

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 held remotely due to the
COVID-19 crisis, on the 13th of July, 2020, at the hour of
of 7:00 p.m.

MEMBERS PRESENT:

TEV BOND, Chairperson
PATRICIA MORRELL
KATHRYN TALTY
NANCY NAZARIAN
JOE McINERNEY
BARNABY DINGES

MEMBERS ABSENT:

ANDREW BOWYER

ALSO PRESENT:

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

1 CHAIRPERSON BOND: All right. So, welcome,
2 everyone. I'll call to order the July 13th, 2020
3 meeting of the Architectural Commission. My name is Tev
4 Bond; I'm the Chair.

5 This meeting is being held remotely in
6 compliance with the State of Illinois Executive Order
7 2020-32, Section 2, requiring residents to stay at home
8 or place of residence. Notice to attend this meeting
9 was given to interested parties and they were invited to
10 participate.

11 Joining us this evening, we have Kathryn
12 Talty, Joe McInerney, Barnaby Dinges, Patty Morrell,
13 Nancy Nazarian, and Linnea O'Neill representing the
14 Village of Northfield.

15
16 May I have a motion to approve the
17 minutes from the June 8th, 2020 meeting?

18 COMMISSIONER McINERNEY: I'll make that
19 motion.

20 CHAIRPERSON BOND: Second?

21 COMMISSIONER MORRELL: I'll second.

22 CHAIRPERSON BOND: Motion passes, thank you.
23

24 There are two items on the agenda
25 tonight: 510 Briar Lane and 436 Frontage Road.
26

- 27 **1. 510 BRIAR LANE - Continuation,**
28 **consideration of a request for a fence**
29 **variation from Chapter 18, Section 18-9,**
30 **for a fence taller than six feet four**
31 **inches required by the Village Code to**
32 **allow for an eight-foot fence located at**
33 **510 Briar Lane.**
34 **Submitted by: Andrew and Sarah Hixson**
35

36 I believe Andrew Hixson is present to
37 address us, is this correct?

38 MR. HIXSON: Here.

39 CHAIRPERSON BOND: All right. So, if you
40 could please raise your right hand while I swear you in?
41 (Witness sworn.)

42 CHAIRPERSON BOND: Thank you very much. If
43 you could state your name again, please?

44 MR. HIXSON: Andrew Hixson.

45 CHAIRPERSON BOND: Excellent.

46 So, since it's a continuation, everyone
47 who is present was at the prior meeting. If you just
48 want to go over the changes --

49 MR. HIXSON: Sure.

50 CHAIRPERSON BOND: -- and I would like to
51 thank you for your proposal. I thought that you did a
52 great job of listing what the questions are and

1 answering them for us. So, the floor is yours.
2 MR. HIXSON: Sure. Is it okay to share my
3 screen here? Does that work?
4 CHAIRPERSON BOND: Yes.
5 MR. HIXSON: All right.
6 CHAIRPERSON BOND: I believe so. Steve, can
7 we get --
8 MR. GUTIERREZ: Yes.
9 MR. HIXSON: So, that works.
10 CHAIRPERSON BOND: There we go.
11 MR. HIXSON: So, just as a reminder for
12 everybody, last month when we met, there were five
13 questions that I remembered and I jotted down as we were
14 talking from the Committee. So, I just put my
15 presentation through, it's seven or eight slides, to go
16 through those five questions. So, I can answer any
17 others after that. I've learned a few more things
18 through this process, but I'll tackle these first. And
19 these are in no particular order; I just wrote them down
20 as they came to me.
21 So, the first question was, what is the
22 highest elevation in the southwest corner of the fence?
23 So, I included a picture in here to show what they're
24 referring to, what you guys are referring to, whereas if
25 you can see, the rock wall kind of grows if you will as
26 we go farther to the west, simply because the lawn is
27 sloping more. This corner right here as of right now is
28 seven feet one-inch high. If we added two feet, it
29 would be, you know, just over nine feet.
30 The second question was about
31 landscaping, you know, what might it look like. I had
32 Chalet Nursery come out twice. I had multiple calls
33 with them. Their plan is two-fold. One is to let some
34 of the plants that are there grow, and then to add six
35 arborvitaes.
36 This is the drawing that they gave me. I
37 can tell you that these are going to be moved a little
38 bit to the left here based on this drawing. It's to
39 give you an idea of what it will look like. These
40 plants as you can see, those in the left as well as
41 these on the right, are supposed to grow to about seven
42 or eight feet tall, which would block a majority of the
43 fence, and the arborvitaes can grow, you know, 15 plus
44 feet.
45 So, we'd groom them to, probably not let
46 them grow that high, but it's certainly taller than the
47 fence to block the majority of that. We would also dig
48 out the lawn a little bit to increase the size of that
49 bed there.
50 The third question is what will the fence
51 be made of? This is based on somebody's recommendation
52 to make it vinyl. I'm perfectly fine with that. That

1 will save me some maintenance which is good.
2 The fourth question is what color will it
3 be? It will be white and look just like the current
4 fence. Obviously, it might not be exact, but there are
5 a number of different vinyl manufacturers that make
6 something very similar to this fence where it's kind of
7 a white picket if you will with a nice molding up top.
8 The last question was, this probably
9 takes up a few more slides here, was what do we do about
10 the end of the fence when it comes up to the stone
11 pillar? So, just to give you an idea of what
12 everybody's referring to, this is the stone pillar
13 that's at the east end of the fence. This is on the
14 south side of the property.
15 Right now, the fence sits 11 inches below
16 the top of this cap. So, if we went up two feet, then
17 we would be about two-thirds of the way up this light.
18 This light is about 15 inches high, okay?
19 So, the question is what might that look
20 like? You can go with that or, the idea that would
21 have, one of the ideas that came out was actually to
22 change the fence a little bit to make this not an issue.
23 What we would do would be to turn the fence right here.
24 So, if you see this post -- let me see if there's a
25 better picture here.
26 So, this post, the way it's set up right
27 now is that there's a, once it gets to this corner, the
28 fence moves back towards the home about eight to 12
29 inches. The idea would be just to continue it to the
30 stone pillar and eliminate this section of the fence so
31 that now this stone pillar would be there on both sides,
32 just like the matching one on the other side which is
33 the picture down here. So, right now, this is the other
34 side. There's no fence near it. This would have the
35 exact same thing.
36 To give you an idea from the overview,
37 here is what I meant by that, kind of that notch in the
38 fence. So, what happened was the fence would come along
39 here, turn, and then just continue and it actually lines
40 right up with this brick pillar here that's on the
41 screened porch. The gate would then move here and it
42 would just follow this path. This area is already
43 landscaped and these plants will also continue to grow
44 and continue to hide that area. This is to allow for,
45 to just, to eliminate that issue around the stone
46 pillar.
47 Then the last thing is, I concluded this
48 with a drawing here, one second, let me rotate this
49 here. So, right now, this is the, if you can see my
50 house, this is the fence. So, what I mean, it should
51 come along here. Right now, it currently continues to
52 the stone wall right here. What we would do is just

1 turn it to then meet up with that pillar to avoid any
2 issue around this pillar and anything looking funny
3 because the heights are a little bit different.
4 So, either way, it would still be around
5 the pool and still meet all the safety needs and
6 whatnot. So, that's the latest.
7 CHAIRPERSON BOND: Excellent.
8 MR. HIXSON: I think that's it, unless you
9 have questions.
10 CHAIRPERSON BOND: Thank you, sir, and thank
11 you for a very thorough presentation.
12 So, I'll open it up for the Commissioners
13 to ask questions. Does anybody have a question?
14 COMMISSIONER MORRELL: I have a comment, not a
15 question. I am happy to see your choice of plantings,
16 because if we go ahead with the variance and it is a
17 taller fence, I think that that's going to really help
18 the way it's going to look, a lot. It's going to offset
19 that height.
20 CHAIRPERSON BOND: I think that the fence
21 turning back, that change is quite smart. It's a really
22 smart solution to the --
23 COMMISSIONER MORRELL: I agree.
24 CHAIRPERSON BOND: -- conflict with that
25 pillar in the front. So, any other Commissioners like
26 to make any comments?
27 COMMISSIONER TALTY: I think I'd just like to
28 make a comment as well. I think you did a very nice job
29 answering the questions. I think the fence solution is
30 a solid idea, and I think architecturally it will look
31 much better and you won't feel like you've sacrificed
32 anything in the process either.
33 MR. HIXSON: Yes, I agree. I agree.
34 CHAIRPERSON BOND: Excellent. Is there anyone
35 in the public that has signed in that would like to be
36 heard?
37 (No response.)
38 CHAIRPERSON BOND: No?
39 MR. GUTIERREZ: The only people listed as
40 attendees are the Petitioner and his architect for the
41 next item, as well as our court reporter.
42
43 CHAIRPERSON BOND: Okay, so may I have a
44 motion to approve the proposed fence variation
45 for an eight-foot fence at 510 Briar Lane as
46 shown on the newest plans resubmitted June
47 26th, 2020?
48 COMMISSIONER MORRELL: So moved.
49 CHAIRPERSON BOND: Second?
50 COMMISSIONER NAZARIAN: Second.
51 CHAIRPERSON BOND: We have to do a roll call
52 vote. So, as I call you off, if you would

1 please say yea or nay. Kathryn Talty.
 2 COMMISSIONER TALTY: Yea.
 3 CHAIRPERSON BOND: Joe McInerney.
 4 COMMISSIONER McINERNEY: Yea.
 5 CHAIRPERSON BOND: Barnaby Dinges.
 6 COMMISSIONER DINGES: Yea.
 7 CHAIRPERSON BOND: Patty Morrell.
 8 COMMISSIONER MORRELL: Yea.
 9 CHAIRPERSON BOND: Nancy Nazarian.
 10 COMMISSIONER NAZARIAN: Yea.
 11 CHAIRPERSON BOND: Excellent, all in favor.
 12

13 So, congratulations! You have a new fence and I hope
 14 you enjoy your new privacy.
 15 MR. HIXSON: Excellent. Thank you all; I
 16 appreciate it.
 17

18 2. 436 FRONTAGE ROAD - Consideration of a
 19 request for site elevations, facade
 20 improvements, lighting, landscaping,
 21 signage and screening for the dumpster,
 22 generator, and rooftop mechanicals. The
 23 Petitioner is requesting two signage
 24 variances from the Zoning Ordinance Chapter
 25 12: (1) a variance from Section 12-3 for a
 26 second sign not displayed on the principal
 27 street exposure side; and (2) a variance
 28 from Section 12-4 for a sign placed higher
 29 than the second floor windowsill of a
 30 structure.
 31 Submitted by Dr. Jeremy Warner.
 32

33 CHAIRMAN BOND: Dr. Warner, are you present?
 34 DR. WARNER: I am. I am, yes.
 35 CHAIRPERSON BOND: Yes. Luigi Randazzo, is
 36 that correct?
 37 MR. RANDAZZO: That's right. Hi, good
 38 evening.
 39 CHAIRPERSON BOND: Architect of Apex Design
 40 Build will present, correct?
 41 MR. RANDAZZO: That's right.
 42 CHAIRPERSON BOND: Okay, so if either of you
 43 think that you would speak, it's probably easiest to
 44 just swear you in together. So, if you could please
 45 raise your right hand?
 46 (Witnesses sworn.)
 47 CHAIRPERSON BOND: If you could please state
 48 your names?
 49 MR. RANDAZZO: Luigi Randazzo.
 50 DR. WARNER: Jeremy Warner.
 51 CHAIRPERSON BOND: Thank you very much. So,
 52 the floor is yours.

1 MR. RANDAZZO: Okay, I'm going to share my
2 screen here.

3 CHAIRPERSON BOND: Thank you. I would also
4 like to thank you for a very thorough presentation and
5 for dropping off the samples so that we could see them
6 in advance.

7 MR. RANDAZZO: Yes, of course. Does everybody
8 see what looks like the front of the building on your
9 screens?

10 (Chorus of yeses.)

11 MR. RANDAZZO: Okay, so I'm going to walk
12 through the drawings we submitted. I think most of you
13 had a chance to flip through there, but maybe I could
14 point out a few features of what we're proposing.

15 Where I might start is actually the
16 existing building. So, this is on a corner of Ash
17 Street and Frontage. The eastern portion of the
18 building would face the highway. So, the existing
19 building has two stories. The first floor has the
20 orange-brown brick. The second floor has a mansard
21 shingled roof.

22 So, the biggest change that you'll see is
23 really we're going to transform the second level
24 cladding; that's going to be completely different.
25 Really I should say we're hoping to transform the whole
26 entire building, inside and out. There's quite an
27 investment going into this property.

28 A couple of other things of note in terms
29 of existing conditions, you can see there was a rear
30 wooden staircase for egress on the second level. That's
31 actually going to be relocated to the side which we'll
32 take a look at. We had some extra width for parking as
33 we went through the parking variance process.

34 The two entry points are going to remain
35 but, you know, obviously we're going to change the look
36 here. So, Ash Street had an entry point, that's really
37 where our main lobby is going to be. We are actually
38 adding an elevator to this building as well. You can
39 see the walkway from the parking that would lead you to
40 the Ash Street entry. Then also, we would be utilizing
41 the existing location of the Frontage entry to the
42 building as well.

43 So, you can kind of see top to bottom,
44 you know, we're modernizing the building, definitely
45 making it more contemporary, a little bit more neutral
46 on a color palette. The color palette and some of the
47 signage that you see is really going with the brand of
48 Warner Institute.

49 So, what we're doing is we want to
50 highlight each of those entrances I spoke about. So, to
51 do that, we have a fiber cement cladding, hopefully
52 everybody got a chance to see the samples, touch the

1 samples that we dropped off to the Village Hall. So,
2 this is what they call a bark color, kind of darker
3 charcoal, not quite black. Then we would accent that
4 with an actual black metal canopy, and then have the
5 backlit signage with the logo and with the name. Then,
6 this entry would see two wall sconces for lighting.

7 The second level, we're continuing with a
8 fiber cement, medium gray color, that would wrap pretty
9 much the whole second level. You can see that wrapping
10 around to the Ash Street entry. Again, similar canopy
11 coming on this side. We'd see that bark accent, fiber
12 cement panel in the middle that's surrounded by the
13 medium gray fiber cement.

14 The first floor, that's going to be
15 existing brick. It's going to stay, but we're going to
16 stain it. We're definitely not going to paint it. We
17 know that paint could wear over time. We actually want
18 to stain the brick so this gray, kind of a darker
19 charcoal gray can sink into the actual brick material.
20 It's going to be a lot longer lasting.

21 Here is where we see the new staircase
22 location, and we see on the lower picture some of the
23 new screening. So, the refuse enclosure will be new on
24 the eastern side of the building towards Frontage. We
25 would do the same screening on the existing generator
26 location, kind of toward the back of the building, and
27 the staircase would span in-between those.

28 The purpose of this sheet here, we're
29 looking to see if the rooftop unit screening would
30 actually be visible from a reasonable distance from the
31 building. It turns out it's really not visible. So, we
32 have centrally-located rooftop units and we're going to
33 be doing a metal, a corrugated metal screen around them.
34 You would have to get pretty far from the building to
35 start to see those.

36 So, that's an overview of what we're
37 proposing. I want to make one more comment before I
38 turn it over, I believe, for questions or comments. So,
39 well, actually, let me jump to -- well, the reason why
40 there were two sets of renderings, some of you might
41 have noticed, if we look at the lower portion of this
42 page, that calls out all the various materials on the
43 project, and also you might have noticed we submitted
44 two cladding samples. So, we called one the alternate,
45 we called one a base.

46 So, we submitted this package a month or
47 so ago. What turned out happening, there's quite a
48 price difference between these two claddings. So,
49 tonight, we would like to request that we go with the
50 alternate. It's about, it's actually about a third of
51 the cost, but it's still going to have the same
52 durability. It's still going to have the same

1 aesthetic, similar aesthetic for the building.
2 So, I'm going to go back up to the second
3 set of renderings, but these two pictures do a good job
4 of showing between what's called Equitone, but tonight
5 we would be proposing to do the Nichiha architectural
6 block. Again, it's a similar product, but the pattern
7 is really where you see a difference. Okay?
8 So, let me go back. So, that's what
9 these are. So, I think overall, the building still has
10 a similar feel, similar presence, similar colors, but
11 this would be the Nichiha material.
12 CHAIRPERSON BOND: Excellent. Could you
13 please go back to the image of the alternate versus the
14 first one? I just want to get the name of the alternate
15 please. The Alternate Ext-S2? Okay, all right.
16 MR. RANDAZZO: Correct.
17 COMMISSIONER MORRELL: I think he called it
18 Equitone, is that correct?
19 CHAIRPERSON BOND: Actually, I think what I
20 need is Nichiha.
21 COMMISSIONER MORRELL: Nichiha.
22 CHAIRPERSON BOND: Yes, I need the Nichiha
23 architectural block. That's what I need, thank you very
24 much.
25 MR. RANDAZZO: Yes.
26 CHAIRPERSON BOND: All right, thank you.
27 So, we'll open it up for discussion.
28 Let's start with the architecture. Are there any
29 questions about the architecture from the Commissioners?
30 (No response.)
31 CHAIRPERSON BOND: This is a good sign.
32 COMMISSIONER McINERNEY: It's a world of
33 difference. It looks phenomenal compared to what is
34 there.
35 COMMISSIONER MORRELL: Yes, second that.
36 COMMISSIONER TALTY: Yes.
37 COMMISSIONER MORRELL: It's exciting.
38 CHAIRPERSON BOND: Yes, it is especially. So,
39 I'm glad you stopped on this. The elevations, they're
40 beautiful. They really are, especially this east
41 elevation. It's asymmetrical but it's balanced. You
42 know where the entries are. You've definitely hired a
43 talented architect and I think that it's well executed.
44 DR. WARNER: I would say thank you, but it's
45 why I pay these guys. They are absolutely amazing. I'm
46 good at what I do, but these guys are really good at
47 what they do. So, I've been very, very pleased with
48 this. So, I'm glad you all like it.
49 CHAIRPERSON BOND: Yes, it's very thoughtful,
50 well executed. So, the landscaping, Kathryn, would you
51 like to, do you have any thoughts on the landscaping?
52 COMMISSIONER TALTY: I have a couple of

1 questions. Can we maybe flip to, I think the site plan
2 might be the best place to start.

3 So, I guess the first question or part of
4 this that I'd like to draw attention to is in the
5 northwest corner of that new parking area, the 12
6 parking stalls that are re-striped. You are abutting
7 your neighbor who has another, there's another lot
8 there. I think there was a photograph that showed some
9 curb barriers in-between. So, is the idea that you're
10 not going to circulate through the two lots? Am I
11 understanding that correctly?

12 MR. RANDAZZO: That's true. These are two
13 separate parking lots.

14 COMMISSIONER TALTY: So, I would say, you
15 know, there's a little bit of an uncomfortable
16 connection, you know. It just doesn't seem like a true
17 vehicular barrier. I mean, would you consider, you have
18 like a little, I think it's like a five-foot leftover
19 portion from a stall, from a parking stall. I might
20 suggest treating that as an island perhaps and maybe,
21 you know, putting a tree in that island to create a true
22 vehicular barrier. I think it feels a little bit, you
23 know, it feels kind of tight. Also, you know, just the
24 idea, the concept of somebody backing out of that last
25 spot that's to the west to come out; I think you might
26 want to consider, you know, some sort of vehicular
27 barrier. You know, maybe it's a curb with an island
28 with a tree in the middle of it.

29 CHAIRPERSON BOND: Linnea?

30 MS. O'NEILL: Yes?

31 CHAIRPERSON BOND: Is this something that Plan
32 and Zoning, is this a Plan and Zoning issue, or is this
33 ours?

34 MS. O'NEILL: As long as the parking stalls
35 stay the amount that were approved by Plan Commission,
36 we're good.

37 CHAIRPERSON BOND: Okay, thank you. Okay, so
38 Kathryn, which stall, which island are you talking about
39 again, please?

40 COMMISSIONER TALTY: Yes, that's exactly it.

41 CHAIRPERSON BOND: Okay, thank you.

42 COMMISSIONER TALTY: You know, I would just
43 say, and I'm not saying this as a mandate, but I think
44 you could kind of experience similar issues along the
45 generator pad where you have the screening you have
46 right now; it's compacted stone walkway. You know, I
47 would just stress that it's probably important to have
48 some sort of vehicular barrier there, especially where
49 you have those, your neighbor has those five stalls. I
50 believe you're putting in some new landscape in that
51 area that's -- yes, right there.

52 So, that helps, but I think especially

1 where you have your generator pad and that screen, you
2 know, you could run into a bit of an issue. That's
3 probably only, you know, three feet or so, but you might
4 want to consider some sort of vegetation there even to,
5 a visual barrier so, you know, a car from the
6 neighboring parking lot doesn't cause an issue there.

7 MR. RANDAZZO: I believe that there may be a
8 curb line. I believe there's a curb that runs through
9 the property line.

10 COMMISSIONER TALTY: Okay.

11 CHAIRPERSON BOND: So, they can't just drive
12 directly back into the lot?

13 MS. O'NEILL: Yes. Right, there's something
14 there that could stop them.

15 CHAIRPERSON BOND: That would be helpful. As
16 far as the actual plantings, do you have any thoughts on
17 that, Kathryn, or are you okay with the plantings?

18 COMMISSIONER TALTY: I mean, it's minimal. It
19 doesn't, I wouldn't say it really needs a whole lot.
20 They have existing trees that they're mature. I would
21 say that you have these existing shrubs that look maybe
22 like they're yews or something in some of the
23 photographs. I think you're probably going to have, may
24 have some issues with them during construction, you
25 know. I don't know if they're going to be as preserved
26 as maybe you think, and I think you really do need some
27 sort of additional planting there.

28 So, what happens if, you know, if those
29 plants are destroyed during construction?

30 MR. RANDAZZO: Yes, I mean, I think the intent
31 is to end up with some sort of vegetation here. I mean,
32 I guess in the event that a tree is pretty much damaged
33 to, you know, a certain degree that it wouldn't make it,
34 I mean, I wonder if at that point we would introduce --

35 COMMISSIONER TALTY: I'm not worried about the
36 trees necessarily. I think they're fine; they're far
37 enough away from the building, but the shrubs at the
38 foundation, the yews.

39 CHAIRPERSON BOND: Linnea, if the yews are on
40 our plan and they do get destroyed, then typically are
41 they replaced?

42 MS. O'NEILL: Yes, because they're shown --

43 CHAIRPERSON BOND: So, the plan has to be
44 fulfilled. So, if we approve the plan and it has the
45 yews and the yews get destroyed during construction,
46 then they do have to be replaced if they're on our plan.

47 MS. O'NEILL: Right.

48 CHAIRPERSON BOND: Luckily, yews are not
49 expensive and so it's, you know, it won't be a hardship
50 if it happens.

51 The Village recommended a small tree or
52 ornamental shrub on the north facade, and plantings in

1 the staircase area for screening. Do you have any
2 thoughts on that, Kathryn?

3 COMMISSIONER TALTY: Yes, I mean, I think, you
4 know, I think it wouldn't hurt. I don't think it's, you
5 know, I don't think it would hurt. I don't know,
6 Linnea, I'm thinking you're talking about that bed with
7 like the cabinet or --

8 MS. O'NEILL: Right, correct. There's a blank
9 wall area that they can maybe --

10 COMMISSIONER TALTY: Yes, I think that would
11 probably do you some good.

12 MR. RANDAZZO: Are we talking kind of in front
13 of the staircase or where exactly?

14 MS. LINNEA: So, new plants, maybe some
15 verticality versus --

16 MR. RANDAZZO: Okay.

17 COMMISSIONER TALTY: You know, you're showing
18 all perennial --

19 MR. RANDAZZO: Okay.

20 COMMISSIONER TALTY: So, I guess that's really
21 kind of my three points that I had an opinion on would
22 be the last little parking stall, instead of just
23 leaving it as a piece of asphalt, that could be a
24 parking lot island. Then my concern about the existing
25 plants, if they were damaged during construction, which
26 you've answered for me. Then I would agree with Linnea,
27 I think you could use a little vertical planting I think
28 in that bed you're showing.

29 CHAIRPERSON BOND: The staircase?

30 COMMISSIONER TALTY: Next to the staircase,
31 right there.

32 CHAIRPERSON BOND: And what about the
33 ornamental shrub on the north facade? Where is the
34 recommendation for the ornamental, where were you
35 thinking that would go?

36 MS. O'NEILL: If they could put something to
37 screen the staircase, I know they've got the walkway
38 there.

39 CHAIRPERSON BOND: Oh, it's the same thing
40 that we're talking about, sorry.

41 MS. O'NEILL: Same thing, yes. Same thing
42 that Kathryn was talking about.

43 CHAIRPERSON BOND: Same thing, okay, sorry. I
44 thought it was two separate items there.

45 MS. O'NEILL: You want me to --

46 CHAIRPERSON BOND: Is there another image of
47 this? Do you have images of it, please, other than the
48 plan? Because I kind of missed this when I drove the
49 site. So, here is where you're recommending that
50 there's something a little more vertical.

51 Is there a specific, did you just mention
52 that? Is there a specific shrub or small tree that

1 you're recommending?
2 COMMISSIONER TALTY: I think, you know, you
3 could do like a Cornelian cherry dogwood or something,
4 you know, something that's pretty hardy and under-story.
5 It doesn't need to be that tall; it could be a 12-foot
6 under-story tree at max, you know, mature height.
7 CHAIRPERSON BOND: So, Linnea, if we include
8 this in our motion, is this something that they should
9 work with the Village to just talk to you about the
10 approval of what this might be?
11 MS. O'NEILL: That would be great. They could
12 submit a revised landscape plan.
13 CHAIRPERSON BOND: And how do you feel about
14 this, Mr. Randazzo?
15 MR. RANDAZZO: So, if I have it correctly,
16 we're talking about, would it be one tree? One tree
17 here for the verticality, or how many?
18 MS. O'NEILL: It could be multi-stem or it
19 could be single stem.
20 CHAIRPERSON BOND: Just one tree. They just
21 want something, we're asking for something vertical
22 there, is this correct? Does that sound correct,
23 Kathryn and --
24 COMMISSIONER TALTY: That's right.
25 MS. O'NEILL: Yes.
26 DR. WARNER: If I can make one comment? I
27 leave it up to Luigi, but I absolutely actually agree
28 with the verticality. But what I don't want to do is
29 cover up all those windows with --
30 CHAIRPERSON BOND: Oh, right.
31 MS. O'NEILL: Correct.
32 COMMISSIONER TALTY: That's why I said
33 something under-story. I think you can find something
34 that maxes out at 12 feet.
35 CHAIRPERSON BOND: You can stake it outside of
36 the windows. So, between the windows and the structure
37 on the left, right?
38 COMMISSIONER TALTY: Right.
39 CHAIRPERSON BOND: Right?
40 MS. O'NEILL: That's right.
41 CHAIRPERSON BOND: And it can't get too big.
42 MR. RANDAZZO: Yes, we can make that work.
43 CHAIRPERSON BOND: Do any of the other
44 Commissioners have any thoughts on landscaping?
45 COMMISSIONER NAZARIAN: I just want to ask a
46 question of clarification because I wasn't entirely
47 certain that you said something about covering up the
48 staircase with some sort of landscaping? You're not
49 actually talking about concealing any portion of the
50 staircase, is that correct?
51 MR. RANDAZZO: I think I misunderstood what
52 the initial comment was. So, we would leave it as shown

1 where basically it would be more of a walkway in front
2 of and under the stairs, and then we're talking the
3 solid wall here.

4 CHAIRPERSON BOND: Correct.

5 COMMISSIONER NAZARIAN: I just wanted that
6 clarification, thank you.

7 COMMISSIONER MORRELL: I also have a question.
8 Is that back staircase used as just a, what is it used
9 for?

10 MR. RANDAZZO: It's really used for the life
11 safety plan, to have a second route of exit.

12 COMMISSIONER MORRELL: Okay.

13 MR. RANDAZZO: Potentially, some staff members
14 might come in here this way in the morning. But really,
15 the intent is for everyone to come in on those two
16 entries that I talked about with the canopies.

17 COMMISSIONER MORRELL: Yes.

18 COMMISSIONER TALTY: Sorry, one more quick
19 question. Will you have wheel stops on those parking
20 spots that are against the building?

21 MR. RANDAZZO: Yes. They're not shown in the
22 rendering, but they are shown on the site plan.

23 CHAIRPERSON BOND: So, the other item that
24 Commissioner Talty brought up was the parking stall and
25 whether or not to include some landscaping by that
26 parking stall. Do the other Commissioners have thoughts
27 on that? Because that would have to be added to this
28 proposal if we feel strongly about it.

29 (No response.)

30 CHAIRPERSON BOND: No?

31 Linnea, does the Village have any
32 thoughts on that request?

33 MS. O'NEILL: It would be great to get some
34 more green. It's a lot of asphalt out there, so --

35 CHAIRPERSON BOND: Okay, so Mr. Randazzo and
36 Mr. Warner, what are your thoughts on adding some
37 landscaping to that one particular piece? And I'm
38 sorry, I'm unfamiliar, I didn't pay that much attention
39 to it when I was at the site. So, what are your
40 thoughts on the addition of that?

41 MR. RANDAZZO: Well, I don't know if I have a
42 good photo of it here.

43 CHAIRPERSON BOND: I was going to ask about
44 that.

45 MR. RANDAZZO: We're talking about this back
46 corner. I know there is a decent amount of existing
47 vegetation here. So, I think in general though, the
48 parking lot is screened from general traffic. I think
49 the comment today was more, you know, maybe between the
50 neighbors.

51 CHAIRPERSON BOND: Right.

52 MR. RANDAZZO: I mean, it sounds like there

1 would be a little bit more concrete where, you know, I
2 don't, yes, so it would basically be a curb, it sounds
3 like maybe some mulch. I think we mentioned actually a
4 small or medium tree. Does that sound right?

5 CHAIRPERSON BOND: Yes, if I can give a
6 thought here? If there is a curb, because I think that
7 one of the greatest concerns was the ability of someone
8 to back into your lot and hit a car, but if there is a
9 curb that prevents that, I have a slight concern that if
10 we do try to create a little sliver of green space, it
11 could end up not being successful. You know, a lot of
12 times they do end up just being mulch or a poor little
13 plant that's not surviving because there's not enough
14 room for it to really grow.

15 I think it might be better to leave that
16 blank, just allow it to be an extra wide space, as long
17 as that curb does exist to prevent anyone from backing
18 into a car that's parked there. That's my personal
19 thought on it.

20 COMMISSIONER TALTY: I think, you know, I
21 think the only way they're successful is if there is a
22 shade tree that survives in the condition, in a parking
23 lot condition. It's a very common practice though when
24 creating a parking structure intermediate islands within
25 stalls, so just to kind of create a canopy to lower the
26 amount of heat radiating off of the asphalt. So, it's a
27 very common thing.

28 I would never suggest that we do some
29 shrubs or, you know, that is, you're exactly right, Tev,
30 those are really not overly successful if you just slip
31 out a little piece of green space. But I think there's
32 value to some sort of canopied tree in terms of, you
33 know, environmentally you're creating kind of a --

34 CHAIRPERSON BOND: And do you know how wide,
35 is that space wide enough to handle a canopy tree?

36 COMMISSIONER TALTY: Sure. Yes, it's five
37 feet.

38 CHAIRPERSON BOND: It is?

39 COMMISSIONER TALTY: This would be, it would
40 be like a tree grate, you know, in an urban condition
41 that's a five-foot by five-foot space.

42 DR. WARNER: I'm going to have to let Luigi
43 speak to this as well. I am not clear on what this plan
44 is, but I do know that from our parking variance that we
45 went through previously, that parking was an issue and
46 we, you know, we can't, I know we can't take up any
47 space of any of those parking spaces.

48 COMMISSIONER TALTY: No, I'm not recommending
49 you to reduce parking.

50 DR. WARNER: I don't know where our lot line
51 is there really, so I guess I might not be clear on what
52 we're talking about. But I don't see where there's

1 space to do anything like what we're talking about.
2 CHAIRPERSON BOND: It's potentially this five-
3 foot space in the corner.
4 DR. WARNER: They wanted us to have room for
5 cars to turn around and park.
6 CHAIRPERSON BOND: Right.
7 DR. WARNER: Is that what that's used for? Is
8 that a parking space? From the Village thing we went
9 through last time for the parking variance, I don't see
10 where there's even an inch of space in that parking lot
11 to do anything with.
12 MR. RANDAZZO: Well, I can give a little bit
13 more background on what Dr. Warner is talking about.
14 So, with the existing wall as it sits to the property
15 line, I guess there's a reason why we moved the
16 staircase. It's tight.
17 CHAIRPERSON BOND: Right.
18 MR. RANDAZZO: Even after moving the
19 staircase, we do end up with a slightly narrower drive
20 aisle than what is recommended. Yes, so, and what we
21 ended up doing was kind of staggering the parking stalls
22 to allow maximum maneuverability and I guess visibility.
23 CHAIRPERSON BOND: Right.
24 MR. RANDAZZO: So, that's --
25 CHAIRPERSON BOND: I would say that given what
26 you are investing in this, the tremendous improvements,
27 for me personally, I think that, yes, of course, green
28 space is always good, but I don't know that it's enough
29 of a gain to make them have to create the curb and go
30 through the expense of putting one tree in that corner.
31 I do agree that a lot of times parking
32 spaces are tight. So, it's kind of nice to have a
33 little extra space in that corner to be able to turn or
34 to maneuver in that parking lot, or if you have a wider
35 vehicle, then it could potentially take that end space.
36 COMMISSIONER McINERNEY: Or bike parking, or
37 you know, motorcycle.
38 CHAIRPERSON BOND: Right, a motorcycle or a
39 bicycle, right. So, for me, I think that I'm okay with
40 not having that particular tree or space added to the
41 parking.
42 COMMISSIONER McINERNEY: I would agree.
43 COMMISSIONER NAZARIAN: Yes, I agree, too.
44 COMMISSIONER MORRELL: I agree.
45 CHAIRPERSON BOND: Okay, thank you. So, are
46 there other questions or thoughts?
47 COMMISSIONER McINERNEY: You know, I have a
48 question about the alternate exterior thing. I just
49 want to be clear that the new cladding that you're doing
50 is all symmetrical, all the same size, as opposed to the
51 other one that had varying sizes, correct?
52 MR. RANDAZZO: That's right, yes. These are

1 essentially, I guess you would call it a plank pattern.
2 COMMISSIONER McINERNEY: Right.
3 MR. RANDAZZO: They typically come 18-inch
4 tall by, we can really choose the length. But we would
5 end up doing all the same pieces and, you know --
6 COMMISSIONER McINERNEY: And your idea is to
7 do a brick pattern as opposed to a random pattern or a
8 stacked?
9 MR. RANDAZZO: That's right.
10 COMMISSIONER McINERNEY: Did you ever think
11 about doing a random pattern with that, just in keeping
12 with the style of the building, or was it always just a
13 brick pattern?
14 MR. RANDAZZO: I mean, we're open to that. I
15 know we really did like the aesthetics of the other
16 cladding, just the price tag being about three times as
17 much didn't quite work with the budget we're aiming for.
18 I mean, what is the Commission's thoughts if we explore
19 a random pattern? You know, using the Nichiha material,
20 but maybe getting a little bit closer to the Equitone
21 pattern?
22 COMMISSIONER McINERNEY: Yes. So, I like that
23 sort of random pattern of the other one. People do
24 random pattern in that, you know, in your style that
25 you're doing that alternate a lot just because in this
26 style, to me it seems like it fits more as opposed to a
27 more traditional brick. But, you know, I don't think we
28 make you do one or the other, I think they're both going
29 to look great.
30 DR. WARNER: I think that's a terrific idea
31 because I really like the random pattern of the other
32 one better. But correct me if I'm wrong, Luigi, the
33 materials themselves are very equal in durability and
34 cost, but it's the labor involved in creating that
35 random pattern of the other one that makes it three
36 times more expensive. So, that's why we kind of went
37 with the simpler plan, but if you had the larger planks
38 and we can do a random and that looked good, I think
39 that would be terrific.
40 COMMISSIONER McINERNEY: Yes, I don't, you
41 know, in my opinion in doing this type of thing, I don't
42 see that cost as long as it's uniform plank, I don't see
43 the extra cost in doing a random pattern but, you know,
44 I don't know who your sub --
45 CHAIRPERSON BOND: Yes, I think he was
46 referring to the other pattern that was more of --
47 COMMISSIONER McINERNEY: Right, yes.
48 CHAIRPERSON BOND: -- using the Nichiha than
49 the first one.
50 COMMISSIONER McINERNEY: Yes, would you talk
51 to your laborer, your contractor, your sub on that?
52 MR. RANDAZZO: Yes, we're absolutely open to

1 that. I mean, I think we agree, there's some value in
2 getting the random pattern. So, yes, I mean, if the
3 Commission here is okay with that, we would definitely
4 explore it.

5 COMMISSIONER MORRELL: I like that idea.

6 CHAIRPERSON BOND: I'm sorry, Commissioner
7 Morrell, did you just say you do like the idea?

8 COMMISSIONER MORRELL: I do. I think what
9 they're saying, not the brick-like pattern but if they
10 could find a random pattern, it would add texture and
11 depth to the building. I would love that. I think it's
12 absolutely a huge improvement.

13 COMMISSIONER McINERNEY: Yes, if using that
14 same, you know, material that they're picking, alternate
15 two, just instead of stacking it, you know, like a
16 brick, you just lay it randomly.

17 COMMISSIONER MORRELL: Right.

18 CHAIRPERSON BOND: But this is a suggestion by
19 the Commission, it is not a mandate. So, if you find
20 that you need to remain with the brick pattern, we're
21 not telling you you can't do that. We're just
22 suggesting that the staggered pattern sounds more
23 desirable.

24 Is this correct, Commissioners?

25 (Chorus of yeses.)

26 COMMISSIONER McINERNEY: You know, I wouldn't
27 want to make you do something that's going to be too
28 expensive or something --

29 CHAIRPERSON BOND: Right.

30 COMMISSIONER McINERNEY: -- but if you can do
31 it with that same material, go for it.

32 CHAIRPERSON BOND: And what you're doing is
33 such a vast improvement that, you know, we're not
34 looking to drive up your cost on it. So, if it's an
35 exploration that works for you, that's great. We are in
36 acceptance of a random pattern, and I have full
37 confidence in Mr. Randazzo's capabilities from what
38 you've presented, that this will be a beautiful building
39 no matter which pattern you choose.

40 MR. RANDAZZO: Well, thanks. We appreciate
41 that flexibility, yes.

42 CHAIRPERSON BOND: Any other thoughts from the
43 Commissioners?

44 (No response.)

45 CHAIRPERSON BOND: So, may I have, I'll read
46 the motion. May I have a motion to approve the site
47 plans

48 -- I'm sorry.

49

50 CHAIRPERSON BOND: May I have a motion to
51 approve the site elevations, facade
52 improvements including the Nichiha

1 architectural alternative, lighting,
 2 landscaping, signage, and screening for the
 3 dumpster, generator, and rooftop mechanicals,
 4 approval of two variances for a second sign
 5 not displayed on the principal street exposure
 6 side, and a sign placed higher than the second
 7 floor windowsill of a structure for 436
 8 Frontage, as shown on plans submitted June
 9 25th, 2020, and the inclusion of a small tree
 10 or ornamental shrub as approved by the Village
 11 on the north facade.

12 COMMISSIONER McINERNEY: I'll make that
 13 motion.

14 CHAIRPERSON BOND: May I have a second?

15 COMMISSIONER MORRELL: Second.

16 CHAIRPERSON BOND: Roll call vote.

17 Kathryn Talty.

18 COMMISSIONER TALTY: Yea.

19 CHAIRPERSON BOND: Joe McInerney.

20 COMMISSIONER McINERNEY: Yea.

21 CHAIRPERSON BOND: Barnaby Dinges.

22 COMMISSIONER DINGES: Yea.

23 CHAIRPERSON BOND: Patty Morrell.

24 COMMISSIONER MORRELL: Yea.

25 CHAIRPERSON BOND: Nancy Nazarian.

26 COMMISSIONER NAZARIAN: Yea.

27 CHAIRPERSON BOND: Excellent.

28

29 Congratulations, you've been approved! Thank you very
 30 much. We look forward to your beautiful building. Have
 31 a good night.

32 MR. RANDAZZO: Thank you very much.

33 COMMISSIONER McINERNEY: Nice job.

34 DR. WARNER: Thank you.

35 CHAIRPERSON BOND: So, our next Architectural
 36 Commission meeting will be in September; there's no
 37 meeting in August.

38

39 May I have a motion to adjourn the meeting?

40 COMMISSIONER MORRELL: Motion to adjourn the
 41 meeting.

42 CHAIRPERSON BOND: Second?

43 COMMISSIONER NAZARIAN: I'll second.

44 CHAIRPERSON BOND: All in favor?

45 (Chorus of ayes.)

46 CHAIRPERSON BOND: Excellent, meeting
 47 adjourned. Thank you, everyone. Have a good
 48 night.

49 (Whereupon, at 7:49 p.m., the above
 50 meeting was adjourned.)

51

52 Approved 10/12/20