6 durable, that lasts, that looks good for the long run.
7 So, I feel that this, this achieves that, and the
8 street's lit up. You know, there's enough, there's
9 enough illumination from the street that you can
10 capture. The truth is, in the evening it's not a
11 primary time to capture this.

12 You know, sometimes in the winter you
13 have, you know, customers come in. The sales center is
14 open until 4:30 or 5:00, let them find their way to the
15 entrance of the business, but in the evenings we don't
16 get too many people coming in so it's just not
17 necessary.

18 We do plan to landscape it and, you know,
19 for now just simple, bring in some pachysandras
20 surrounding that area and then eventually we'll come
21 back around and figure out how to improve the
22 landscaping around there. I need to, you know, work
23 with the, you know, I got to finish the issues I have
24 with the flood plane and then finish up what we need to
25 do on that, at that parkway with the landscaping.

26 Is there any particular questions you may
27 have regarding this sign?

28 CHAIRMAN EIGEL: No, I think, you know, I
29 think there probably would have been some questions
30 regarding the lighting, but since you're pulling that
31 the sign seems pretty straight-forward relative to your
32 explanation of it.

33 MR. DAVIDSON: I mean, it's straight-forward.
34 I'm trying to be, I mean, to be honest, it's a little
35 different than the average sign on the street. It's
36 pretty big warehouse so I'm trying to create some type
37 of presence for the being in the middle of the block, to
38 be frank, right? You're kind of driving and every sign
39 kind of looks the same. I'm trying to give them some
40 type of, okay, you got two destinations. Either you
41 came from Willow you've driven all the way, you know,
42 all the way from Lake. So, you're here, give it a
43 little standout slightly without screaming, right?

44 So, hopefully this achieves that, but
45 it's as basic as it can get for what's out there. You
46 know, we kind of followed them out on the pedestal.
47 That seems to be pretty prominent, right?

48 CHAIRMAN EIGEL: Were you able to find actual
49 bricks from the building? Were there leftover bricks?

50 MR. DAVIDSON: Yeah, I got one.

51 CHAIRMAN EIGEL: So, it will be the actual
52 same bricks?

53 MR. DAVIDSON: It will be the exact same
54 bricks. We were able to save some from, there were some

1 interior partitions in the building.
2 Formerly the building, it has a little
3 bit of history. Crate and Barrel was in here for a
4 while. We had Glunz doing liquor distribution. The
5 Siegel family is the original builder of it in the first
6 phase. There were three phases to this building as it
7 came together.
8 There was the first phase, the building
9 to the south. There was a second phase which added the
10 two bays. And then the third phase which is the
11 northern end, which is there now, which is not our
12 building. It's another tenant.
13 So, when they had it they brought some of
14 that brick inside and had some, a little more unique
15 kind of office environment for themselves.
16 CHAIRMAN EIGEL: Okay, so that's pretty much
17 the entirety of the request, correct?
18 MR. DAVIDSON: It is.
19 CHAIRMAN EIGEL: The sign over the door,
20 right, we did talk about that a bit. It's going to be
21 internally lit with the white and the red lighting from
22 behind.
23 MR. DAVIDSON: It will be an aluminum box or
24 metal box, right, with acrylic panel. The sign will be,
25 you know, we'll have the signage covering the acrylic
26 panel with the light pressing through the non-black part
27 of the panel; be it the white or the red will be
28 illuminated.
29 COMMISSIONER TALTY: Is it on 24/7 or is that,
30 or is it on like a timer?
31 MR. DAVIDSON: I don't have a need to have it
32 on 24/7. I think it might be best if I timed it with my
33 sales center lights. I think that would work best for
34 all of us. I think that's the appropriate way to do it.
35 This way it's open, it's closed, it's closed.
36 And I think that's what I want. I think
37 that's how I want to also manage the soffit lights. So,
38 it's on when the sales center is open for business. Our
39 business hours are 7:00 to 5:00, 7:00 to 4:30 the guys
40 cut out. We kind of follow the contractors. Late in
41 the evening either they're forgetting something or
42 they'll be by in the morning. So, we don't get a lot of
43 traffic at the end of the day.
44 So, to answer your question, I will tie
45 the lighting of the sign and the soffits to the hours of
46 the business, which is right now from 7:00 to 4:00
47 Monday through Friday, 8:00 to 12:00 on Saturdays.
48 COMMISSIONER MCINERNEY: And then, you don't
49 have any plans, I know on some of your other, I've
50 actually been to the one on Caldwell Street in the City,
51 but you don't have plans to put like other brands on
52 there like Maytag or Napoleon?
53 MR. DAVIDSON: No, thank you. You've done
54 your homework if you say Napoleon. That's one of our

1 products.
2 We don't have plans to put like, we
3 recognize that's not an option here. We have, you know,
4 one of the challenges with this layout is the parking
5 lot on the side, bringing contractors in through the
6 main entrance. Contractors can also, we have a side
7 entrance that we'll, you know, we'll put the name, you
8 know, entrance on the door. When they come through
9 there we have a wall, and inside that wall, it's an
10 interior. We're planning on doing, you know, that sign
11 that we typically have that shows our vendors.

12 But a lot of that is the signage we're
13 actually going to have inside the sales center. So, the
14 sales center is going to have, you know, the gondolas
15 where we have specific products displayed. And then
16 also, you know, where you have the commercial products
17 displayed, we'll have vendor displays in there. So, a
18 lot of that interior signage will exist inside the sales
19 center, which is what we're pulling together right now.

20 We should have the sales center, right
21 now they're working there doing their sales in the
22 warehouse, but we plan to have them up in the sales
23 center here the first week of September. And it's a lot
24 of the same images you see here transfer into the sales
25 center. The logo is going to be, when you walk in
26 you'll see it on the wall. The painting that we're
27 doing, it's a white wall with a black and then red; very
28 similar.

29 So, we're hoping to have a nice,
30 attractive sales center for customers to come in,
31 contractors mostly, but design out there. It's kind of
32 a unique product in the marketplace. You know, next
33 door we have another HVAC distribution company that does
34 more commercial.

35 CHAIRMAN EIGEL: Okay, I don't think there are
36 any members of the public here for comment. So, we can
37 skip over that.

38 Are there any additional questions?

39 COMMISSIONER TALTY: I'll just say I think,
40 you know, looking at the existing entrance, I think
41 painting the overhead doors is going to be an
42 improvement on that building. You know, going from that
43 brown to a black will be an improvement. And I'm glad
44 you have brick left from the building to match it on the
45 monument sign. Those were my two --

46 MR. DAVIDSON: Yeah, and the intent is to
47 keep, you know, clean up those areas. They do have a
48 couple different colors there. I may have to, I may
49 replace one of the doors. It's a little different than
50 the aluminum ones, but the intent is that we're going to
51 have one color through-out. A little more consistency,
52 all right.

53 COMMISSIONER MCINERNEY: I think that those
54 are my exact comments. I'll just add something in there

1 that they are required to be black.
2 MR. DAVIDSON: That's acceptable. Thanks,
3 Joe.
4 COMMISSIONER MCINERNEY: But I think
5 everything else looks really well.
6 CHAIRMAN EIGEL: Just one second, I'm just
7 putting some notes here.
8 So, do we have a motion?
9 COMMISSIONER TALTY: **Yes, I'll make a motion.**
10 **Move to approve the Petitioner's request for**
11 **improvements at 190 Northfield Road with the following**
12 **conditions:**
13 1. **The proposed canopies are approved.**
14 2. **The roll-up doors to be painted black.**
15 3. **The proposed monument sign.**
16 4. **The proposed wall sign.**
17 5. **And the lighting of the signs and soffit to**
18 **match the business hours of operation.**
19 CHAIRMAN EIGEL: Second?
20 COMMISSIONER MCINERNEY: Second.
21 CHAIRMAN EIGEL: Okay, so moved.
22 MR. GUTIERREZ: I'd like to ask a quick
23 question for clarification.
24 Do you care if the, a mantle on the
25 ground sign is gray or black? Do you care? Are you
26 going to leave it to them? I'm just asking because --
27 MR. DAVIDSON: It's going to be black. Let's
28 go with the black.
29 CHAIRMAN EIGEL: That's consistent.
30 MR. DAVIDSON: The limestone sill.
31 COMMISSIONER TALTY: I think that will work
32 better.
33 MR. DAVIDSON: That will work better, yeah.
34 COMMISSIONER TALTY: So, do I have to amend
35 the motion?
36 MR. GUTIERREZ: No.
37 MR. DAVIDSON: That kind of matches the
38 majority of my renderings. I just noticed that this one
39 photograph it popped out.
40 MR. GUTIERREZ: It's in the record now for
41 the --
42 CHAIRMAN EIGEL: The renderings is already
43 black, so --
44 MR. DAVIDSON: The rendering is in black.
45 COMMISSIONER TALTY: Okay.
46 MR. GUTIERREZ: It's just for clarification.
47 I just wanted to make sure you guys have specific, you
48 know, preferences.
49 MR. DAVIDSON: No, black is achievable. Black
50 is achievable.
51 CHAIRMAN EIGEL: Okay, well thank you very
52 much.
53 MR. GUTIERREZ: You have to poll everyone.
54 CHAIRMAN EIGEL: Oh, yes, sorry.

1 COMMISSIONER NAZARIAN: Yes.
2 COMMISSIONER TALTY: Yes.
3 COMMISSIONER MCINERNEY: Yes.
4 CHAIRMAN EIGEL: And yes.
5 Motion is approved. Thank you to the
6 audience.
7 MR. GUTIERREZ: So, the other, just to
8 fill you in a little bit more on the, originally, we had
9 two applications that were kind of scheduled for this
10 meeting.
11 It was The Warner Institute that did the
12 renovations for the building on Frontage and Ash. And
13 so, they wanted to, as they had moved in on the second
14 floor of that building. I didn't want to bother you
15 guys for part of that. They went to the Architectural
16 Commissioner. It's an exterior, completely exterior
17 renovation and signage.
18 So, as they moved in they were
19 discovering all their customers are coming from the west
20 off of Central and they don't have room for a monument
21 sign. So, now they want to put a sign on the west
22 elevation.
23 So, that went on, you know, to show,
24 basically the signage is on the west, on the east
25 elevation. They want to put one on the west elevation.
26 So, I did tell them, they also have empty
27 tenant space on the first floor. And I suggested to
28 them that they think about what they're going to do with
29 a tenant, because they don't have room for tenants.
30 That's just the way the lot is configured. There is no
31 room for a monument sign. So, they're thinking about it
32 basically.
33 So, they have kind of paused and they're
34 going to think about it. They're going to get the
35 tenant in place and then figure out what they're going
36 to do. So, that's what happened with that.
37 CHAIRMAN EIGEL: Okay, and then nothing for
38 next month?
39 MR. GUTIERREZ: Nothing in September. I don't
40 know if we'll have something for October. Just FYI as
41 well, the Board approved or amended, went ahead and made
42 the amendments to the tree preservation ordinance pretty
43 much as proposed and recommended by you folks. Except
44 that they wanted to expand back the list of heritage
45 tree species. So they, and they were abbreviating that
46 so they went back to the original list that they had,
47 their original. So, that was about the only difference
48 that was made.
49 COMMISSIONER TALTY: So, all those landscape
50 architects and the Trustees.
51 MR. GUTIERREZ: Right.
52 COMMISSIONER TASTLY: All those unsaved orange
53 trees. Can't wait to see one.
54 MR. GUTIERREZ: So, that was about the only --

1 MR. ORTH: There were different people,
2 obviously, the Board favorably collective group of
3 people in different areas. So, there were several
4 trees, probably a Trustee that they felt would be
5 considered, the heritage type of tree, they felt very
6 emphatic about keeping it in. So, eventually we told
7 them to, well, basically that everything was going to
8 be, because back to the original review that we did a
9 few months back, you know, and then presented to you got
10 delayed there was, you know, consensus then.

11 But obviously, we wanted to make sure it
12 came to you, so basically you guys did your thing and
13 then came back and said okay we're going to keep it.
14 It's not in there, but short story, that's basically
15 what happened.

16 COMMISSIONER MCINERNEY: I can't wait to read
17 the minutes of that, who wanted what tree.

18 MR. GUTIERREZ: Part of it was too, they had
19 come up, I think they had ultimately on that tree
20 originally. I think that was kind of just a default,
21 because they were starting to discuss this tree or that.
22 And then I think somebody said, well, that was for the
23 Morton Arboretum. I'm like, okay, fine, just to back to
24 the list.

25 So, then what they did, they went, they
26 liked the idea that the, keeping the replacement ratios
27 which you guys had suggested and they totally went with
28 that as well.

29 And then kind of more administrative
30 thing. We are starting the process of building a web
31 page on our website for tree preservation. So, we're
32 going to, we got one of our staff members working on
33 that now. Hopefully for fall, not too far in the fall,
34 we'll have something up so that people can land on that
35 in our website. And we'll, you know, integrate a lot of
36 the suggestions that you folks made as far as kind of
37 type of innovation, resources, encouragement, you know,
38 best practices and things like that.

39 I'll probably send an e-mail out when
40 it's up. Actually, I'll just e-mail it so you can look
41 at it. And it's not set in stone. If you guys think of
42 anything after you see it, let us know and we'll adjust
43 it, enhance it, take things out, put things in.

44 So, that's about it. Again, October, if
45 we have another, our next meeting wouldn't be until
46 October or something, right.

47 COMMISSIONER NAZARIAN: September is August.

48 MR. GUTIERREZ: I really appreciate that.
49 They were, honestly, I didn't, we either go forward with
50 no soffits or take them down because it just didn't look
51 so great. In the middle of mid-stream and they wanted
52 to -- so, we really appreciate that.

53 And I'm going to be in Europe the first
54 two weeks of September. So, I was very happy that they

1 wanted to go early. Thank you very much.
2 CHAIRMAN EIGEL: We should adjourn. Motion to
3 adjourn?
4 COMMISSIONER TALTY: Yes, I make a motion.
5 COMMISSIONER NAZARIAN: Second.
6 CHAIRMAN EIGEL: All in favor?
7 (Chorus of Ayes.)
8 CHAIRMAN EIGEL: Thank you very much.
9 (Whereupon, at 7:37 p.m., the above
10 meeting was concluded)
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14 APPROVED 10/11/22
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