

**MINUTES OF A SPECIAL MEETING OF THE ARCHITECTURAL REVIEW  
COMMISSION ON WEDNESDAY, APRIL 2, 2008 AT 7:30 P.M. AT THE VILLAGE  
HALL, 419 RICHMOND ROAD.**

Chairperson Jackie Bossu called the meeting to order at 7:32 PM. The following were in attendance:

Present:	Jackie Bossu	Chairperson
	Robert Smietana	Member
	James Hughes	Member
	Mary K. Hartigan	Member
Absent:	Gunta Cepuritis	Member
Other Village Officials Present:	Susan Criezis	Community Development Director
Others Present:	John Green	Winnetka
	Abraham Kelly	Lakota Group
	David Joyce	534 Wayland Avenue
	Al Stepan	Dodge Capital LLC
	Robert Horne	Dodge Capital LLC
	Robin Green	532 Wayland Avenue
	Katrina Rice	536 Wayland Avenue
	Peter Cummins	249 Cumnor Road
	Connor Green	532 Wayland Avenue
	Audrey Green	532 Wayland Avenue
	Scott Freres	Lakota Group

Chairperson Bossu administered an oath to all who wished to speak at this meeting which was a public hearing.

The minutes of September 12, 2007 were placed before the Commission. There were some corrections.

**Member Smietana made a motion to approve the minutes as amended. Member Hughes seconded the motion, and the September 12, 2007 minutes as amended were unanimously approved.**

Chairperson Bossu clarified that Member Mary Hartigan said she knew the developer of the townhomes at 530 – 536 Wayland Avenue through business. Chairperson Bossu said this type of clarification is important for Commission and Board members. She said it protects the public, applicants, and the Board members.

Chairperson Bossu asked the audience to introduce themselves, which included members of Bob Horne's development team and neighbors of 512 and 516 Green Bay.

Chairperson Bossu gave a recap of the previous Architectural Review Commission meeting on September 12, 2007 and the purpose of this meeting was to determine the appropriateness of the landscape plan and exterior lighting plan for 512 and 516 Green Bay Road. Chairperson Bossu reviewed the intent of the landscape plan and introduced the subject of the buffer along the north lot line. She said she would like a compromise between the developer and the neighbors on the adjoining property. Chairperson Bossu summarized the portions of the landscape plan that had been previously reviewed.

Chairperson Bossu showed photos of the Maple and Pear trees that were proposed along Green Bay Road which would provide a street wall and canopy. She asked Abe Kelly, Lakota Group, about the information submitted. Chairperson Bossu reviewed letters from the applicant's and Village's arborists. The letters agreed on the conditions of the existing vegetation near the north lot line.

Member Smietana summarized the letters and the position of the Architectural Review Commission on this matter. At the last meeting, the Commission discussed the requirements for review of the trees in the 13 foot buffer. Member Smietana said there seems to be only one tree that is worth saving and that is the Corkscrew Willow. It was agreed by both arborists that the tree is healthy. Member Hughes said the issue is not the health of the trees, but whether they are a good screening for the parking lot.

Member Hartigan said Elm trees require constant pruning and are subject to Dutch Elm disease. She said the existing trees provide screening only 6 months of the year. Evergreen trees would provide screening 12 months of the year. It would be a different type of screening. Member Hartigan asked the applicant's arborist how quickly evergreen trees grow each year, and how tall they would grow. Arborist Abe Kelly, Lakota Group, said they would reach 35 feet in height with no site restrictions.

Lakota Group staff member, Scott Freres, said he believes the existing trees were not planted. The height and character are what is important in providing a year round buffer. The space available drives the size of evergreen trees that can be planted. He described the growth pattern of the evergreen trees, the spread of the root ball, and how tall the tree will become. He said another choice is to plant 18 foot deciduous trees that create a canopy rather than evergreens. Deciduous trees would not provide year round buffering, but would work for 6 months. It is a matter of policy what the Commission wants to see and the goals that are to be met. He said the deciduous trees would grow more quickly once the roots spread out and the trees would grow to full height despite the space limitations of the landscape buffer.

Member Hartigan thanked him for his explanation of the choices. Bob Horne, Dodge Capital, said 18 foot trees would buffer the townhouses. Mr. Horne said the existing trees are not attractive and asked how many new deciduous trees could be planted.

Scott Freres, Lakota Group, said the deciduous trees would need to be 18 feet apart and would be closer than the spacing of evergreen trees.

Chairperson Bossu asked if it is a good idea to leave the existing trees. Scott Freres said no arborist would want to leave existing trees. He said it is best to remove them, remove the soil, bring in good soil, and plant good quality trees from a nursery.

Member Hartigan said Mr. Horne has hired the best landscape company to do the best plan for this and she supports the proposed landscape plan. Scott Freres said they would plant the best trees possible and pick from what is grown in the nursery. The existing Elms along the north lot line are not a good species and are growing in awkward ways. Peter Cummins of 249 Cumnor Road said there is no guarantee that the existing trees will survive and not need to be replaced later.

David Joyce of 534 Wayland Avenue said landscapers always sing the praise of nursery trees. He said the existing trees have some life left in them. Mr. Joyce said the Architectural Review Commission talked about canopy trees as being the preferred screening and the existing trees provide canopy screening. Scott Freres said the standard protocol is to have year round screening around a parking lot with evergreen trees.

Katrina Rice of 536 Wayland Avenue said her concern is the height of the trees for screening of the second floor bedrooms. She preferred new plants that last a long time, rather than keeping the existing trees. She asked how tall could a tree be planted. Scott Freres said the maximum root ball that could be planted in the landscape buffer area would be an 18 foot tall tree. Snow storage for the parking lot is better with deciduous trees because the tree trunks allow more space for snow.

Katrina Rice said she wants new deciduous trees with a minimum height limit. Robin Green of 532 Wayland Avenue said she likes having a minimum height. She is concerned with the density of the trees so they will branch out and be bulky. She wants the trees to fill out quickly and provide privacy.

Bob Horne said Buckthorn Grape vines and Box Elder thorns are choking the existing trees. Katrina Rice said only trees that are 8 feet tall and taller are visible from the townhouses. Scott Freres said they agree with putting a minimum height requirement for the deciduous trees in the landscape plan. Bob Horne said he wants to enhance the property and put in landscape materials with the right contractor.

Member Hartigan said she looked at the property and is sympathetic to the neighbors. She said it is a major improvement. They are lucky that a 35 foot tall wall was not to be built at the property line, which is allowed under the Zoning Ordinance.

Member Hughes asked if David Joyce agreed with this change to compromise and use deciduous canopy trees for the screening. Mr. Joyce said he still has questions.

Scott Freres said a selection of trees would be done individually at the nursery. He would select trees with the first branches beginning at 6 feet high. Robin Green asked if the types of trees selected would be messy such as having berries. Mr. Freres said they would not select trees that cause problems.

Chairperson Bossu said she is hearing there is an agreement with deciduous canopy trees that are planted closely together. Scott Freres said 7 to 8 trees would be planted and they would be 18 foot tall trees. He said the species will be picked at the nursery based on the minimum standards. They could be Maples, Lindens, or Hackberrys. Member Hartigan preferred not using Honey Locusts because they are not screening trees, but street trees.

**Member Hartigan made a motion to accept Scott Freres' proposed landscape plan for the north side of the parking lot with deciduous trees planted as a buffer with no less than what is shown on his plan of 7 trees plus the 18' tall Maple with the tree canopy close enough to provide screening.**

**Member Smietana seconded the motion, which was unanimously approved 4-0.**

Chairperson Bossu said she had no other questions about the landscaping. Mr. Freres clarified that some of the trees are to be Aristocrat Pear trees.

Chairperson Bossu moved on to the discussion of lighting. She asked if 4 light poles are needed for the parking lot and asked about the wall sconces. Bob Horne said the wall sconces only provide decorative lighting, but no lighting for the parking lot. He said the sconces are low level illumination with 75 watts that are of a residential character. He said the parking lot lighting was studied to have minimum light levels.

Chairperson Bossu talked about timing of the parking lot lighting. Member Smietana asked about rear door lighting and the wattage of that light. Bob Horne provided the information.

Chairperson Bossu asked about the height of the lights in the parking lot and if they can be shorter. Bob Horne explained the photometrics of lighting the parking lot. Katrina Rice asked if there were any lower lights that could be used to light the parking lot. Scott Freres said lower lights would be bollards, but they would not light the parking lot adequately and are used primarily for illuminating walkways.

Member Hartigan wanted a shut-off time for the parking lot lighting. She asked the neighbors what they wanted. Katrina Rice said she would like the shut-off to be at 8 pm. Member Hartigan said that 10 pm would be typical in the business district.

David Joyce asked what the Village regulations regarding lighting are. Susan Criezis said there are no Village or Police regulations. Ms. Criezis said the Architectural Review Commission establishes the requirements for when the lights are to be turned off.

Katrina Rice asked if there were any other choices other than 4 poles. She asked about something more residential. Member Hartigan said the light poles are from Sternberg Lighting Company. She said it is a top notch firm that makes good quality light fixtures. Member Hartigan asked again about the timing of lighting.

Robin Green said she was concerned about the summer months and the impact of the lights on her patio. Scott Freres said the key is the intensity of the lights, not the style. The bulb is to be 150 watts, but they could go with a lower wattage. Mr. Freres said 1 foot candle illumination is typical for 1 square foot of parking lot area. Bob Horne said this is a low light level. Member Smietana said there should be a stipulation to change the wattage of the light fixture in the future, but not the fixture.

Chairperson Bossu said there is a need to establish the timing of the lights. Member Hughes proposed 9 pm for the time the lights would be turned off. Chairperson Bossu and the other members of the Commission agreed. Bob Horne agreed with the timing. Chairperson Bossu said it could be adjusted later if necessary.

Bob Horne brought up some issues that resulted from interviewing General Contractors for the building remodeling project. Mr. Horne discussed the proposed stone detail below the windows on the south as being a problem. The installation requires scaffolding on the roof of the building to the south and Mr. Horne is not sure he can get permission to do this work. He would like to eliminate the stone headers and sills on the second floor south windows. The new windows will be installed from the inside in the locations previously approved.

Member Smietana asked if it were possible to scaffold down and discussed the construction issues. Bob Horne responded with the potential problems that could arise. Member Smietana understood the problems and said he was fine with this change.

**Member Hartigan made a motion to eliminate the stone sill and header of the windows on the south side of the building.**

**Member Hughes seconded the motion and the change was unanimously approved 4-0.**

**Member Hartigan made a motion to accept the lighting fixtures and lighting plan as presented with 150 watt bulbs in the parking lot fixtures with the Commission reserving the right to reduce the wattage of the bulbs in the future as needed, and the lights to be on timers and turned off at 9 pm which could be revised as needed.**

**Member Smietana seconded the motion, which was unanimously approved 4-0.**

The revised landscape plan for trees will be distributed to the Architectural Review Commission. Member Hartigan said the property looks like a mess and hopes the construction moves quickly.

**Member Hughes made a motion to adjourn. Member Smietana seconded the motion, which was unanimously approved and the meeting adjourned at 9:15 p.m.**

Respectfully submitted,

Susan Criezis