

**SUMMARY NOTES
OF THE MEETING OF THE
ARCHITECTURAL COMMISSION
MONDAY, APRIL 10, 2006
VILLAGE OF NORTHFIELD**

On Monday, April 10, 2006 at the Northfield Village Board Room, 361 Happ Road, the Architectural Commission met at 7:30 P.M. to consider two issues:

Members in Attendance:

Pat Karr, Chairperson
Steven Page
Todd Berlinghof
Steve Hirsch
James Hayes

Members Absent:

Juergen Fuss
Tom Jennings

OTHERS PRESENT: Mary Specht, Village Zoning Officer (see attached sign-in sheet).

Chairperson Karr opened the meeting with an overview of the issues to be considered at this meeting.

Chairperson Karr requested approval of the Summary Notes of the March 13, 2006 Architectural Commission meeting.

A motion was made by Commissioner Page, Seconded by Commissioner Hirsch to approve the Architectural Commission Summary Notes of March 13, 2006.

The vote was as follows:

AYES: 5

Chairperson Karr
Steven Page
Todd Berlinghof
Steve Hirsch
James Hayes

NAYS: 0

ABSTAIN: 0

ABSENT: 2

Juergen Fuss
Tom Jennings

Motion Carried

ISSUE #1: Consideration of a request for approval of permanent signage for Chase Bank at 1822 Willow Road (Dominicks), submitted by Bella Sign Company

ISSUE #2: Consideration of a request for approval of permanent signage for Chase Bank at 400 Central Avenue, submitted by Bella Sign Company

Chairperson Karr suggested that both of these matters be discussed together since they are from the same institution.

Candice Wise of J.P. Morgan, Project Manager, was present representing Chase Bank. She was present to answer any questions Commissioners might have concerning the documentation previously submitted to the Village.

Commissioner Berlinghof said he did not have any concerns with the Dominicks location, but had concerns with the existing bank location regarding staff's recommendation #2 regarding the proposed Exit sign be reevaluated and replaced by an Exit sign, yet an "Exit Only" sign with the Chase logo is recommended. What are they replacing the Bank One sign with? Ms. Specht indicated that the entrance and exit signs were directional only and did not include the company logo. Ms. Wise said they plan to replace those Chase signs with directional signs. The "Texas only" means that these directional signs are a specific size in the State of Texas which is a small sign which they use.

Commissioner Berlinghof questioned again what staff is recommending. Ms. Specht indicated that she was not clear what Ms. O'Neill had intended. Ms. Wise went on to say that these directional signs are intended to move patrons in and out of their site safely. If there should be a question with them changing these signs, she will work with staff to correct the problem. She indicated the same sign will be used for both entrance and exits, but the wording will be different. Commissioner Berlinghof then summarized by saying that E-1 (entrance) and E-4 (entrance) will be the same (with different wording) and staff is saying E-4 is OK, but E-1 should be "exit" only. Ms. Wise said that is not a problem. The next sign would be "Chase Drive-Up ATM Customer Parking" (E-8). E-4 should just say "Customer Parking" because the drive-up can only be accessed from the north driveway until after the building.

Commissioner Berlinghof's next concern was whether the landscaping would be redone or replaced. Ms. Wise indicated that they have facility managers who work specifically with the landscaping on sites. Chairperson Karr pointed out that petitioner will be going to the Village staff for approval of their landscaping plan.

Chairperson Karr asked if there was an issue with the parking situation and bank patrons only using the spaces. Ms. Specht was asked about the restaurant patrons using the bank parking. Ms. Wise indicated that there are not "Bank Patrons Only" signs on every spot. There are only two short term parking spaces for "Bank Patrons Only".

Commissioner Hayes questioned the parking issue at the north end of the building. Commissioner Hirsch suggested there is signage there which is being replaced. Ms. Wise indicated they have a lease with Tower Crossing. The lease requires that the signage can only be replaced with like signs.

Commissioner Hirsch questioned whether the monument sign will be ground lit. Ms. Wise indicated it would.

A motion was made by Commissioner Berlinghof, Seconded by Commissioner Hayes to approve the proposed Chase Bank wall sign located at Dominick's at 1822 Willow Road as submitted.

The vote was as follows:

AYES: 5

Chairperson Karr
Steven Page
Todd Berlinghof
Steve Hirsch
James Hayes

NAYS: 0

ABSTAIN: 0

ABSENT: 2

Juergen Fuss
Tom Jennings

Motion Carried

A motion was made by Commissioner Berlinghof, Seconded by Commissioner Page to approve the directional signs, wall sign and ground sign at 400 Central for Chase Bank as submitted, with the following recommendations:

1. The landscaping around the proposed "ground sign" be retained or a new landscape plan is to be received by staff before the sign is replaced.
2. The proposed "exit" sign on the south side be replaced with an "exit only" sign.

The vote was as follows:

AYES: 5

Chairperson Karr
Steven Page
Todd Berlinghof
Steve Hirsch
James Hayes

NAYS: 0

ABSTAIN: 0

ABSENT: 2

Juergen Fuss
Tom Jennings

Motion Carried

There being no further issues to discuss upon a motion duly made by Commissioner Hayes, seconded by Commissioner Berlinghof and passed, the meeting was adjourned at 7:45 P.M.

HGM 4/11/06

Approved with corrections 5/8/06