

**SUMMARY NOTES
OF THE MEETING OF THE
ARCHITECTURAL COMMISSION
MONDAY, APRIL 13, 2009
VILLAGE OF NORTHFIELD**

On Monday, April 13, 2009, at the Northfield Village Board Room, 361 Happ Road, the Architectural Commission met at 7:00 P.M. to consider one issue:

Members in Attendance:

Pat Karr, Chairperson
Steve Page
Juergen Fuss
Patricia Leonard

Members Absent:

Steve Hirsch
Tom Jennings
Jason Felicione

OTHERS PRESENT: Linnea O'Neill (see attached sign-in sheet).

Acting Chair Page requested approval of the Summary Notes of the March 9, 2009, Architectural Commission meeting.

A motion was made by Commissioner Page, Seconded by Commissioner Fuss to approve the Architectural Commission Summary Notes of March 9, 2009.

The vote was as follows:

AYES: 4

Pat Karr, Chairperson
Steve Page
Juergen Fuss
Patricia Leonard

NAYS: 0

ABSTAIN: 0

ABSENT: 3

Steve Hirsch
Tom Jennings
Jason Felicione

Motion Carried

ISSUE #1: Consideration of a request for a temporary banner and permanent signage, lighting and landscaping for The Happ Inn restaurant located at 305 Happ Road. The petitioner is C and D Northfield LLC.

Nick Helmer who represents the landlord, Jim Weiss and Carlos Nieto were present for the petitioners regarding the banner and signage for The Happ Inn. They are aware the prior restaurants in this space have not been successful, so they are working to make The Happ Inn successful.

Commissioner Fuss asked what material would be used for the sign on the wall. Jim Weiss responded that the sign would be wooden with raised metal letters and grills on a frame with four (4) gooseneck lights above the sign. Mr. Helmer indicated the desire for The Happ Inn stand out. Commissioner Fuss suggested a different color but felt the black and white was aesthetically pleasing.

Commissioner Page felt that the entrance should be highlighted some way. He referred to the staff comments that it was too busy looking by repeating the bar and grill wording on all the awnings and felt highlighting the entrance would be better.

Mr. Helmer indicated that there will be lighting in the summer and tables outside in front so the entrance should be visible. They would like to put a larger awning over the entrance, but need to watch their square footage. They discussed several different concepts such as leaving "bar and grill" over the entrance only and remove it on the other awnings. Commissioner Leonard suggested the lettering be bigger over the entrance. Ms. O'Neill warned that if the lettering is larger, petitioner would need a variance as they are at the top of their square footage. Chairperson Karr understood their desire put bar and grill on all the awnings because it shows the size of the restaurant. Mr. Weiss indicated that they are set back so far from the street that they wanted more visibility.

Commissioner Fuss asked where the lighting would be on the outside seating. Mr. Weiss indicated that there would be lighting underneath the canopies.

Commissioner Page discussed the gooseneck lights and felt four would be sufficient and Mr. Helmer preferred to have four lights across the sign.

Commissioner Fuss then questioned the difference in the size of the sign between the drawings. Ms. O'Neill indicated that the drawing was the latest concept to be submitted. He then asked if the planter boxes would be white or black. Mr. Weiss said they are shown in white in the picture, but will be painted black along with the big tree planter box.

Commissioner Page asked when they plan to open for business. Mr. Weiss said they plan to open sometime in the beginning to middle of June which is when the permanent sign will be up. Commissioner Page then suggested consistency along the front on the valances of the awnings. He felt it may look funny having the entrance pop out and some saying The Happ Inn and others alternate with Bar and Grill. Ms. O'Neill pointed out that the Design Guidelines recommends entries to be prominent, but other recommendations can be made.

Commissioner Fuss asked if they have a logo. Mr. Helmer said they didn't, but they use a special font. A discussion continued regarding the height of the lettering and wording.

A discussion then continued regarding the proposed painted sections of the building and roof. Commissioner Page felt that the coping on the brick should be left unpainted and remain green in color.

Commissioner Leonard indicated she liked the changes.

There being no further discussion, the following motion was made:

A motion was made by Commissioner Page, Seconded by Commissioner Fuss to approve the temporary sign as is and approve the permanent signage, specifically, the 60 square foot wall sign made of black wood with metal projected letters with four gooseneck lights above and replacing one awning sign with four awning signs with 5" lettering for The Happ Inn and 3" lettering for Bar and Grill and all façade painting is approved except for the coping on top of the brick (parapet) and the vertical frame shall remain green or as is.

The vote was as follows:

AYES: 4

Pat Karr, Chairperson

Steve Page

Juergen Fuss

Patricia Leonard

NAYS: 0

ABSTAIN: 0

ABSENT: 3

Steve Hirsch

Tom Jennings

Jason Felicione

Motion Carried

There being no further issues to discuss upon a motion duly made by Commissioner Fuss, seconded by Commissioner Page and passed, the meeting was adjourned at 7:30 p.m.

HGM 4/14/09

Approved 6/8/09