

**SUMMARY NOTES
OF THE MEETING OF THE
ARCHITECTURAL COMMISSION
MONDAY, DECEMBER 8, 2008
VILLAGE OF NORTHFIELD**

On Monday, December 8, 2008, 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
Juergen Fuss
Steve Hirsch
Tom Jennings
Patricia Leonard
Jason Felicione

Members Absent:

Steve Page

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

Chairperson Karr requested approval of the Summary Notes of the November 10, 2008 Architectural Commission meeting.

A motion was made by Commissioner Jennings, Seconded by Commissioner Leonard to approve the Architectural Commission Summary Notes of November 10, 2008.

The vote was as follows:

AYES: 6

Chairperson Karr
Tom Jennings
Juergen Fuss
Steve Hirsch
Patricia Leonard
Jason Felicione

NAYS: 0

ABSTAIN: 0

ABSENT: 1

Steve Page

Motion Carried

ISSUE #1: Consideration of a request for proposed improvements to an existing Planned Unit Development at the Northfield Village Center located at 300-310 Happ Road. The improvements would include new awnings, signage, walkway pavers, landscaping, lighting and façade changes to the existing two buildings. The petitioner is Beal Properties.

Charles Cook of Myefski Cook Architects was present along with Keith Janda. Mr. Cook addressed the Commission by indicating the various façade items to be changed on the two commercial properties at 300-310 Happ Road. The existing wall signage will be replaced and each sign panel will be lit by three overhead gooseneck lights in the traditional black style with a compact fluorescent bulb. Chairperson Karr asked if the owner or tenant was paying for these improvements. Mr. Cook said that he did not know the details, but the building owner is paying and the tenant may pay for a portion of their sign. The signage will be changed all at the same time or building by building. Mr. Cook said they are anxious to start as soon as possible.

Commissioner Fuss questioned the individual tenant wall signs and how it relates to this meeting's proposal. Mr. Cook explained that the new tenant wall signs will replicate what is there now, but there will be a consistent sign panel for the buildings. It was also explained that there will be a new directory sign to be located in the courtyard instead of at the entrance. The prior location of the tenant directory signs caused a visual block to the retail center and the signs will be removed. The courtyard will have an existing light pole used as the base for a directory sign.

Commissioner Hirsch then suggested Mr. Cook give the Commission a synopsis of what is being proposed. Mr. Cook explained that the existing pavement will incorporate pavers to visually connect the retail area to the public way. This will make it safer for pedestrians. New pavers will also link the two buildings. There will be a new pavement color for the pathway between the two buildings. Old planter boxes will be replaced and moved so people can walk directly up to the store windows at Building A. He went on to explain that all landscaped areas will be renovated with a new seasonal planting feature at the entry consisting of a planted circular ring that can double as a seat wall. Six (6) maple trees in bad condition will be removed including two at the main entry. New hawthorns and hornbeams will be planted as replacements which will be smaller and more ornamental. Building A will have similar signage and the same building materials, but will add the awnings above the retail store fronts. The exterior columns on Building B will be changed to a more detailed, square column with a canopy element to match the rest of the building.

Commissioner Hirsch questioned whether Building B will have awnings. Mr. Cook indicated that Building B will not have awnings because the existing pillars have a roof already, but it will tie into the other buildings aesthetically. The awnings will not have signage on the valance.

Commissioner Jennings noted that there would not be much room for the gooseneck lighting. Mr. Cook agreed but indicated that the fascia will be slightly larger which in turn provides enough room.

Commissioner Jennings also questioned what will occur at the south end of the lot where the detention pond is. Mr. Cook explained the existing fence will either be repaired or replaced and the south entry sign will remain as is because it relates to the residential building.

Commissioner Hirsch suggested a different color awning other than black. Mr. Cook informed him that this was considered, but rejected because black is a neutral color and will work well with all the signage.

Commissioner Jennings asked whether a tenant would be grandfathered in to keep their variances if they have more than the allotted signage. Ms. O'Neill indicated they would still keep their variances.

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

A motion was made by Commissioner Jennings, Seconded by Commissioner Felicione to approve the façade modifications for Building A and B and site improvements with the following recommendation:

- 1. Petitioner submit a comprehensive tenant sign package for review and approval of all future signs at Northfield Village Center to be replaced concurrently. The sign package shall include design guidelines for both the tenant wall signage and the Decorative Illuminated Sign Feature.**

The vote was as follows:

AYES: 6

Chairperson Karr
Jason Felicione
Juergen Fuss
Steve Hirsch
Tom Jennings
Patricia Leonard

NAYS: 0

ABSTAIN: 0

ABSENT: 1

Steve Page

Motion Carried

Other Business

1) 446 Central Avenue. Discuss exterior façade changes at Images by Kaminski & Moon located at 446 Central Avenue.

Chairperson Karr explained to the Commission that this glass canopy should enhance the property. Commissioner Hirsch and Commissioner Fuss questioned exactly what a glass canopy would look like. The sketch provided to the Commission for petitioner did not show any detail. Ms. O'Neill stated that she questioned Mr. Kaminski regarding more detail also. He indicated that he would be present at the meeting to explain, however, he was not at the meeting. It was determined that the glass would be ½" thick with a 4" aluminum frame. Many questions arose among the Commission members such as: (1) is the glass tinted; (2) where is the 4" aluminum frame; (3) where will the drainage be; (4) colors of materials; (5) does the glass lie flat and the rods angled; and (6) will it be anodized; and (7) is this something they are putting together themselves.

It was also suggested that since Kaminski & Moon are an architectural firm that more of a three dimensional drawing with more details should have been submitted. Ms. O'Neill indicated that they have not applied for a permit yet.

It was determined that more information is needed.

2) 1799 Willow Road. Discuss adding light to ground sign at Imagine Your Home by Orren Pickell at 1799 Willow Road. The ground sign was approved at the Architectural Commission meeting on September 8, 2008.

Mr. Jeff Eichhorn was present for Orren Pickell. Ms. O'Neill indicated that the ground sign is up. Commissioner Felicione asked if the salt has damaged the sign yet. Mr. Eichhorn indicated it has not, but if it does get damaged, it will be fixed.

Commission members agreed that the lighting is great. Commissioner Fuss felt it looked like a first class business.

The Architectural Commission celebrated their 50th Anniversary with a cake supplied by Linnea O'Neill!

There being no further issues to discuss upon a motion duly made by Commissioner Fuss, seconded by Commissioner Hirsch and passed, the meeting was adjourned at 7:40 P.M.

HGM 12/9/08

Approved 2/9/09