

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, Conference Room, Northfield,
Illinois on the 7th day of February, 2022, at the hour of
7:00 p.m.

MEMBERS PRESENT:

TEV BOND, Chairperson
KATHRYN TALTY
JEFFREY EIGEL
ANDY BOWYER
JOE McINERNEY
NANCY NAZARIAN

MEMBERS ABSENT:

PATRICIA MORRELL

ALSO PRESENT:

STEVE GUTIERREZ, Community Development Director
CHARLES ORTH, Village Trustee Liaison

1 CHAIRPERSON BOND: I call to order the
2 February 7th, 2022 meeting of the Architectural
3 Commission. Welcome! My name is Tev Bond; I'm the
4 Chair. We have Steve Gutierrez representing the Village
5 of Northfield, and our Trustee Liaison, Charles Orth, is
6 here with us.
7 Commissioners, if you would please introduce
8 yourself?
9 COMMISSIONER EIGEL: I'm Jeff Eigel.
10 COMMISSIONER TALTY: Kathryn Talty.
11 COMMISSIONER BOWYER: Andy Bowyer.
12 COMMISSIONER MCINERNEY: Joe McInerney.
13 CHAIRPERSON BOND: Thank you.
14 May I have a motion to approve the minutes
15 from the November 8th, 2021 meeting?
16 COMMISSIONER MCINERNEY: I'll make that
17 motion.
18 CHAIRPERSON BOND: Second?
19 COMMISSIONER EIGEL: Seconded.
20 CHAIRPERSON BOND: All in favor of passing
21 them?
22 (Chorus of ayes.)
23 CHAIRPERSON BOND: Excellent, the minutes are
24 approved. There is one item this evening, 310 Happ
25 Road.
26 All right, 310 Happ Road, consideration of a
27 request for approval of facade changes for Zengeler
28 Cleaners, Suite 132.
29 So, whoever would like to speak this evening,
30 if you could please come to the podium, raise your right
31 hand, I'll swear you all in at the same time. Then
32 before you speak, if you could state your name?
33 So, anyone who would like to speak, whoever is
34 going to be presenting this evening, could come up to
35 the podium please.
36 MR. GUTIERREZ: Anybody who would like to
37 speak, feel free.
38 MR. SILVERSTEIN: I'm happy to speak.
39 MR. GUTIERREZ: If you will, if you might need
40 to.
41 CHAIRPERSON BOND: Yes, so we'll go ahead, and
42 so if you could raise your right hands, please?
43 (Witnesses sworn.)
44 CHAIRPERSON BOND: Excellent, thank you. Then
45 whoever is going to speak first, would you please state
46 your name?
47 MR. ZENGELER: Well, I'll let, Lynde Anderson
48 is my architect. I'm Tom Zengeler, the owner of
49 Zengeler Cleaners.
50 CHAIRPERSON BOND: Excellent.
51 MR. ZENGELER: And Bill is the owner of the
52 development. So, between the two of them, they'll
53 explain what I'm looking to do at this property, and I
54 appreciate your consideration.

1 CHAIRPERSON BOND: Excellent. The floor is
2 yours, thank you.

3 MR. ANDERSON: Yes, and my name is Lynde
4 Anderson. I'm an architect for Tom Zengeler.

5 We've got a board along to kind of explain
6 what Tom's plans are for the building. They have
7 multiple dry cleaning establishments throughout the
8 North Shore, and they've been here in town for --

9 MR. ZENGELER: 16 years.

10 MR. ANDERSON: 16 years, okay, yes. So, in
11 the building, they are taking over the former Subway
12 space on the corner. The plan on the upper right here
13 is showing what's happening inside of the building.
14 There will be a public door on the front that exists, a
15 counter, and public area in here. Tom wants to add a
16 sliding glass door to the north, and we would have a
17 paver brick walkway that would match the existing
18 walkway, and that would go up from the sliding glass
19 door out to the wall. That would just be to the east of
20 the counter inside.

21 So, this, if you are pulling up there to pick
22 up dry cleaning or drop off, you could come in that door
23 or someone from the inside might deliver your product to
24 you if you wanted them to. The rest of the store is
25 hanging space and bathrooms in the back.

26 The elevation that shows the north side of the
27 building shows that we are matching the storefront.
28 It's white painted aluminum. The glass is going to be
29 the same as it is now. I'm going to let the owner of
30 the building speak to the air conditioning piping that
31 is going to be rerouted and some cabling.

32 The other changes on the outside are on the
33 landscape plan. They show some replacement of some
34 overgrown shrubbery and evergreens that have been there
35 too long, arborvitaes, and being replaced with dwarf
36 Alberta spruce. Some of the existing is remaining, and
37 we're adding some evergreens, especially on the north
38 side.

39 The air conditioning units are shown both on
40 the plan and on the landscape plan and on the
41 elevations, and those are remaining.

42 CHAIRPERSON BOND: Thank you very much.

43 MR. ANDERSON: I think maybe the owner could
44 address the piping because a number of people have asked
45 about that.

46 CHAIRPERSON BOND: Excellent. Okay, thank you
47 very much.

48 MR. SILVERSTEIN: Should I do it now?

49 MR. ANDERSON: Yes.

50 CHAIRPERSON BOND: Yes, please. If you could
51 please state your name as you come up?

52 MR. SILVERSTEIN: Sure, Bill Silverstein.

53 CHAIRPERSON BOND: Thank you.

54 MR. SILVERSTEIN: I took a nice visual look at

1 what was going on with the piping. What it appears is
2 that over the years, the last five I think, various
3 vendors and utility providers have used that wall as a
4 chase up to the upstairs. I'm glad you guys pointed it
5 out that it's not right and it shouldn't have been done
6 in the first place.

7 The resolution is very easy actually. We
8 would use the opportunity for when the construction is
9 going on, the renovation work in the interior, to
10 relocate three lines. There's a condenser line, there's
11 a cable line, and there's an electric line, have all
12 those vendors come back out and replace those, relocate
13 those to the interior side of the wall, and then run up
14 the interior to the second floor which is what this does
15 but on the outside. So, it would be very easy to do.

16 If you look on the plans, you'll actually see
17 that there looks like there's an abandoned vent that
18 runs about five feet high and three feet wide. It must
19 have housed some kind of mechanical system years ago
20 prior to the Subway, so there's ample space within the
21 interior wall to do that. I'm just sorry I didn't do it
22 originally. They should have, you know, the various
23 contractors should have done it originally.

24 CHAIRPERSON BOND: So, in the renovation, the
25 plan is to relocate those three cable lines into the
26 interior wall?

27 MR. SILVERSTEIN: Exactly. So, those wouldn't
28 be visible. They really should have never been visible
29 there. It's just, you know, I guess some sloppy
30 workmanship over the years.

31 Just as an aside, by relocating the cable
32 line, if you look on the east exterior of the building,
33 above the Subway or to the Zengeler's, you'll see a
34 couple of cable lines that go into the interior office
35 space upstairs. By us relocating that, we can get rid
36 of those cable lines, too.

37 CHAIRPERSON BOND: Oh, excellent.

38 MR. SILVERSTEIN: Yes, we can run it in the
39 interior where they really should be. So, this is
40 actually a great opportunity to clean that up. So,
41 thank you for, you know, I'm glad this came up. That
42 will be a good time to do that work.

43 So, any questions on that?

44 COMMISSIONER MCINERNEY: So, there'll be no
45 condenser line then on the outside at all? You can run
46 that inside?

47 MR. SILVERSTEIN: Well, actually I'd like to
48 remove, I'd like to replace the condenser, figure out
49 why there's even a condenser here because the upstairs
50 units are really all self-contained. It must apply to
51 central hallway HVAC that's in the ceiling, but there
52 would be potentially a condenser line that runs along
53 the ground on the exterior to where the condenser unit
54 is a little bit farther west here, about a 10-foot job.

1 That would be covered up by the work that's done and the
2 landscaping that would be done.

3 But there would be nothing visible after the
4 Zengeler renovation, if it was approved, would be
5 completed. Any horizontal line along the ground would
6 be buried below the ground, and anything running above
7 the ground would be buried within the interior of the
8 building where it should have been originally.

9 COMMISSIONER MCINERNEY: Got it.

10 COMMISSIONER NAZARIAN: Okay, I do have a
11 question, and I apologize for being late.

12 The window configuration that you currently
13 have, the ones that you want to have the sliding doors,
14 are you going to be using the existing window space or
15 expanding that? If you're expanding that, are you going
16 to be losing some of the brick?

17 MR. ANDERSON: The windows right here would be
18 replaced because the left-hand side would be a sliding
19 glass door with the inactive panel to the left side, the
20 active panel to the right side, and then beyond that two
21 fixed pieces of glass, but it will be all new storefront
22 and glass in there.

23 COMMISSIONER NAZARIAN: But is it going to
24 occupy the same window space that you currently have?
25 Are you going to be expanding it beyond the current
26 space that exists in the windows?

27 MR. GUTIERREZ: The wall opening?

28 COMMISSIONER NAZARIAN: Yes. Are you going to
29 be opening that wall a little bit more to make room for
30 all of this?

31 MR. ANDERSON: I'm sorry, I'm not quite
32 following that.

33 COMMISSIONER NAZARIAN: Well, because when I
34 look at the drawings and I see the configuration of the
35 windows, it appears to be like a three, two, three
36 configuration of windows --

37 MR. ANDERSON: Oh.

38 COMMISSIONER NAZARIAN: -- and the amount of
39 bricks seems to be the same as what currently exists,
40 but there's more window where the sliding doors would
41 be. So, I'm just trying to figure out if it's going to
42 be, if you're going to knock out any of the brick to
43 make room for this.

44 MR. ANDERSON: No. No, we're using the
45 existing 12-foot of masonry opening, masonry, then
46 masonry, six-foot of sliding glass door, and then two to
47 three-foot, basically three-foot fixed windows.

48 COMMISSIONER NAZARIAN: Okay, that's what I
49 was trying to find out.

50 MR. ANDERSON: The next two openings, there is
51 a double, I think that's about eight-foot wide two
52 panes, and then there's another 12-foot that has three
53 panes of glass. But that's all being left alone, we're
54 not touching that.

1 COMMISSIONER NAZARIAN: Okay, that's what I
2 was trying to figure out, thank you.

3 MR. ANDERSON: Okay, thank you.

4 CHAIRPERSON BOND: So, for the window
5 placement, the architecture, are there any other
6 questions from the Commissioners? With the sliding
7 glass door and the two windows?

8 COMMISSIONER BOWYER: Just to confirm, you
9 said the glass is going to match? The existing?

10 MR. ANDERSON: Yes, on that first opening over
11 there.

12 COMMISSIONER BOWYER: Will match the existing?

13 MR. ANDERSON: But we will match that. It is
14 a natural glass, so it's not tinted or anything, so
15 we're going to match that.

16 COMMISSIONER EIGEL: I'm assuming since there
17 was no mention otherwise that this is a manual door,
18 this is not a power door of any sort?

19 MR. ANDERSON: Pardon?

20 COMMISSIONER EIGEL: The operation of this
21 sliding door, it's a manual door, it's not a power --

22 MR. ANDERSON: Yes, it's a manual door, right.

23 COMMISSIONER EIGEL: Not a power door, okay.

24 MR. ANDERSON: Yes, not a power door.

25 COMMISSIONER EIGEL: Okay.

26 CHAIRPERSON BOND: Do we have questions about
27 the landscaping?

28 COMMISSIONER TALTY: So, I think it's
29 admirable that you are trying to preserve some things
30 and replace some things. I would question, you know,
31 it's kind of hard to tell at this time of year, but the
32 hibiscus that are in place, the Rose of Sharon there are
33 kind of trimmed down. They all fall in front of the
34 windows. They're a tall plant. They look like they're
35 kind of beyond their life span as well.

36 I would consider replacing those, or you're
37 going to have to be ready to replace those probably
38 shortly. So, when you do that, it should be something
39 lower in stature because they're coming up, you know,
40 kind of halfway through the glazing, you know, that it
41 should be kind of a lower shrub.

42 MR. ANDERSON: Yes.

43 COMMISSIONER TALTY: Can you --

44 MR. SILVERSTEIN: I can address that actually.

45 COMMISSIONER TALTY: Yes.

46 MR. SILVERSTEIN: I think you're right, some
47 of the plants are beyond their life span. We would, in
48 connection with their work, not consider but our
49 intention is to do some tall grasses where there's
50 brick, and then do some lower bushes. Boxwoods we like
51 in the winter, they stay green and there's not a lot of
52 dogs around which it's not a residential, they have a
53 good ability to survive.

54 So, all around this particular building, from

1 Zengeler's south and then north as you go around into
2 the courtyard, that would be our plan as well, to get
3 rid of that and kind of spruce it up with a new tenant.
4 It could use a refreshing and planting, so that's our
5 intention.

6 COMMISSIONER TALTY: I think the selections
7 for the new plants are fine. They're going to tolerate
8 the conditions where they are. Anyway, I don't have any
9 issue with that. I just feel like you have this
10 opportunity right now, it's going to look --

11 MR. SILVERSTEIN: I completely agree. I
12 completely agree.

13 COMMISSIONER TALTY: You're going to
14 completely see different.

15 MR. SILVERSTEIN: That would be our, that's my
16 intention.

17 COMMISSIONER TALTY: That little, maybe I was
18 not quite understanding, but that condensing unit or
19 that mechanical unit that's mounted on the facade?

20 MR. ANDERSON: Yes?

21 COMMISSIONER TALTY: And I believe you're
22 showing like boxwood kind of underneath it?

23 MR. ANDERSON: Yes.

24 COMMISSIONER TALTY: That's going to remain
25 mounted on the facade and that is an exhaust fan I think
26 on the back of it?

27 MR. ANDERSON: Well, it's actually a heat pump
28 unit, so that's I think why it's placed so high because
29 they can't be in the snow. They have to be above the
30 snow line. It's called like a mini-split unit. I think
31 it's running right now and it's supplying a little bit
32 of heat to some air handlers on the second floor.

33 COMMISSIONER TALTY: Okay.

34 MR. SILVERSTEIN: Yes, but I will say as an
35 aside, this I can't guarantee, but I suspect it may be
36 servicing a unit that we're probably going to replace.
37 If it's what I think it is, again this is, you know, on
38 the record but it's something we need to investigate, if
39 it's servicing the heat air handler as you think, I
40 would prefer to have an HVAC system servicing the common
41 areas and we don't need to have that heat pump located
42 where it is. So, if we're able to remove it, of course
43 we will. If we're able to relocate it by changing the
44 HVAC system upstairs in connection with some work that
45 we actually ought to be doing, then we'll do that also,
46 because I find it unsightly also.

47 COMMISSIONER TALTY: I was just thinking that
48 maybe your earlier comments were referring to that being
49 replaced with the condensing unit. If that were the
50 case, then I would say your boxwood won't cover them,
51 but you can't really have anything larger the way it is
52 now.

53 MR. ANDERSON: Yes, the boxwood we could keep
54 small right below that --

1 COMMISSIONER TALTY: Right.
2 MR. ANDERSON: -- because that's up about this
3 high at the bottom of it, I mean.
4 COMMISSIONER TALTY: Okay, yes. No, I think
5 that's fine the way it is. I was just looking for
6 clarification.
7 COMMISSIONER EIGEL: Have you looked into
8 whether the existing gas meter is going to be a
9 sufficient size for the new use? Will that be required
10 to be changed or will that be --
11 MR. ANDERSON: I'm sorry?
12 COMMISSIONER EIGEL: The existing gas meter,
13 is that going to be sufficient size for the new use? Is
14 there a higher, you know, degree of usage because of the
15 cleaners over here?
16 MR. ANDERSON: No, I think the meter would be
17 remaining. Zengeler is not having any cleaning
18 operation in here at all.
19 COMMISSIONER EIGEL: Got it.
20 MR. ANDERSON: It's only a delivery to go, you
21 know, their --
22 COMMISSIONER EIGEL: Service, okay.
23 MR. ANDERSON: -- cleaning is elsewhere.
24 CHAIRPERSON BOND: All right, any other
25 questions, Commissioners?
26 (No response.)
27 CHAIRPERSON BOND: Okay, thank you.
28 MR. ANDERSON: Thank you.
29 CHAIRPERSON BOND: Steve? Can we split this
30 where we take a vote on the facade but the landscaping
31 returns after they know more about what's staying and
32 what's going on the exterior? Because they'll probably
33 be coming to us with signage, so can we put signage and
34 landscaping together at that time?
35 MR. GUTIERREZ: Yes, sure.
36 CHAIRPERSON BOND: Yes?
37 MR. GUTIERREZ: Yes.
38 CHAIRPERSON BOND: Okay.
39 COMMISSIONER BOWYER: So, the only discussion
40 is the door?
41 CHAIRPERSON BOND: So, we would be voting on
42 just the facade changes and the location --
43 COMMISSIONER BOWYER: Right, the only facade
44 change is the door, right?
45 CHAIRPERSON BOND: Well, the door and the two
46 windows, yes. Then we'll have landscaping return to us.
47 COMMISSIONER TALTY: A final landscape plan.
48 CHAIRPERSON BOND: Because they have to come
49 to us for signage anyway.
50 COMMISSIONER TALTY: Okay.
51 CHAIRPERSON BOND: Does that sound, because it
52 sounds like we have kind of unknowns about what will
53 happen with the new construction, that you could then
54 come back with a more definitive this is what we're

1 doing with the landscaping, right? Does this sound, so
 2 Mr. Zengeler, do what we're proposing is to take a vote
 3 on your facade change tonight, and then to come back
 4 with the landscaping because you'll be coming to us for
 5 signage also.

6 MR. ZENGELER: Correct.

7 CHAIRPERSON BOND: Then, so we'll put
 8 landscaping and signage together at the next meeting if
 9 that is acceptable for you also?

10 MR. ZENGELER: Yes, that works. Sure.

11 CHAIRPERSON BOND: Okay, all right.

12 COMMISSIONER TALTY: You're not going to
 13 install landscaping for right off, I'm just guessing.

14 MR. ZENGELER: Yes, I'm not.

15 CHAIRPERSON BOND: So, basically, we need a
 16 motion to approve the facade proposal at 310 Happ Road.
 17 May I have somebody please make that motion?

18 COMMISSIONER TALTY: Sure. **I'll make a motion**
 19 **to approve the facade changes as submitted at 310 Happ**
 20 **Road.**

21 CHAIRPERSON BOND: May I have a second?

22 COMMISSIONER MCINERNEY: Second.

23 CHAIRPERSON BOND: Roll call vote.
 24 Nancy Nazarian.

25 COMMISSIONER NAZARIAN: Yes.

26 CHAIRPERSON BOND: Jeff Eigel.

27 COMMISSIONER EIGEL: Yes.

28 CHAIRPERSON BOND: Kathryn Talty.

29 COMMISSIONER TALTY: Yes.

30 CHAIRPERSON BOND: Andy Bowyer.

31 COMMISSIONER BOWYER: Yes.

32 CHAIRPERSON BOND: Joe McInerney.

33 COMMISSIONER MCINERNEY: Yes.

34 CHAIRPERSON BOND: Congratulations! The
 35 facade changes are approved and we will see you in the
 36 future for the landscaping and signage. Thank you very
 37 much for your time this evening.

38 MR. ZENGELER: Thank you.

39 MR. ANDERSON: Thank you.

40 MR. SILVERSTEIN: Thank you.

41 COMMISSIONER BOWYER: What's your time table
 42 on trying to open this store?

43 MR. ZENGELER: By May 1st.

44 CHAIRPERSON BOND: That's quite fast.

45 COMMISSIONER BOWYER: We'll see you soon.

46 CHAIRPERSON BOND: The next Architectural
 47 Commission meeting is set for Monday, April 11th.
 48 May I have a motion to adjourn the meeting?

49 COMMISSIONER EIGEL: Motion to adjourn the
 50 meeting.

51 CHAIRPERSON BOND: Second?

52 COMMISSIONER MCINERNEY: Second.

53 CHAIRPERSON BOND: All in favor?
 54 (Chorus of ayes.)

1 CHAIRPERSON BOND: Meeting adjourned. Thank
2 you so much, everyone. Happy Valentine's Day!
3 (Whereupon, at 7:20 p.m., the above
4 meeting was adjourned.)
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9 APPROVED 4/11/22
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