

**SUMMARY NOTES
OF THE MEETING OF THE
ARCHITECTURAL COMMISSION
MONDAY, FEBRUARY 12, 2007
VILLAGE OF NORTHFIELD**

On Monday, February 12, 2007 at the Northfield Village Board Room, 361 Happ Road, the Architectural Commission met at 7:00 P.M. to consider one issue and other business:

Members in Attendance:

Todd Berlinghof, Acting Chair
Steve Page
Tom Jennings
Steve Hirsch
James Hayes

Members Absent:

Juergen Fuss
Pat Karr

OTHERS PRESENT: Community Development Director Anne Kane, Planner Linnea O'Neill and Trustee Ruth Lucchesi (see attached sign-in sheet).

Acting Chair Berlinghof opened the meeting with an overview of the issues to be considered at this meeting.

Acting Chair Berlinghof requested approval of the Summary Notes of the January 8, 2007, Architectural Commission meeting.

A motion was made by Commissioner Hayes, Seconded by Commissioner Hirsch to approve the Architectural Commission Summary Notes of January 8, 2007.

The vote was as follows:

AYES: 5

Acting Chair Berlinghof
Steve Page
Tom Jennings
Steve Hirsch
James Hayes

NAYS: 0

ABSTAIN: 0

ABSENT: 2

Juergen Fuss
Pat Karr

Motion Carried

ISSUE #1: Continuation of a request for approval of landscaping, lighting and signage variances for additions to Fields BMW at 700 Frontage Road, submitted by Fields BMW.

Dave McCulloch introduced Craig Dowden, Landscape Architect, to discuss the landscape design changes. He indicated he does not have a color copy of the tree survey but has color copies of the landscape plan. It describes how many inches are being taken out of the existing property versus what they are putting back. There is also an agreement with the Village Board regarding how many caliper inches are being given to Northfield from Fields BMW. The revisions on the landscape plan are due to: tree variety changes, tree additions to the gaps along Frontage Road, transplanting five to seven lindens from the courtyard to the northwest planting island of 770 Frontage Road, an increase of plant material in front of the new east façade and a reduction of arborvitae for sight distance.

Commissioner Jennings asked for verification of 68 trees being removed and transplanting 10 of the trees. He asked if the remainder of the trees were salvageable. Mr. Dowden indicated that the remainder of the trees will be destroyed due to poor health, poor species (Ash) or in a location where it was difficult to transplant without damaging the root system. If there is a discrepancy between what is taken out and what is put back in, those are the trees that are being given monetarily to the Village.

Jeff Brown, JRB Group Architects, was present to discuss the lighting changes. One concern was lowering the height of the poles in the area north of the building. In the new lighting plan, it was discovered that they weren't getting enough coverage so they re-spaced them and added one double-headed pole to an island. Another suggestion from the last meeting was turning off the lights after hours. Mr. Brown said the light spill goes to zero in the back and it is a safety concern. He said currently it is 12 to 20 foot candles under a pole and dropping to 4 foot candles between the poles. It is dark back there now at night and anything less than that would be a tremendous security issue at night. Mr. McCulloch indicated that Fields staff indicated it would be too dark. He reiterated the security issue as a major concern. Mr. Brown indicated that the properly line shows zero foot candles now.

Commissioner Page suggested turning off alternate lights instead of turning them off completely. Mr. Brown indicated they looked into turning off alternating lights and found it to be too dark. Again, security issues are a concern. Mr. McCulloch indicated the changes they made a few years ago by lowering the poles seemed to improve the neighbors' opinions of the lights and there doesn't seem to be the same concerns. Security is their main issue. Mr. Brown continued by saying that their objective is to keep the light to the east side of the property. Mr. McCulloch said the new plan will bring more customers to that area. Acting Chair Berlinghof then stressed the intention was not to cut the lights during business hours, but to lessen the effects of the lights after the employees had left. Acting Chair indicated he did not have a problem with the extra fixture, but is disappointed that the lights would not be turned off.

Commissioner Hayes then questioned the issue of the Village providing vegetation along the right of way to create additional screening. Acting Chair Berlinghof indicated that the Village Board approved this issue subject to the Architectural Commission approval. The Village will provide the plan. Ms. Kane said they wanted to achieve an evergreen every 20 feet off center for 1300 lineal feet of frontage which worked out to 260" or a \$39,000 contribution to the Village and Ms. O'Neill will be heading up that project this spring. She will also be working with the neighbors.

Commissioner Hayes also questioned the landscaping around the building that was being purchased by Fields. Mr. Brown showed where the landscaping would be placed between the two properties and stated that the landscaping that is currently there is staying.

Commissioner Jennings asked if the lighting on the 770 building would remain the same. Mr. Brown indicated it would except for the parking lot lighting would be reduced. Commissioner Page questioned the height of the lights on the north end. Mr. Brown indicated 15 feet.

Steve Groble from Olympic Signs was present to discuss signage.

Acting Chair Berlinghof requested information regarding the main sign. Mr. Groble passed out copies of pictures of the sign. He indicated it is opaque with three aluminum panels. The BMW and logo is back lit illuminated. The letters are stainless steel mounted onto the sign and the bottom panel will be externally illuminated. The site plan shows where the sign is going, which is in line with the north end of the building on the north side of the north driveway. The height is 25 feet. Acting Chair Berlinghof asked if the sign would be lit 24 hours, 7 days a week. Mr. McCulloch responded yes. Commissioner Jennings asked if the middle panel could be removed to lower the sign as staff recommended. Mr. McCulloch explained how difficult that would be because the sign is previously manufactured and comes from the corporate offices. It is a national sign and they are required to follow these plans in order to receive incentives for the dealership. It is also an integral part of the BMW image. Mr. Groble reiterated that it is a prefabricated sign and would be very costly to have a custom sign done, even if allowed by the corporate office.

Acting Chair Berlinghof asked if there would be landscaping around the sign. He doesn't have a problem with the height since it is on the highway and needs to be visible, but felt that the base of the sign should be landscaped. Mr. Dowden indicated that evergreen shrubs and other low bushes would be planted. Commissioner Page felt the sign might be buried by the trees. Mr. Brown indicated they would reverse the pole and it is visible on both sides. Acting Chair Berlinghof felt the current sign is further to the west than the placement of the new sign. Mr. Brown indicated it is halfway between two trees. Mr. McCulloch indicated that they wanted the sign to be located close to the entrance. Acting Chair Berlinghof questioned whether or not this would be the tallest sign in Northfield. Ms. O'Neill

stated it would be. Mr. Groble preceded with the remaining sign locations. Ms. O'Neill stated that staff did not have any problems with the wall signs square footage with respect to the Ordinance requirements.

Discussion continued with Acting Chair Berlinghof questioning whether the height of the sign is a BMW standard which has no flexibility. But, given that this dealership benefits by this standard, the sign's location is in the front of the building and needs to be visible from the highway, the light should not be a problem, however, if approved, it would not be setting a precedent since this would be strictly for this business property which has many distinct characteristics. The approval of a sign variance in Northfield has always been to consider its quality and creativity before granting a variance. This sign does not have a lot of illumination; it is simple in design and has a national identity. Commissioner Page questioned bringing the panels down toward the base more since the bottom panel is up 72". It was discussed that it might cause visibility problems. Again, it was discussed that these are pre-manufactured and to customize would not be in keeping with the BMW standard. Mr. McCulloch explained that they want the sign to be seen from the Edens Expressway.

Commissioner Hirsch asked what the second highest sign in Northfield would be. Ms. O'Neill stated the free standing sign for Willow Hill Executive Center would be the next highest at 21 feet. She indicated that the dealerships in Glenview on Waukegan Road are 18' high. Mr. McCulloch stressed that this is a very conservative sign. Commissioner Jennings questioned the wattage of the lights to shine on the bottom panel. Mr. Groble indicated it is 300 watt halogen bulbs. This sign is a requirement for each dealership. Acting Chair Berlinghof discussed locations of other BMW dealerships with respect to the height variance issue and that location is the key issue. Commissioner Hayes agreed that the height variance is warranted for this location.

A discussion continued regarding the purchase of the 770 building. Mr. McCulloch does not anticipate any problems and they should close by the end of April. The tenants have leases, and at this point, he does not know what the tenants plan to do. Therefore, their plans for the site are not currently known.

Acting Chair Berlinghof then asked about the other three building signs and materials being used. Mr. Groble indicated it is opaque aluminum background with acrylic panel and capped with stainless. It will be lit but only the letters will have a halo effect. Acting Chair Berlinghof questioned the height of the service sign. He was told the bottom of the sign is 12 to 13'. The service sign could be turned off at night after closing via timers.

Discussion regarding the height variance continued between the Commissioners stating that the granting of this variance would be due to the quality of construction, the design, the nature of the retail business, the overall size of the property and its

location to the highway. Commissioners agreed that a variance should be granted to Fields for the height of the sign, but solely because of its quality, its simplicity, minimal illumination, location, property size, dealership standard, among many other factors.

Commissioner Page asked the caliper of the trees being planted between the existing lot and the purchased lot. Mr. Dowden indicated they are planting eight 4" trees.

Commissioner Hayes indicated that the lighting in the back, if reduced at night, probably wouldn't be noticed at that time of night. Acting Chair Berlinghof agreed and stated that security is important. Commissioner Hayes felt that the new landscaping on the Village right of way will help tremendously.

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

A motion was made by Commissioner Hayes, Seconded by Commissioner Jennings to approve the landscaping, lighting and signage at 700 Frontage Road, including the height variance for the wall signs and ground sign, the light height variance for the light standards, the landscape variance eliminating the three parking islands at the west property line all in conformance with the plans submitted February 1, 2007 with the following conditions:

- 1. The service sign will be turned off after hours.**
- 2. The base of the ground sign will be landscaped and approved by staff.**

The vote was as follows:

AYES: 5

Acting Chair Berlinghof

Steve Page

Tom Jennings

Steve Hirsch

James Hayes

NAYS: 0

ABSTAIN: 0

ABSENT: 2

Juergen Fuss

Pat Karr

Motion Carried

Other Business:

- 1. 161 Northfield Road and 1775 Winnetka Road, North Shore Senior Center outdoor wall lighting.**

Acting Chair Berlinghof indicated that this request for additional lighting was before this Commission last month. The Commission, however, wanted to see a photometric plan along with the reasoning behind a requested variance for the height of the lights.

Dominick Caminiti and Susan Bedz of the North Shore Senior Center were present to request the additional lights. Mr. Caminiti passed a copy of the photometric plan to the Commissioners. Mr. Caminiti explained the height would be 16' on the Winnetka Road building. Ms. Bedz explained there are only fixtures near the sides of the doors on the building. Tenants are concerned about security because it is extremely dark in the parking lot. The two new lights would be a wall pack which shines out into the lot. Specifications of the lights were passed out to Commissioners; 175 watts, metal halite lights to be installed at 16' which would not need a variance. Around the corner on the other part of the building will be another new light. On the 161 Northfield Road building, two new lights would be installed at the same height as the existing lights and would be the same lights as the other building. The existing lights are about 18'.

Commissioner Page questioned the location of the lights. Mr. Caminiti said they will try to line the new lights up with the architectural block detail. The other light would be to the right of the door. Commissioner Page questioned how it would look – perhaps inside the architectural block detail. He then asked if there were going to be a glare issue with the parking lot lights. Mr. Caminiti indicated that it does not spill over the property line—it drops off quickly.

Commissioner Jennings asked if it would be enough light for the tenants. Mr. Caminetti felt it probably was not enough light, but it was enough to see well. It will be more than they have now.

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

A motion was made by Commissioner Page, Seconded by Commissioner Hirsch to approve the lighting as submitted with the condition that they try to see if there is a more appropriate, more symmetrical location for the lights, along with timers.

The vote was as follows:

AYES: 5

**Acting Chair Berlinghof
Steve Page
Tom Jennings
Steve Hirsch
James Hayes**

NAYS: 0

ABSTAIN: 0

ABSENT: 2

**Juergen Fuss
Pat Karr**

Motion Carried

- 2. 314 Happ Road, changes to sign approved on September 11, 2006, for Maria Isasi Custom Furniture Design.

Ms. Isasi was advised that she did not have to attend the meeting. Ms. Isasi is requesting adding the "Fleur de Lis" to be painted in white on either side of her name on the sign which was previously approved.

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

A motion was made by Commissioner Hirsch, Seconded by Commissioner Page to approve the addition of white painted "Fleur de Lis" on each side of her name to the sign previously approved by this Commission.

The vote was as follows:

AYES: 5

**Acting Chair Berlinghof
Steve Page
Tom Jennings
Steve Hirsch
James Hayes**

NAYS: 0

ABSTAIN: 0

ABSENT: 2

**Juergen Fuss
Pat Karr**

Motion Carried

There being no further issues to discuss upon a motion duly made by Commissioner Jennings, seconded by Commissioner Page and passed, the meeting was adjourned at 8:15 P.M.

HGM 2/1407

Approved 3/12/07