

**SUMMARY NOTES
OF THE MEETING OF THE
ARCHITECTURAL COMMISSION
MONDAY, FEBRUARY 11, 2008
VILLAGE OF NORTFIELD**

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

Members in Attendance:

Pat Karr, Chairperson
Steve Page
Juergen Fuss
Steve Hirsch
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 November 12, 2007, Architectural Commission meeting.

A motion was made by Commissioner Hirsch, Seconded by Commissioner Fuss to approve the Architectural Commission Summary Notes of November 12, 2007.

The vote was as follows:

AYES: 5

NAYS: 0

ABSTAIN: 0

ABSENT: 2

Chairperson Pat Karr
Steve Page
Juergen Fuss
Steve Hirsch
Patricia Leonard

Tom Jennings
Todd Berlinghof

Motion Carried

ISSUE #1: Consideration of a request for approval of equipment shelter including six foot (6') fence and parking for co-located antenna on existing monopole at 546 Frontage Road, submitted by Cricket Communications.

Dennis Schermerhorn was present for Cricket Communications. He explained that Cricket Communications is a new PCS, wireless communication company entering the Chicago market. They have been providing service on the west coast, Tennessee and the southwest. Their services are for local use as an inexpensive wireless service primarily for kids. They plan to build 400 sites by next year. Of those 400 sites only one will require installation of a monopole. The rest are co-locates.

Chairperson Karr questioned the one to two mile radius of the service. Mr. Schermerhorn indicated that service actually covers less than that. The company would like to co-locate on the existing AT&T tower. No additional height will be added to the tower. They are not requesting an equipment shelter building, but a fenced area with equipment next to the existing Voice Stream fenced area. The proposed equipment looks like three (3) refrigerators. The equipment will be on a raised metal platform. The wood fence to hide the equipment will match

and be adjacent to the existing Voice Stream fence to the north. The area proposed to be leased is 15' x 15'. He then passed around additional pictures of the fence and equipment. They plan to trench and place conduit under the driveway, with no exposed wires. The same with AC and telephone wires that are proposed to go out the back to the west side. All wires will be buried.

Mr. Schermerhorn went on to say that they are relocating the handicapped space to the adjacent souther space. Commissioner Hirsch recommended moving the space to the northwest. Mr. Schermerhorn agreed that the northwest location would be better, but indicated that they were putting it where the landlord told them to put it. Ms. O'Neill asked if the landlord gave a reason for that location. Mr. Schermerhorn said he didn't see a problem with putting it to the northwest because it made more sense. He will talk to the landlord and ask their reasoning.

Commissioner Page questioned how often the equipment would need to be accessed. Mr. Schermerhorn indicated that after initial construction, workmen will service the equipment only once a month for about an hour unless there is an emergency.

Commissioner Hirsch asked about the ComEd utility pole and if they had an easement agreement. Mr. Schermerhorn indicated that it is an existing pole and that they are just adding another meter box.

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

A motion was made by Commissioner Page, Seconded by Commissioner Hirsch to approve the enclosure as submitted provided the fence is the same height and type as the existing fence and that the handicapped space be moved to the northwest corner as indicated by staff.

The vote was as follows:

AYES: 5

Chairperson Pat Karr

Steve Page

Juergen Fuss

Steve Hirsch

Patricia Leonard

NAYS: 0

ABSTAIN: 0

ABSENT: 2

Tom Jennings

Todd Berlinghof

Motion Carried

ISSUE #2 Consideration of a request for approval of exterior modifications in the Village Center Zoning District for Bathworks located at 320 Frontage Road, submitted by Chicago-Northfield Partners, LLC.

Timothy Deutsch, architect, located at 1700 W. Irving Park Road, was present along with Bob Becker, the owner of Bathworks.

Commissioner Hirsch asked Mr. Becker if this is his first location. Mr. Becker responded that they have a store at Irving and Elston in Chicago.

Mr. Deutsch indicated that they are trying to limit the proposed work to 25% of the total facade as required by the Ordinance 06-1313 which details the temporary moratorium on all new

development projects in the Village Center. The proposed front façade work consists of a new curtain wall system and windows. Commissioner Fuss asked if they are tinted or glazed windows. Mr. Becker indicated they will be clear, but may tint for insulation energy reasons.

Commissioner Hirsch asked if they plan to use neutral tones on the façade and Mr. Becker indicated they are using the existing colors. Mr. Deutsch went on to say that the sign will be back lit possibly with a channel connecting them. Commissioner Hirsch confirmed that each letter will be illuminated from behind. Ms. O'Neill indicated to the Commission that signage is not part of this meeting and that the petitioner will be back with their signage plan. Commissioner Page suggested they bring samples.

Mr. Becker indicated he would like to get the façade work started as soon as possible. Commissioner Hirsch questioned the use of drivit. Mr. Deutsch indicated they will use it along with adding pillars. Commissioner Leonard complimented the look of the building. Mr. Becker indicated they are appealing to both markets and are hoping it will do well.

Commissioner Hirsch questioned Ms. O'Neill regarding the parking on the south side and felt there may have been concerns in the past. Ms. O'Neill could not recall any prior concerns. Mr. Becker indicated they would like to do what is best for the area and would be open to any suggestions. Commissioner Hirsch also questioned the south side double doors and whether they would be used. Mr. Deutsch suggested adding double windows instead of the non-functioning doors.

A brief discussion continued regarding the sign variance required for signage on two sides of the building and the signs on the awnings. The petitioner will be back with a sign package.

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

A motion was made by Commissioner Leonard, Seconded by Commissioner Fuss to approve the proposed façade modifications as submitted.

The vote was as follows:

AYES: 5

Chairperson Pat Karr

Steve Page

Juergen Fuss

Steve Hirsch

Patricia Leonard

NAYS: 0

ABSTAIN: 0

ABSENT: 2

Tom Jennings

Todd Berlinghof

Motion Carried

Other Business:

#1: Discuss proposed sign face change for Lori's Shoes located at 311 Happ Road.

Ms. O'Neill indicated that Lori's Shoes wanted to change their sign panel. She mentioned the 1990 signage plan for the Northfield Village Square. The plan details what color signs can be. The plan recommends bronze backgrounds with ivory lettering. Scott at Sign-A-Rama is able to match the colors. She felt the sign panel was consistent with the other signs on the building.

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

A motion was made by Commissioner Hirsch, Seconded by Commissioner Leonard to approve Lori's Shoes signage as submitted.

The vote was as follows:

AYES: 5

Chairperson Pat Karr

Steve Page

Juergen Fuss

Steve Hirsch

Patricia Leonard

NAYS: 0

ABSTAIN: 0

ABSENT: 2

Tom Jennings

Todd Berlinghof

Motion Carried

#2: Discuss Chamber of Commerce banner design.

Chairperson Karr indicated that this matter would not be heard as the Chamber was not ready with their banner.

There being no further issues to discuss upon a motion duly made by Commissioner Page, seconded by Commissioner Hirsch and passed, the meeting was adjourned at 7:35 P.M.

HGM 2/12/08

Approved 5/12/08