

**SUMMARY NOTES
OF THE MEETING OF THE
ARCHITECTURAL COMMISSION
MONDAY, AUGUST 11, 2008
VILLAGE OF NORTHFIELD**

On Monday, August 11, 2008 at the Northfield Village Board Room, 361 Happ Road, the Architectural Commission met at 7:00 P.M. to consider three issues:

Members in Attendance:

Pat Karr, Chairperson
Steve Hirsch
Steve Page
Juergen Fuss
Patricia Leonard

Members Absent:

Tom Jennings
Todd Berlinghof

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

Chairperson Karr requested approval of the Summary Notes of the July 14, 2008 Architectural Commission meeting.

A motion was made by Commissioner Leonard, Seconded by Commissioner Hirsch to approve the Architectural Commission Summary Notes of July 14, 2008.

The vote was as follows:

AYES: 5

Chairperson Pat Karr
Steve Hirsch
Juergen Fuss
Steve Page
Patricia Leonard

NAYS: 0

ABSTAIN: 0

ABSENT: 2

Tom Jennings
Todd Berlinghof

Motion Carried

Chairperson Karr requested that the order of the issues on the agenda be reversed so that more time could be spent on the larger issue.

Commissioner Todd Berlinghof joined the meeting.

ISSUE #1: Consideration of a request for a sign variation to allow for permanent signage to be installed on west side of building, which is not considered the principal street side, at Metamorphosis Salon located at 1757 Orchard Lane. The petitioner is Pam Papadatos.

Roy of Signs Now indicated he was the owner of the sign company which installed the existing south side sign and was present for petitioner, Pamela Papadatos.

Commissioner Fuss questioned the materials and asked if Roy of Signs Now had any samples. Roy indicated that he didn't have samples, but the same materials used on the front will be used on the side. He indicated that the sign lettering will be ½" flat cut white cast aluminum letters. Presently, uppercase letters are 14" and lowercase 10". He is proposing 16" lettering on the

west wall facing Walnut Street for uppercase and 10'1/2" for lowercase. The building has a brick front facing south but has EFIS on the west side.

Commissioner Hirsch asked if the petitioner had considered lowering the height of the lettering on the west wall to be the same height as the front as suggested by staff. Ms. O'Neill indicated that it was suggested to bring the lettering on the west wall to the same height as the south wall. The lettering is justified to the right under the window in her drawing to visually tie it into an architectural feature. Ms. O'Neill said the petitioner would like to keep the white lettering even though it is on a light colored EFIS. Roy of Signs Now indicated the idea was to keep the sign above SUV's and to center it between the trees. Commissioner Page suggested also lowering the west wall lettering to the same height as the front of the building. A discussion continued about the possibility of lowering the lettering, but it was also suggested that it is centered between the lines of the EFIS.

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

A motion was made by Commissioner Hirsch, Seconded by Commissioner Page to approve the proposed signage variance for the west wall of the building using white lettering with the suggestion to lower the lettering on the west wall to be in line with the lettering on the front of the building as staff recommends.

The vote was as follows:

AYES: 6

Chairperson Pat Karr

Steve Hirsch

Juergen Fuss

Steve Page

Todd Berlinghof

Patricia Leonard

NAYS: 0

ABSTAIN: 0

ABSENT: 1

Tom Jennings

Motion Carried

ISSUE #2 Continuation of a request for a sign variation for a proposed monument sign, which is over the allowed square footage for ground signs and landscaping at Dominick's located at 1822 Willow Road. The petitioner is Dominick's Finer Foods.

Terry Doyle, representing the contractor for Dominick's and Steve Gorsky, project designer, were present for petitioner, Dominick's Finer Foods. Mr. Doyle indicated they have submitted new drawings to staff consistent with the suggestions made at the last meeting by staff and Commission members.

Chairperson Karr asked if new materials were being used. Mr. Doyle passed to Commission members, the proposed materials and plans. Commissioner Page asked about the new lighting on the piers. Mr. Gorsky indicated the lighting will show the texture of the slate as is also shown on the building. Commissioner Page also asked about the glass above the sign and was informed it will be translucent glass which will be back lit.

Commissioner Hirsch asked Ms. O'Neill whether there was any feedback by other Commission members after e-mailing the new information. Ms. O'Neill indicated that she only heard back from him and Todd.

Commissioner Berlinghof reiterated his concern for the box sign. This plan with just “Dominick’s” lit was the alternative choice. He questioned what landscaping will be visible in the winter months. Ms. O’Neill indicated the bird’s nest spruce, which runs through the other plantings under the sign, will be visible all winter. Other plants include grasses, shrubs, Spirea, sedum ground cover and daylilies. Commissioner Berlinghof then suggested the landscaping be beefed up so there is a winter presence of color, such as an evergreen or boxwood. Mr. Gorsky agreed and suggested a low evergreen such as a juniper or some other dwarf variety.

Commissioner Page suggested that up lighting be used instead of the down lighting. Mr. Gorsky explained that they wanted to capture the texture of the slate, but also there was a concern with washing out the upper part of the pier. He said the problem with up lighting is that it will most likely be covered in the winter. Mr. Doyle said they are using a 50 watt bulb which is adjustable so there will be no hot spots. Commissioners Fuss and Hirsch suggested mimicking the entrance by using sconces on the piers. Mr. Gorsky said that only one size was available through the corporate office and felt there would be too much going on with the piers by using sconces. Commissioner Berlinghof suggested a light which throws light up and down.

Tom Fitzgerald, resident of Northfield then asked the Commission and staff about the variance and the height requirements. Ms. O’Neill informed Mr. Fitzgerald that the first time petitioner proposed the sign, there was a thicker cabinet width which required a variance. However, they got rid of the box sign so there isn’t a problem anymore with being over the signage requirements. Therefore, the variance is moot.

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

A motion was made by Commissioner Berlinghof, Seconded by Commissioner Fuss to approve the proposed sign as shown with the exception that additional evergreens be added at the base of the sign to be approved by staff.

The vote was as follows:

AYES: 6

Chairperson Pat Karr

Steve Hirsch

Todd Berlinghof

Juergen Fuss

Steve Page

Patricia Leonard

NAYS: 0

ABSTAIN: 0

ABSENT: 1

Tom Jennings

Motion Carried

OTHER BUSINESS: Christian Heritage Academy/Willow Creek North Shore – 315 Waukegan Road.

Stephen Cross was present for Christian Heritage Academy. He indicated that last month, the Architectural Commission expressed issues and concerns requiring petitioner to return to the Commission this month.

The first issue was screening the loading dock area with additional trees to the east of the new garage. Mr. Cross indicated that a staggered row of yews will be planted in a thick hedge row of vegetation. The second concern was a transplanting plan for the trees to be relocated. Mr. Cross indicated that there were two trees to be transplanted and were recently plotted to be

located at the west edge of the playground area and were relocated to the new building. They are 3" trees, one is a crabapple. An additional concern was drainage for tree #17 which Mr. Cross indicated is north of the chapel and they plan to protect the tree with a tree grate and the grade will be raised slightly above the existing ground. The tree grate is 60" x 60" to blend in with the play area which will provide shade. No trees will be transplanted by Waukegan Road as they have wound the sidewalk around and between the trees. If future plans require transplanting, the petitioner will provide a plan to the Village.

The Village had also suggested the adjustment of the lawn drain location and sump pump piping locations so as not to adversely affect the existing trees. Mr. Cross indicated they plan to relocate the drain away from the Hawthorne.

Commissioner Berlinghof questioned the use of Ginkgo. Mr. Cross said that the Commission was concerned about vertical lines on that side of the building and the Ginkgo will give a vertical or columnar effect. Commissioner Berlinghof then pointed out that Ginkgo is a very slow growing tree and that a 3" Ginkgo which is proposed would take years to get bigger. He suggested that they start out with a 4" to 5" caliper tree. Ms. O'Neill indicated that she suggested the columnar Ginkgoes because they are very disease and insect resistant. Commissioner Fuss suggested berming the area. Mr. Cross said that was not an option because it would crowd the soccer fields. Mr. Cross said 5" caliper columnar Ginkgoes would be OK.

Mr. Paul Worden was then present to continue with the listed concerns. He indicated that the visibility of the HVAC machinery was a concern to the Commission. One of the units, which are located on the proposed arena building, would not be visible to the north along the parking lot. The second unit by the black box theater outside the existing auditorium is also not visible from Waukegan Road. Commissioner Berlinghof asked how far back the units will be placed. Mr. Worden indicated at least 50' or more.

Mr. Worden went on to discuss the issue of trash enclosures. He indicated that the trash enclosure on the north side will be enclosed with masonry on three sides to match the building with a chain link gate system in front with bolts. The other trash enclosure will be next to the existing garage on the south side. It will be enclosed on one side by the existing garage and the other two sides will be a 6' high wood fence stained to match the existing building with the chain link gate.

At the last meeting, the Commission members had requested a design plan for the east wall. Mr. Worden showed a color rendering showing the transition in the corner with brick on the north which ties into the east side piers. The precast brick will be stained on the face only and the outlines will be left to look like mortar. Commissioner Berlinghof questioned why the west wall of the extension was precast instead of real brick since it is only 20'. Commissioner Page also questioned how the precast will be wrapped around to the piers. Commissioner Berlinghof indicated that it wouldn't make sense to use precast, especially from a construction perspective when tying the two elements together. Mr. Worden said they were using an east to north logic, but he can certainly see Commissioner Berlinghof's point. He has no problem with using the brick on the piers.

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

A motion was made by Commissioner Page, Seconded by Commissioner Berlinghof to approve the changes as proposed except that from the east side of receiving area up to the taller brick pier be face brick and that the caliper of the Ginkgo's be increased to 5" caliper.

The vote was as follows:

AYES: 6

NAYS: 0

ABSTAIN: 0

ABSENT: 1

Chairperson Pat Karr

Steve Hirsch

Todd Berlinghof

Juergen Fuss

Steve Page

Patricia Leonard

Tom Jennings

Motion Carried

Tom Fitzgerald asked the Commission and staff what was happening with the two empty gas station lots in town. He felt they were eyesores and something should be done. Commissioner Berlinghof suggested that he speak to the Trustees and staff with his concerns as this was not the proper venue to discuss it.

There being no further issues to discuss upon a motion duly made by Commissioner Berlinghof, seconded by Commissioner Fuss and passed, the meeting was adjourned at 7:50 P.M.

HGM 8/13/08

Approved 9/8/08