

**SUMMARY NOTES  
OF THE MEETING OF THE  
ARCHITECTURAL COMMISSION  
MONDAY, FEBRUARY 13, 2006  
VILLAGE OF NORTHFIELD**

On Monday, February 13, 2006 at the Northfield Village Board Room, 361 Happ Road, the Architectural Commission met at 7:30 P.M. to consider two issues:

Members in Attendance:

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

Members Absent:

Pat Karr, Chairperson

OTHERS PRESENT: Linnea O'Neill, Village Planner 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 9, 2006 Architectural Commission meeting.

**A motion was made by Commissioner Hayes, Seconded by Commissioner Hirsch to approve the Architectural Commission Summary Notes of January 9, 2006.**

**The vote was as follows:**

**AYES: 6**

**NAYS: 0**

**ABSTAIN: 0**

**ABSENT: 1**

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

Pat Karr, Chair

**Motion Carried**

**ISSUE #1: Consideration of a request for approval of permanent signage for the Mobil/Citgo Gas Station at 469 Sunset Ridge Road, submitted by James D. Ahern Signs.**

Chuck Sheehan was present from Jas. D Ahern Signs. He indicated they plan to switch the Mobil signs with the Citgo signs as proposed in the drawings submitted.

Commissioner Hirsch asked if it is an electronic light signage changeable inside the building and asked if it is currently landscaped. Mr. Sheehan is it landscaped and said the cans on the ID portion will be lit and all will match the new Citgo logo. There will be no signage on the building, so the 4 foot Pegasus and between the columns 16" x 4-1/2' Pegasus with a blue light box. They will take those off and on the pumps identify it as Citgo. Ms. O'Neill indicated that the Citgo sign would be 12' instead of 12'6".

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

**A motion was made by Commissioner Page, Seconded by Commissioner Hayes to approve the signs as submitted.**

**The vote was as follows:**

**AYES: 6**

**Todd Berlinghof, Acting Chair**

**Juergen Fuss**

**Steven Page**

**Steve Hirsch**

**Tom Jennings**

**James Hayes**

**NAYS: 0**

**ABSTAIN: 0**

**ABSENT: 1**

**Pat Karr, Chair**

**Motion Carried**

**ISSUE #2: Consideration of a request for approval of site elevations, exterior facade, lighting, landscaping and signage for "Your Home" at 1799 Willow Road, submitted by Orren Pickell Design Group.**

Kent DeReus, managing principle of the Orren Pickell and Mark Benner were present for Orren Pickell Design Group. Mr. DeReus indicated they are tenants at 1799 Willow Road which will be used as a home furnishings store. They plan to update the look of the building as the building is not in the best condition. They want to create a nicer entry and the west side of the building and added details. They feel it is a tasteful addition.

Commissioner Jennings asked if they are renovating Starbucks also. Mr. DeReus indicated they were, specifically there is a gable which faces west on Starbucks and they are adding another gable at their end of the building. They will be repairing, replacing and painting Starbucks as well. Mr. Benner passed out renderings to the Commission members. Mr. DeReus went on to say that Starbucks currently has large rectangular boxes which will be removed and will add a column detail similar to what will be done at their end of the building. The columns will be different colors depicting each business. Mr. Kent said the same colors would be used but interchanged in the trim and field. Starbucks has been consulted and discussions have been conducted.

Commissioner Hirsch asked Mr. DeReus about the signage plans. Mr. DeReus indicated the Starbucks sign at the northeast corner of the building will remain. The signage will depict the style of the building by using projecting signs supported by an iron bracket to give an old fashion flare and one will project off the southwest corner of the building at an angle from the corner and one will project off the north side of the building to the rear entrance of the building adjacent to the municipal parking lot. The third sign is part of the landscape/water feature on the south side of the building. It will involve etched letters into the granite and will be a monument style which is supported by boulders on all sides. Acting Chair Berlinghof asked the color of the letters. Mr. DeReus indicated the raised portion of the granite will be blue and the granite itself will be a grey to match the limestone boulders holding it up. Mr. Benner went on to explain that the bottom portion of the sign will be etched in granite and the rest will be painted on the wood. Commissioner Hirsch asked if it would be lit. Mr. Benner said it will be lit by low voltage flood lamps which he then passed around the specifications to the Commission members. Commissioner Hirsch then pointed out that staff was not provided with any lighting proposals at the time of submittal.

Acting Chair Berlinghof summarized the lighting by saying that a lamp will be installed on each side to light the east and west face of the north sign and a smaller fixture will be mounted within the perdilow on the south side. Mr. Benner said the waterfall will be lit by a fixture through the water.

Commissioner Hirsch asked for a detail for the 4' x 2' carved sign in the rear of the building. Mr. Benner said it was part of the same package. It is the same as the others except for the dimensions. All signs will be lit.

Commissioner Jennings asked the proposed height of the waterfall sign. Mr. Benner said the overall height is 9'6". The natural waterfall height is 3-1/2'. Commissioner Hirsch asked if staff had any concerns with the rear signage regarding a photometric. Ms. O'Neill said that the information about the lighting would need to be submitted and may need a foot candle lighting plan if it will affect neighbors. Acting Chair Berlinghof felt that would not be an issue as the building to the east of the drycleaners is office buildings.

Commissioner Hirsch asked if Starbucks would have additional signage. Mr. Benner said no.

Commissioner Hirsch questioned the loading dock when the discussion began regarding the intense parking situation. Mr. Benner indicated there would not be any loading. He further explained that customers would be able to purchase items, but would be able to carry them out. All large items would be ordered. There would not be parking by the loading dock. Commissioner Jennings asked if the lot would be repaved. Mr. Benner said the plan was to refinish it, but may not replace it.

Commissioner Jennings then asked about the hours of operation. Mr. Benner explained 10:00 a.m. to 7:00 p.m. weekdays. Commissioner Jennings asked if this would be a problem with traffic. Mr. Benner said they have been studying the situation compared to traffic at other locations and felt there is no concern and is less congested at the noon hour.

Acting Chair Berlinghof asked if Starbucks requested any short term parking from them. Mr. Benner indicated no.

Commissioner Hirsch asked if the HVAC is all on the ground. Mr. Benner said yes.

Commissioner Jennings asked when they plan to start renovation. Mr. Benner said they plan to start right away and would be finished by June.

Commissioner Hirsch then asked if staff had any concerns regarding the Comprehensive Plan. Ms. O'Neill felt it would be a nice addition.

Commissioner Page asked about traffic and whether it would come to the front or rear door. Mr. Benner said they expect 15 to 20 visitors, probably half through the front and half through the back. Mr. DeReus said they plan to put a rail to the east parallel to the alley. There should not be a safety concern.

Commissioner Hirsch expressed concern over the safety of drivers who will try to look over a 9'6" sign to enter Willow Road. Mr. Benner said the discussions were that they plan to place it closer to the east and feel it is set back enough as to not cause concern. Commissioner Hirsch asked how far back it will be from the driveway. Commissioner Page added there is a row of bushes also. Mr. Benner indicated 12' feet from the road curb and 26' from the driveway. Commissioner Hirsch asked if an architect or engineer has looked at it. He was advised there was.

Commissioner Fuss indicated that on one plan, it appears that the landscaping is encroaching on the right of way. He suggested staying more to the north as far as possible. Mr. Benner indicated they wanted to keep the sign out of the right of way and the landscaping being a softer element would be okay. A discussion continued as to the location of the rocks. It was determined that the two plans showed the location differently. Commissioner Fuss then suggested bring the height of the boulders down from 3 feet. Acting Chair Berlinghof cautioned petitioner that being in the IDOT right of way might cause them delays. He felt that plants would not be a concern, but if boulders are in the right of way, they are at risk for not getting approval. Mr. DeReus said they move it more to the north.

Commissioner Page questioned the lighting in the parking lot. Mr. DeReus indicated there would not be any parking lot lighting, just the sign lighting and the light filtering through the windows of the store.

Commissioner Page then asked if pavers would be used. Mr. Benner indicated they would be using beige limestone pavers and feather it to meet the red brick of the neighbor. Samples were shown to the Commission.

Commissioner Page also asked if changes were being made to the outside of Starbucks with respect to the landscaping. Mr. Benner said they will be removing planter boxes and that the hedge will stay.

A discussion about the columns continued. They will be painted wood, not structural.

Commissioner Hirsch asked about the large loading door and if it would remain. Mr. Benner informed them that the door would be removed. Commissioner Jennings questioned how furniture would be brought in and out of the store. Mr. DeReus felt the 3-1/2' doors would be large enough. They will not be stocking large furniture, only displaying it.

Commissioner Fuss questioned the dentil on the plan as it was marked optional. Mr. DeReus said they are putting it in. He then asked about the window frames and whether they would be changed. Mr. DeReus said they are anodized and will be painting them along with the door. He went on to say that grills will be added to their windows and will be adding a new window at the loading dock.

Acting Chair Berlinghof suggested rethinking the loading and unloading situation. With the railing at the back door, it would be difficult. Mr. DeReus said that they will not be changing furniture often and are confident. Commissioner Page felt the trucks coming in and out would be difficult and might be a safety hazard.

Commissioner Hayes then asked petitioners if they were familiar with the issues raised by staff and suggested addressing them. Mr. DeReus said they did not have any problems with any of the issues raised by staff. He said agreed with the landscaping being less than 30". They will be submitting a Tree Preservation Plan. The granite slabs as drawn were flared into a "V" and staff was recommending a 12" spread, but they are going to eliminate it altogether. They are confident they can reduce the southwest sign by 6 square feet. They provided the color rendering to the Commission tonight.

Acting Chair Berlinghof asked what they plan to do with the existing trees. Mr. Brenner said there was one ornamental tree which was in the location of the proposed fountain which will be removed. The hedgerow along the building will be removed. Ms. O'Neill indicated there is one on the landscape plan which she thinks may be a honey locust. Mr. DeReus indicated they are saving one tree in the front which is in the right of way and a tree in front of the dental office. The east tree will be removed and the west tree will stay.

Acting Chair Berlinghof then asked petitioners what the landscaping would look like in the wintertime. Mr. DeReus said they will be using hanging baskets and other season appropriate things. Their landscapers are Martin & Associates and they are confident they will do a good job. Acting Chair Berlinghof pointed out that there will be no color in the winter as they are all summer plants. Ms. O'Neill indicated that the winter creeper and boxwood will stay green. Yews are also located on the corner of Willow and Central. Acting Chair Berlinghof suggested coming back with a plan. Mr. DeReus indicated this is beyond what they have done so far, but felt it would look good. Ms. O'Neill suggested evergreen boughs on the fountain in the winter.

Acting Chair Berlinghof also asked about the cedar shake shown in the plan for their building, but not for Starbucks. Mr. DeReus said they plan to go with asphalt shingles throughout. Mr. Brenner then passed out another plan showing a more current rendering. Acting Chair Berlinghof suggested beautify or replace bushes, keeping the planter boxes, use more color in the landscaping and use more of a decorative railing with ivy and make the area more protective.

Commissioner Jennings asked about driveway and the landscaping around the dumpster. Mr. DeReus said the driveway will remain the same and shrubs will screen the enclosure. A wood fence will screen the dumpster and will be painted the same color as the building.

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

**A motion was made by Commissioner Hayes, Seconded by Commissioner Hirsch to approve the proposed refacing of the existing façade including lighting, landscaping and signage to the existing Crost building at 1799 Willow Road, as submitted January 9, 2006, with the following recommendations:**

- 1. All plant material and boulder configurations for the parking lot landscaping are less than 30" for sight distance visibility.**
- 2. The petitioner must submit a separate Tree Preservation Plan during the building permit process.**
- 3. The petitioner is to place the two granite slabs that make up the one ground sign on Willow Road 12" or closer to each other.**
- 4. Staff recommends reducing the projecting southwest sign by 6 square feet to meet the allowable square footage at this sign and to eliminate the need for a sign variation.**
- 5. The hedges will remain or replaced and petitioner shall resubmit the landscaping plan and also provide for more year round color and shall submit it to the Architectural Commission for approval.**
- 6. Asphalt shall be the roofing material used on the entire building.**
- 7. The dumpster and fence shall be painted the same color as the building.**
- 8. The landscape boulders shall be reduced in height to minimize a potential traffic hazard.**
- 9. Petitioner shall submit a photometric plan to the Village.**

**The vote was as follows:**

**AYES: 6**

**NAYS: 0**

**ABSTAIN: 0**

**ABSENT: 1**

Todd Berlinghof, Acting Chair

Pat Karr, Chair

Juergen Fuss

Steven Page

Steve Hirsch

Tom Jennings

James Hayes

**Motion Carried**

There being no further issues to discuss upon a motion duly made by Commissioner Jennings, seconded by Commissioner Hirsch and passed, the meeting was adjourned at 8:40 P.M.

HGM 2/15/06

***Approved 3/13/06***