

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 7th day of October, 2019, at
the hour of 7:00 p.m.

MEMBERS PRESENT:

TEV BOND, Chairman
JOE McINERNEY
PATRICIA MORRELL
BARNABY DINGES

MEMBERS ABSENT:

MIKE SOLLITT
KATHRYN TALTY
ANDREW BOWYER

ALSO PRESENT:

LINNEA O'NEILL, Staff Liaison
STEVEN GUTIERREZ, Community Development Director
JOHN GOODWIN, Trustee Liaison

1 CHAIRMAN BOND: Good evening. Welcome to the
2 October 7th meeting of the Architectural Commission. My
3 name is Tev Bond; I'm the Chair. I'll let the
4 Commissioners introduce themselves.

5 COMMISSIONER DINGES: Barnaby Dinges.
6 COMMISSIONER MORRELL: Patty Morrell.
7 COMMISSIONER MCINERNEY: Joe McInerney.
8 CHAIRMAN BOND: So, we anticipate Andy Bowyer
9 joining us and Kathryn Talty joining us, so hopefully
10 they'll come in in the next few minutes.

11 Also, John, are you here tonight? John
12 Goodwin, our liaison? Behind there, thank you. John, I
13 didn't see you, who is our Village Trustee Liaison. So,
14 we also have Linnea O'Neill and Steve Gutierrez from the
15 Village of Northfield.

16 Can I have a motion to approve the
17 September 9th meeting minutes?

18 COMMISSIONER MORRELL: I move to approve the
19 September 9th meeting minutes.

20 COMMISSIONER DINGES: Second.

21 CHAIRMAN BOND: All in favor?

22 (Chorus of ayes.)

23 CHAIRMAN BOND: Motion passes.

24 There's one item on our agenda this evening, 1950 Willow
25 Road, review of the revised design of a bandshell,
26 including the lighting and landscaping associated with
27 the bandshell for Clarkson Park.

28

29 **1. 1950 WILLOW ROAD - Review of the revised**
30 **design of a bandshell including the lighting**
31 **and landscaping associated with the bandshell**
32 **for Clarkson Park located at 1950 Willow**
33 **Road.**

34 **Submitted by: Northfield Park District**

35 **Property Index Number: 04-24-403-001**

36 **Project Number: 2019-0129**

37

38 So, tonight's public meeting requires all
39 persons wishing to be heard on a specific case to be
40 sworn in. So, anyone in the audience who is
41 anticipating wanting to speak tonight, if you could
42 please stand? We'll swear everyone in at the same time.
43 So, even if you think you might speak, if you don't mind
44 going ahead and swearing in, that would be great.

45 (Witnesses sworn.)

46 CHAIRMAN BOND: Thank you. So, whoever is
47 here first to present on behalf of the Petitioner, you
48 can please step forward. When you step forward to
49 speak, if you could please state your name?

50 MR. BICKFORD: I'm Steve Bickford; I live at
51 265 Jenkins. I'm a Park Board Commissioner, and so
52 really just here to represent the Park Board and turn it

1 over to the guys. What I really wanted to do is to just
2 express our gratitude from the Park Board for the
3 Commission for coming together out of sequence to meet
4 when you weren't scheduled to meet to address this
5 issue. So, thank you very much for your consideration.

6 At this point, I think we're going to
7 turn it over to George and Bohdan. Okay, thank you.

8 CHAIRMAN BOND: Thank you.

9 MR. ALEXOFF: I'm George Alexoff; I'm the
10 Executive Director. Well, let's start with this
11 building, if that's okay?

12 CHAIRMAN BOND: Sure.

13 MR. ALEXOFF: And then we can go to some
14 landscaping stuff. At this point, I'm going to ask
15 Bohdan to come up and talk a little bit about the plan
16 that you're looking at this evening.

17 CHAIRMAN BOND: Excellent. Thank you.

18 MR. ALEXOFF: Bohdan?

19 MR. KAMINSKI: Good evening. My name is
20 Bohdan Kaminski, and I'd like to thank you very much for
21 letting me do this. It sounds like meeting again here
22 is a privilege, so I appreciate that. Thank you very
23 much, George and Park District and the Village who let
24 me design that little bandshell which I think will
25 improve the use of Clarkson Park.

26 So, the idea is to design a place where
27 local bands could perform, and that's only a number of
28 days a year, but the structure needs to be permanent so
29 it will stay the entire year. So, the idea was to have
30 it open as much as possible, not have it closed for
31 security purposes so people cannot hide in it, but also
32 at the same time to be able to close it when the bands
33 are performing to let the sound direct where it should
34 be directed, not go to the residents who might not enjoy
35 it. We don't know what kind of music they're going to
36 play or if it's local, but that was one of the
37 considerations.

38 So, I designed the building which is more
39 in the style of the lodge. So, not trying to make a
40 statement but something which will complement the
41 existing structure, using the same material, using the
42 same brick, same siding, same roofing material.

43 The structure is open from all the sides,
44 but it is designed in such a way that we could close
45 three sides, pulling the doors, which are hidden in the
46 compartments which are about five feet by three feet on
47 three sides in the back. The structure is open in the
48 front and it is 18, almost 19 feet tall in the front and
49 then it's about 11 feet tall in the back. That is the
50 requirement for the sound to go in a certain direction.

51 Like I said, the structure is open. The
52 ceiling in the structure is going to have bead boards

1 which will hide the element of the open structure
2 itself. But it will allow for people who are going to
3 use it here for band or as a shelter to do some
4 customized lighting or decoration.

5 This is the front of the structure. On
6 the bottom is, the drawing shows the structure totally
7 open, and the doors are closed in that middle element
8 which is in the back. Those are, if you think about the
9 double-door where you pull one and then the second one
10 will come behind it, that's how I envision those doors
11 to be.

12 On the plan, you could see, I'm not sure
13 if we have the slide but, so this is the structure which
14 holds the door, and then two doors on the right, two
15 doors on the left. You could see them here; they are
16 hidden in those compartments, two on this side, two on
17 this side. They will close the back, and then left and
18 right storage compartment, and then three doors on one
19 side, three doors on the second side. So, when it's
20 closed, you have an area which is closed on three sides,
21 the sound will go this way.

22 I'm not sure that we have some of the, if
23 we have the slide or not.

24 MS. O'NEILL: Yes, you do.

25 MR. KAMINSKI: Okay, here, so what we have is
26 we have two front panels which are brick from the bottom
27 about 30 inches which is similar to the lodge structure
28 where we have the bottom with the brick, and then
29 there's a limestone sill, and then either a wood panel
30 on the top or cedar shakes. Then in the back, we have
31 what I call cabinets which are masonry all the way
32 around except for the door which opens, and then you
33 open the panels out.

34 On the previous drawing, right here you
35 can see the door closed behind. If we could scroll
36 down, this is the back elevation where we have three
37 cabinets, what I call them for the storage, and then
38 this is how it will look when it's closed. Next slide
39 please.

40 This is the side; this is when it's open.
41 The detail of the brick mimics the brick detail on the
42 lodge. Then this is how it looks when it's closed.

43 The idea is to make it less visible than,
44 it's there, it's just a structure in the park. The
45 size, the front is about 32 feet. The back is about 24
46 feet. If you could imagine a three-car garage, that's
47 about the size of it.

48 CHAIRMAN BOND: Thank you. Commissioners, do
49 you have any questions right now?

50 COMMISSIONER MORRELL: I just have a question.
51 If you could just speak about the front overhang?
52 Because I don't think we have that in our packet, that

1 view where the semi-circle is. How far does that
2 overhang?

3 MR. KAMINSKI: So, the sides are about two
4 feet. No, I like the plan please, just to remind me.
5 So, the sides are about two feet from the brick, but the
6 front is four feet. Because it's much higher, we need
7 more protection. If you could scroll to the very
8 bottom? Thank you.

9 So, you could see here, this is about two
10 feet. The front is double, it's four feet. I didn't
11 want to necessarily go way, way up higher. I brought
12 this roofline down so it gives you a little bit more
13 residential look than industrial.

14 This area in front is all open except the
15 little arch which ties the structure together. So, this
16 front right here, this is open. This is open and then
17 this is the ceiling inside the structure.

18 COMMISSIONER MORRELL: Okay, okay.

19 CHAIRMAN BOND: And the ceiling and the
20 interior follows the roofline.

21 MR. KAMINSKI: Correct.

22 CHAIRMAN BOND: It opens all the way up and
23 follows the roofline, correct? It's not at 10 feet?

24 MR. KAMINSKI: No, no, no. It is much higher
25 in the front. Basically, this line is the line of this
26 one inside.

27 CHAIRMAN BOND: Okay, all right.

28 COMMISSIONER MCINERNEY: And the reasoning for
29 an arch is for support?

30 MR. KAMINSKI: No, it's decoration. It will
31 allow us to put lights if they're needed on the inside
32 to light the stage so to speak. I think it softens a
33 little bit the just straight lines of the structure
34 itself.

35 COMMISSIONER MCINERNEY: So, that's like a
36 concave arch into the building, it goes in --

37 MR. KAMINSKI: No, it's basically an arch. If
38 you could think about half of a cylinder and you slice
39 two feet out of it, that would be that arch.

40 CHAIRMAN BOND: It's just an outward plane,
41 just in the front.

42 COMMISSIONER MCINERNEY: So, it's just on the
43 facade.

44 MR. KAMINSKI: On the facade, that's it.

45 CHAIRMAN BOND: Right.

46 MR. KAMINSKI: It's basically a curved beam,
47 wood curved beam.

48 COMMISSIONER MCINERNEY: Got it.

49 CHAIRMAN BOND: So, I understand the 10 feet
50 is because we have the panels that are coming and there
51 is this certain height that you're trying to maintain.
52 We had had a brief discussion about you had an idea

1 about those, the structure in the back where the panels
2 are being stored, that support being in the front so
3 that you could, then those doors would stack and that
4 whole side would be taller whenever it's stacked,
5 correct?

6 So, if you move the back panels and you
7 bring them to the front, then you eliminate the need for
8 that fill on the side. Those panels would then be three
9 that would be angled, you could open it up and slide it.
10 Then when it's open, the roofline would actually be much
11 more open. Yes, it was a very kind of brief idea that
12 you had turned up with that.

13 MR. KAMINSKI: It could be done. The problem
14 is that you will need a rail which will be visible for
15 the lowest door to go on it. Because otherwise, that
16 door would not have a place to rest on the top.

17 MR. BICKFORD: Madam Chair, if I could? I
18 remember the conversation, this was at the working
19 meeting we had.

20 CHAIRMAN BOND: Right.

21 MR. BICKFORD: And one of the concerns, if you
22 move that five-foot panel wall towards the front, that
23 especially from the near sides, you would have quite an
24 obstructed view of the stage.

25 CHAIRMAN BOND: The view, right.

26 MR. BICKFORD: Correct.

27 CHAIRMAN BOND: That was part of the concern
28 was maybe the view from the sides.

29 MR. BICKFORD: Yes.

30 COMMISSIONER MCINERNEY: Well, I think if you
31 did that, it would be real front heavy on the whole
32 building. Yes, I mean, one of my concerns, but I
33 agree --

34 MR. BICKFORD: Will you be able to choose the
35 doors without moving them towards the front.

36 CHAIRMAN BOND: Right. Right now the roof
37 feels a little heavy for the overall, right? It feels
38 very heavy on top. So, I'm wondering maybe in the
39 front, like I understand that there's that opening at
40 the arch, but maybe the roof coming back down, maybe if
41 it did just open up rather than coming back down,
42 bringing it back down towards the ground. Maybe if that
43 entire front opened, or are you concerned that visually
44 it would be too open?

45 MR. KAMINSKI: I think it would be too open
46 visually, and also you want to be able to keep the sound
47 and direct it towards the front. It will go to the
48 sides as much as to the front. If you imagine in a
49 concert shell, it's basically closed on three sides and
50 the top and open to the front. So, if you would open
51 this area right here, I think it would create even more
52 heaviness on the roof which sits only on basically five

1 skinny posts. Structurally, it could be done, but you
2 would have about 20 feet column --
3 CHAIRMAN BOND: Right.
4 MR. KAMINSKI: -- supporting a pretty heavy
5 roof.
6 CHAIRMAN BOND: What if you took the two front
7 columns and they continued up to the roof vertically
8 just to give this a little more height to that elevation
9 as opposed to this? Do you know what I'm saying?
10 MR. KAMINSKI: Yes.
11 CHAIRMAN BOND: So, what if your columns went
12 all the way up? So, vertically, we'd just get a little
13 break in that massing that's coming around here.
14 MR. KAMINSKI: You mean right here?
15 CHAIRMAN BOND: Yes.
16 MR. KAMINSKI: Yes, if you could show the
17 front elevation please? You mean like this?
18 CHAIRMAN BOND: Yes. So, yes. Okay, so is
19 this what it's doing, the column is going all the way
20 up?
21 MR. KAMINSKI: Correct.
22 CHAIRMAN BOND: So, in the front elevation, I
23 guess I missed that. Right, because then that starts to
24 create a little more height in that front elevation. Do
25 you feel that this is really necessarily going to be
26 filled in?
27 MR. KAMINSKI: Yes.
28 CHAIRMAN BOND: You think so?
29 MR. KAMINSKI: Yes, I think so. Does it have
30 to be? No, but I think it will, if you look at this,
31 all those three elements are way in the back so you
32 don't even read that. The only thing you would read is
33 this, this here, and the ceiling comes down from this
34 point all the way to here.
35 CHAIRMAN BOND: Right.
36 MR. KAMINSKI: If you open this, it will be
37 just, I would say like a grid. I think you're not
38 reading --
39 CHAIRMAN BOND: You have that feeling of like
40 a house almost.
41 MR. KAMINSKI: No, but I would like to, when
42 it's in use as a bandshell, I would like to have this
43 shell shape to let the sound out.
44 CHAIRMAN BOND: Okay, and on the side
45 elevation, okay, so it is continuing up on the side.
46 MR. KAMINSKI: Right, right.
47 CHAIRMAN BOND: But it's, okay, so on this,
48 are you going to continue that up on the side there do
49 you think?
50 MR. KAMINSKI: I think so because I did it on
51 my sketch.
52 CHAIRMAN BOND: You like it better?

1 MR. KAMINSKI: I like it better.
2 CHAIRMAN BOND: I think so, too.
3 MR. KAMINSKI: Thank you very much.
4 CHAIRMAN BOND: It's very true, right. It's
5 very true --
6 MR. KAMINSKI: It's evolving; it's an evolving
7 process.
8 CHAIRMAN BOND: Right. No, I think so, too.
9 I think like --
10 MR. KAMINSKI: So, I think this will --
11 CHAIRMAN BOND: And maybe it will help, that
12 kind of feels a little bit like it's dangling, so it
13 will help to kind of ground that whole little piece.
14 MR. KAMINSKI: This detail needs some work.
15 CHAIRMAN BOND: Right, I know. I know.
16 COMMISSIONER MCINERNEY: Yes, I would say your
17 sketch is significantly better than this. I think if,
18 when I saw this, I was like I couldn't make anything out
19 of it. When I see that sketch, it comes together.
20 MR. KAMINSKI: Okay.
21 COMMISSIONER MCINERNEY: So, I agree with what
22 you said.
23 CHAIRMAN BOND: Yes, thank you for it, thank
24 you for the sketch.
25 MR. KAMINSKI: You're welcome.
26 CHAIRMAN BOND: Right, especially because of
27 that roof coming back down, it was a little bit of,
28 okay, what exactly are you thinking? So, the sketch
29 makes a big difference.
30 COMMISSIONER MCINERNEY: Yes, and you're
31 thinking of not having it peak, I think that would just
32 be too modern.
33 MR. KAMINSKI: Correct.
34 CHAIRMAN BOND: Okay, so because you were very
35 limited on time --
36 MR. KAMINSKI: There was enough time. Time is
37 not an excuse here.
38 CHAIRMAN BOND: We're seeing the building, but
39 we're not able to see the rest of what goes with the
40 building, the platform, the railings, things like this.
41 So, how do we want to approach that, Linnea?
42 MR. KAMINSKI: So, this structure as it is
43 designed doesn't require any railing. It doesn't
44 require stairs.
45 CHAIRMAN BOND: Oh, right, okay.
46 MR. KAMINSKI: They were eliminated. I was at
47 the park and we looked with George on the site, and the
48 berm is about three feet at the most. So, I think the
49 berm could be left alone as it is, maybe just soften a
50 little bit. Then access, if it's needed for a
51 wheelchair or ADA, it is from the sidewalk right here,
52 or it could be from the back.

1 So, there is no need for rails, no need
2 for stairs, no need to keep them, the ice, it's --
3 CHAIRMAN BOND: Right. You can skate in,
4 skate out when you've got the ice rink.
5 MR. KAMINSKI: Yes, you can do that, and I'm
6 sure people will do that.
7 CHAIRMAN BOND: All right. Well, I do think
8 it's a benefit that you're the original architect for
9 the building in Clarkson Park, because you are very
10 invested in how this turns out, what it looks like and,
11 as a whole, how it works in our community, because it
12 has your stamp on it. So, I do have a lot of confidence
13 in your ability to produce something that will be solid.
14 MR. KAMINSKI: Thank you.
15 CHAIRMAN BOND: Do we have any more questions
16 from the Commission?
17 (No response.)
18 CHAIRMAN BOND: Nothing?
19 Anyone in the audience who would like to
20 speak? All right, thank you.
21 MR. KAMINSKI: Thank you very much.
22 COMMISSIONER MCINERNEY: I did have a question
23 about the change in the pitch of the existing, what we
24 approved. Do we need to do anything on that? I don't
25 know if you saw the last one.
26 CHAIRMAN BOND: Oh, yes. So, Linnea, the last
27 sheet that we have that is changing the pitch of the
28 pavilion that we pre-approved, what do we need to do
29 about this?
30 MS. O'NEILL: This is more of a courtesy to
31 show you. Staff reviewed it already. No motion is
32 necessary.
33 CHAIRMAN BOND: Great, thank you. So,
34 Commissioners, if you wouldn't mind just taking maybe
35 another moment to look over it, make sure there isn't
36 anything that we're missing? Then we'll have a motion.
37 We are making a recommendation to the
38 Board. The Board will have final approval on this.
39 All right. May I have a motion?
40
41 **COMMISSIONER MORRELL: I move to approve the**
42 **revised design of a bandshell including the**
43 **lighting and landscaping associated with the**
44 **bandshell for Clarkson Park at 1950 Willow Road, in**
45 **conformance with the plans submitted October 3rd of**
46 **2019.**
47 **CHAIRMAN BOND: Do I have a second?**
48 **COMMISSIONER MCINERNEY: I'll second.**
49 **CHAIRMAN BOND: All in favor?**
50 **(Chorus of ayes.)**
51 **CHAIRMAN BOND: Any opposed?**
52 **(No response.)**

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CHAIRMAN BOND: Congratulations, the motion
passes. Thank you. All right.
CHAIRMAN BOND: Do I have a motion to adjourn?
COMMISSIONER MORELL: So moved.
COMMISSIONER DINGES: Second.
CHAIRMAN BOND: Meeting adjourned. Thank you.
(Whereupon, at 7:30 p.m., the above-
entitled meeting was adjourned.)

APPROVED 11/11/19