

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 13th day of June, 2022, at the
hour of 7:00 p.m.

MEMBERS PRESENT:

JEFFREY EIGEL, Acting Chairperson
KATHRYN TALTY
ANDY BOWYER
JOE McINERNEY

MEMBERS ABSENT:

TEV BOND, Chairperson
PATRICIA MORRELL
NANCY NAZARIAN

ALSO PRESENT:

STEVE GUTIERREZ, Community Development Director
CHARLES ORTH, Trustee Liaison

1 ACTING CHAIRPERSON EIGEL: I'd like to call to
2 order the June 13th, 2022 meeting of the Architectural
3 Commission. My name is Jeff Eigel and I am the
4 substitute Chair of the meeting tonight. This is Steve
5 Gutierrez from the Village of Northfield, Charles Orth,
6 Trustee Liaison, and would you introduce yourselves?
7 COMMISSIONER TALTY: Kathryn Talty.
8 COMMISSIONER BOWYER: Andy Bowyer.
9 COMMISSIONER MCINERNEY: Joe McInerney.
10 ACTING CHAIRPERSON EIGEL: Do we have a motion
11 to approve the May 9th, 2022 minutes?
12 COMMISSIONER BOWYER: I move.
13 COMMISSIONER MCINERNEY: Second.
14 ACTING CHAIRPERSON EIGEL: Okay, so moved.
15 This evening there are two items on the
16 agenda: (1) 161 Waukegan Road, continuation of a
17 request for approval of landscaping for an adult use
18 cannabis dispensary to be known as the BLOC Dispensary
19 located at 161 Waukegan Road, and (2) Continuation of
20 discussion of proposed changes to Chapter 10 entitled
21 "Landscaping, Screening and Tree Preservation" of the
22 Village of Northfield Code.
23 So, we will have the 161 Waukegan Road
24 agenda item first. Could the Petitioner please approach
25 the podium to be sworn in?
26 MR. KRANDEL: Hi, good evening. My name is
27 Craig Krandel, Counsel for the Petitioner.
28 ACTING CHAIRPERSON EIGEL: Can we swear you in
29 please?
30 MR. KRANDEL: You can.
31 (Witness sworn.)
32 MR. KRANDEL: Good evening. I believe you all
33 may recall we were here last month to give our
34 presentation. At that time, the only open item was the
35 landscaping. Since that time, we have appeared before
36 the Village Board to secure approvals of various things
37 with the exclusion of landscaping. As Steve may
38 confirm, once we have completed and you gave your
39 blessings this evening, we are complete. This is the
40 last time and we will not be appearing back before the
41 Board.
42 At our last meeting, there were a number
43 of recommendations and suggestions made and changes to
44 the landscaping. Hopefully, you each have received the
45 replacement pages, essentially changes to the landscape
46 plan and adjustments to the palette. I have a little
47 bit of a cheat sheet that was provided to me by Laurel
48 Harrington. We did not bring her up from St. Louis, but
49 I have her available by phone if we need to. My
50 understanding is you each have reviewed it and have had
51 no additional comments.
52 Quick run-through. I think one of the
53 biggest issues was the foundation plantings. We added a
54 note to remove the existing sign landscaping, adding new

1 plantings that weave into the existing front planting
 2 bed and engage with the brick wall, evergreen shrubs,
 3 ornamental grasses and flowery perennials in that area.
 4 The juniper in the narrow islands, swapping out junipers
 5 for a deciduous plant that will be less susceptible to
 6 snow and winter damage as we discussed in our last
 7 appearance, using the fragrant sumac already present and
 8 doing well on the site.

9 I'm not sure of the exact pronunciation
 10 but it says we're to fastigate tree locations, looking
 11 to adjust the trees to stagger between in the lot.
 12 Unable to really do that because of the locations, but
 13 there is a note to fill in, to adjust the gaps and
 14 screening from the adjacent condominium project.
 15 Deciduous trees on the south side, there was discussion
 16 about putting evergreens in. We have left that as it
 17 was to provide deciduous trees for shade and better
 18 canopy coverage, and there were no changes to the plan
 19 in that regard.

20 So, that's really the changes that we
 21 made. As I say, happy to try and answer any questions.
 22 If we need to phone a friend, Laurel is available for
 23 that. But I believe that it's certainly our intent to
 24 meet the spirit of all the items that were asked for,
 25 and I think with this hopefully we are complete with our
 26 submittal.

27 ACTING CHAIRPERSON EIGEL: Okay, thank you.
 28 Commissioners, do you have questions or
 29 comments?

30 COMMISSIONER TALTY: I'll just say I
 31 appreciate the efforts that you've made to make these
 32 adjustments. Everything that I was requesting has been
 33 addressed at this point. So, I'm fine with the
 34 landscape plan as shown now.

35 ACTING CHAIRPERSON EIGEL: Okay, I think that
 36 that seems to be the consensus. Thank you for doing it
 37 thoroughly.

38 MR. KRANDEL: Oh, thank you very much.

39 ACTING CHAIRPERSON EIGEL: Do you want to make
 40 the motion?

41 COMMISSIONER TALTY: Sure. So, I'd like to
 42 make a motion.

43 **Motion to approve the final landscape plan for the BLOC**
 44 **cannabis dispensary at 161 Waukegan Road, date stamped**
 45 **June 8, 2022.**

46 COMMISSIONER BOWYER: Second.

47 ACTING CHAIRPERSON EIGEL: Okay, motion
 48 carries, thank you.

49 COMMISSIONER MCINERNEY: Do you need to --

50 MR. KRANDEL: Excellent. Thank you very much,
 51 we appreciate it.

52 COMMISSIONER MCINERNEY: Do you need to ask us
 53 about the vote?

54 ACTING CHAIRPERSON EIGEL: Sorry, I should

1 have. I didn't do that, but I probably should. I think
2 we need a roll call vote.
3 MR. KRANDEL: Thank you.
4 ACTING CHAIRPERSON EIGEL: Thank you.
5 So, Commissioners, could you please give
6 your roll call vote?
7 (Chorus of ayes.)
8 ACTING CHAIRPERSON EIGEL: The motion is
9 approved.
10 MR. GUTIERREZ: You've got to vote, too.
11 ACTING CHAIRPERSON EIGEL: Oh, I vote aye.
12 MR. GUTIERREZ: We need four votes.
13 ACTING CHAIRPERSON EIGEL: Yes.
14 MR. KRANDEL: Thank you.
15 ACTING CHAIRPERSON EIGEL: So, now the motion
16 is actually approved.
17 All right, so on our second item, the
18 continuation of the discussion of proposed changes, it
19 seems, and Joe, I think you were maybe just getting in
20 when we were talking about this, it seems that it might
21 be a good idea to continue this.
22 COMMISSIONER MCINERNEY: That would be perfect
23 because I have a daughter whose car is poking out on the
24 side of 294.
25 ACTING CHAIRPERSON EIGEL: And the fact that I
26 think we did want to have an actual discussion about
27 this.
28 COMMISSIONER MCINERNEY: Right. That's
29 great.
30 MR. ORTH: I have one quick question.
31 ACTING CHAIRPERSON EIGEL: Yes, go ahead.
32 MR. ORTH: I know I'd like to see about this,
33 being the liaison and also being the Chair of the Whole
34 Committee.
35 ACTING CHAIRPERSON EIGEL: Sure.
36 MR. ORTH: Have you guys submitted your
37 thoughts and stuff to Steve so he could compile them as
38 far as, it's just that I know we talked about it two
39 meetings ago that you guys were going to submit
40 questions, comments, concerns so that they could kind of
41 be out there for the next meeting to kind of streamline
42 it as far as --
43 ACTING CHAIRPERSON EIGEL: I think we're going
44 to encourage a little bit more participation on that
45 directly to Steve. So, he's compiled all of the items
46 that we did raise at that meeting, and we're going to
47 encourage the Commissioners to respond directly to Steve
48 in advance of the next meeting.
49 MR. GUTIERREZ: Yes, I'm going to send another
50 note out, Charles, reminding everybody. I think maybe
51 people have lost sight of, being so long between the
52 meetings.
53 MR. ORTH: Right.
54 MR. GUTIERREZ: So, I'll send another e-mail,

1 or an e-mail out encouraging people to do that. I'll
2 forward all of the information we have already sent out,
3 and then just kind of emphasize that we'd love to get
4 through the, if not all but, you know, most of the
5 conversation and discussion at the next meeting.
6 So, I think we need to continue this
7 though to the July --
8 COMMISSIONER TALTY: 11th?
9 MR. GUTIERREZ: Yes, July 11th is the second
10 Monday. So, to the July 11th meeting.
11 ACTING CHAIRPERSON EIGEL: Okay, can we make a
12 motion to continue this discussion to the July 11th
13 Architectural meeting?
14 COMMISSIONER BOWYER: I so move.
15 COMMISSIONER TALTY: I'll second.
16 ACTING CHAIRPERSON EIGEL: Okay, so that's
17 carried and we will continue this discussion on July
18 11th.
19 MR. GUTIERREZ: All those in favor?
20 (Chorus of ayes.)
21 COMMISSIONER BOWYER: So, can I ask you how
22 detailed do you want the, like do you want us to
23 actually write out what we would propose the language
24 be? With the change or --
25 MR. GUTIERREZ: I think probably the concept.
26 There's a couple of ways to approach this. One is to
27 reach consensus on ideas or the change in concept. Then
28 Staff would go ahead and draft that and one action would
29 be just to trust that Staff will get that right and get
30 it on to the Village Board. The other option which
31 would take another meeting would be to draft the
32 language, after consensus is reached and then come back
33 with that language to another meeting.
34 So, we might cross this bridge if we get
35 to it. I could check with the Village attorney and see
36 if we could, again let's say the next session we can
37 reach a consensus and I was able to maybe get language
38 back to you without meeting again, not positive about
39 that, that's a plan C but a big question mark on it.
40 COMMISSIONER BOWYER: So, it's really just
41 concept.
42 MR. GUTIERREZ: Yes.
43 COMMISSIONER BOWYER: And then you'll --
44 MR. GUTIERREZ: We'll of craft the language to
45 express that, yes.
46 COMMISSIONER BOWYER: Got it, perfect, okay.
47 MR. GUTIERREZ: To the degree that, if I'm
48 getting everybody's input and --
49 COMMISSIONER MCINERNEY: I've got to go. Can
50 we adjourn?
51 MR. GUTIERREZ: Yes. So, yes, we should
52 probably adjourn officially.
53 ACTING CHAIRPERSON EIGEL: Motion to adjourn?
54 COMMISSIONER BOWYER: I so move.

1 COMMISSIONER TALTY: Second.
2 MR. GUTIERREZ: All those in favor?
3 (Chorus of ayes.)
4 ACTING CHAIRPERSON EIGEL: Joe's in favor.
5 COMMISSIONER MCINERNEY: Yes.
6 ACTING CHAIRPERSON EIGEL: Thank you
7 everyone.
8 (Whereupon, at 7:17 p.m., the above
9 meeting was adjourned.)
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13 APPROVED 7/11/22
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