

**SUMMARY NOTES
OF THE MEETING OF
THE ARCHITECTURAL COMMISSION
MONDAY, FEBRUARY 8, 2010
VILLAGE OF NORTHFIELD**

On Monday, February 8, 2010, 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:

Steve Hirsch, Acting Chair
Tom Jennings
Juergen Fuss
Jason Felicione
Patricia Leonard

Members Absent:

Pat Karr
Steve Page

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

Acting Chair Hirsch requested approval of the Summary Notes of the December 14, 2009 Architectural Commission meeting.

A motion was made by Commissioner Jennings, Seconded by Commissioner Leonard to approve the Architectural Commission Summary Notes of December 14, 2009.

The vote was as follows:

AYES: 5

Steve Hirsch, Acting Chair
Tom Jennings
Juergen Fuss
Jason Felicione
Patricia Leonard

NAYS: 0

ABSTAIN: 0

ABSENT: 2

Pat Karr
Steve Page

Motion Carried

ISSUE #1: Consideration of a request for approval of exterior façade and site plan for the proposed construction of a one story 350 square foot addition and 1,500 square foot canopy addition for Kraft Foods located at Three Lakes Drive a/k/a 555 Waukegan Road. The petitioner is Kraft Foods Global, Inc.

Jim Maloney, Director of Facilities for Kraft Foods along with Robert Suennen, Architect for OTA was present. Mr. Maloney began by saying that Kraft currently has a company store in the building but no one knows it's there. They plan to move the store to the first floor right off the front entrance and build a canopy at the entrance which will extend over the front drive.

Acting Chair Hirsch questioned staff if they have any issues with zoning. Ms. Kane, Director of Community Development, indicated that this is an existing use and that they are just changing the store location within the building. The store is not open to the public.

Commissioner Fuss requested larger scale plans but Mr. Suennen indicated they did not bring them.

Commissioner Jennings questioned if the 350 square footage is in addition to what is there currently. Mr. Maloney indicated yes, two circular columns are being added on each side of the entrance doors to define the entry. Commissioner Jennings then questioned what would happen to the existing store. Mr. Maloney indicated that the store is deep within the building and they have several options to re-use the floor space. Commissioner Jennings asked if the Commission needed to see anything with respect to this area and Ms. Kane indicated that it will not affect the exterior façade of the building. Only a building permit application would be needed.

Commissioner Fuss wondered what the purpose was for the cylindrical elements and why are they are proposed so close to the curb. Mr. Suennen indicated that all transitional points in the building contain a cylindrical element. The entrance was lacking definition to that geometric design. The products being displayed in each circular element will be able to be seen by visitors entering the building. The architectural feature is done throughout the building. There is a curvilinear feature proposed on the canopy overhang. Commissioner Fuss asked about the distance between the new cylindrical element and the existing curb. Mr. Suennen indicated they may push the existing curb out slightly. The cylinders would be constructed out of curved glass with painted metal extrusions to match the extrusions of the canopy.

Commissioner Leonard thought it was a beautiful addition with the curved windows but felt there may be a problem with the distance between the proposed cylindrical element and the existing curb location; there has to be enough room for a wheelchair to maneuver.

Acting Chair Hirsch acknowledged this request is more of a façade upgrade with a new entrance and canopy and will not be open to the public. Mr. Maloney confirmed that the store is not open to the public and the entrance is not visible as there are gated entrances. Acting Chair Hirsch then questioned future lighting and landscaping. Mr. Maloney responded that supplemental lighting placed under the canopy would be needed as a safety feature for the pedestrian traffic. The landscaping will remain as it is now. Commissioner Fuss asked whether they would have to come back before the Commission for the lighting. Ms. O'Neill indicated that review of the lighting standards would be taken care of through the building permit process.

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

A motion was made by Commissioner Jennings; Seconded by Commissioner Leonard to approve the 350 square foot bump-out addition and the 1,500 square foot canopy for the Kraft Foods campus in accordance with the plans dated January 5, 2010.

The vote was as follows:

AYES: 5

Steve Hirsch, Acting Chair

Tom Jennings

Juergen Fuss

Jason Felicione

Patricia Leonard

NAYS: 0

ABSTAIN: 0

ABSENT: 2

Pat Karr

Steve Page

Motion Carried

ISSUE #2: Consideration of seven (7) additional banners adjacent to the previously approved banners on the median at Three Lakes Drive. The petitioner is Kraft Foods Global, Inc.

Jim Maloney, Director of Facilities for Kraft Foods, explained to the Commission that they came before this Commission a couple of months ago requesting approval to put up banners at the entrance. The response to the banner program was tremendous and they would now like to place seven (7) more banners on the existing light posts in the road median, three (3) to the west and four (4) to the east, to extend the banner program. The proposed banners would match the existing with a repeat of colors.

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

A motion was made by Commissioner Leonard, Seconded by Commissioner Felicione to approve the additional banners in keeping with the previously approved banners on the Kraft Foods campus.

The vote was as follows:

AYES: 5
Steve Hirsch, Acting Chair
Tom Jennings
Juergen Fuss
Jason Felicione
Patricia Leonard

NAYS: 0

ABSTAIN: 0

ABSENT: 2
Pat Karr
Steve Page

Motion Carried

ISSUE #3: Consideration of a request for approval of exterior façade and site plan, site lighting and landscaping for the proposed construction of a one story 27,303 square foot LEED Certification automobile dealership for The Fields Auto Group located at 770 Frontage Road. The petitioner is Fields Imports, Inc.

Jeff Brown, Principle of JRB Group Architects and Craig Dowden, Landscape Architect with James Dowden & Associates were present. Mr. Brown indicated that since the last meeting before this Commission, they were approached by Volvo to build a prototype “green” building program for other dealerships around the country and requested the building be LEED (Leadership in Energy and Environmental Design) certified. Therefore, the exterior has changed from previously approved. It is the same footprint, but the exterior elements have been changed. The façade above the windows up to the roof will now be glass with a four foot cantilever overhang that wraps around the showroom. The entrance is proposed to project a little more on the east side. The changes are mostly based on the LEED Certification silver certificate required features. The south side originally had double stacked parking but 10 spaces will be removed for the eco-garden. The eco-garden is proposed to be an educational garden where school groups can come and learn about going “green”. There will also be three hybrid vertical wind turbines and two 2,200 gallon above ground corrugated steel silos to incorporate a rainwater harvesting system that will take a portion of the roof water to be used for irrigation purposes and all the gray water systems. The eco-garden will incorporate a permeable paving system with outdoor seating and signage to explain all the ‘green’ systems in the building. The wind turbines are also a sculptural element and will have solar collectors

mounted to them. The wind turbines and solar collectors will generate 3% of their onsite renewable energy. The turbines will be mounted on stone bases. A white membrane roofing system, to reflect heat back off the building, will be installed and the heating system in the service department will be a high efficiency boiler system with an in-floor radiant heating system. Large scale 24 foot diameter fans will circulate the air. All the flooring systems in the building are low emitting systems (mastic, paints, fabrics, etc.). The lighting inside the building is very efficient. Proposed outdoor lighting is a new technology called ART (alternative reflecting technology). All the lighting on the east side of the building is reduced from 1,000 watt lamps to 750 watt lamps. All lighting on the north and west side was lowered from 400 watt fixtures to 250 watt fixtures. The poles were lowered from 21' poles to 15' poles. The overall lighting was reduced by 6,500 watts.

Storm water detention is handled on the BMW site through an underground system of tanks. A proposed catch basin vortex system will take out and reduce the solid particles by 95% before it goes into the system and the municipal system. Through the rainwater harvesting system, they are reducing their water needs by 95%. About 75% of the interior will have daylight through the skylights and showroom windows. Fields and Volvo are very excited about doing this prototype building.

Mr. Brown went on to explain that in the previous meeting of June 8, 2009, there were things that Fields agreed to do with respect to landscaping the rear of the property and since then evergreen trees have been moved from their site to the Village right-of-way evergreen planting site. Approved plant materials were changed to utilize native and drought tolerant plants and the amount of trees and tree sizes were increased to meet the requirements. The eco-garden will also incorporate more natural plants, prairie grasses and native Illinois plantings. Mr. Dowden indicated that the turf grasses would be kept taller for less water consumption. A prairie area will be incorporated around the turbines. Mr. Dowden was also excited about the eco-garden and the features of the "green" building. Mr. Dowden stated the large maples in the back (west) which have been pruned by ComEd provide screening and will not be removed. Acting Chair Hirsch requested confirmation from staff as to whether or not all recommended plantings have been provided. Ms. O'Neill indicated yes except for one evergreen still on site which will be transplanted this spring.

Commissioner Jennings requested Mr. Brown to go through the lighting standards for Frontage Road. Mr. Brown indicated the standards on Frontage and to the south were lowered to 21' (the previous plan showed them at 25") and the wattage reduced from the original plan. The lights in the back have been lowered to 250 watts from 400 watts. Commissioner Jennings asked if timers could be added to the lights. Mr. Brown said that no plans were made at this time for timers. He stated the light levels have been lowered.

Acting Chair Hirsch asked for staff's comments on the recommendation made at the last meeting with respect to lighting the west part of the property. Ms. O'Neill indicated that the lighting consultant was present to answer questions. Rick Kellen of Line Associates said that good steps have been taken to reduce the overall light levels on the property as a whole. The plans submitted in July showed an average foot candle of 17.6. The latest plan shows the foot candles at 15.9. Lower wattage has reduced the overall wattage by 10%. All the drawings he studied have met the Village's ordinances with regards to trespass and illumination along the property line. Ms. Kane and Ms. O'Neill informed Mr. Kellen that the complaint most heard was

about sky glow. Mr. Kellen explained sky glow, which is bounce up light will increase with any particulates in the air. The location of the property adjacent to and combined with the Edens contributes to sky glow. The amount of wattage from the highway and Tower interchange light standards contribute the most to the sky glow. The highway standards are high pressure sodium lights which are used with Cobras to throw light in the up direction. At the Tower Road interchange there are high mast 6,000 watt high pressure sodium lights. IDOT uses them to highlight the interchange.

The property is divided into three sections: Jeep, BMW and the new property. The Jeep surface area is 25% of the total property with an average foot candle of 17.6. The BMW is about 47% with about 13.83 foot candle average. The new Volvo dealer is about 29% and is 15.98 foot candle. The average foot candle now is 15.5. There is a 3% increase in illumination with the new dealership. Light management has come a long way and nowadays you can control the light to reduce energy and the light level. The unknown is the old building. Mr. Kellen doesn't know what the lighting level was at the old building. The new fixtures all have down light. He saw old flood light fixtures on the old building with probably 400 watts. He feels this is an improvement over the old building lighting.

Acting Chair Hirsch questioned Mr. Kellen if it was his opinion that the impact will be reduced. Mr. Kellen indicated that the old building had flood lights shooting light out and up. The new fixtures are cut offs to throw the light down.

Acting Chair Hirsch asked if a photometric study was done. Mr. Kellen noted the study did not include previous lighting on the demolished building, but felt that this plan will be much better than what was previously there.

Commissioner Fuss asked if the LEED Certification will include the demolition process. Mr. Brown said they are working on the paper work for that now because they are recycling 95% of the old building.

Commissioner Felicione asked with this cost savings will be and if they, in the future, will try to retrofit the other existing Fields buildings to be 'green'. Mr. Brown indicated there is not an immediate cost savings and in fact the changes to make the building 'green; will cost an additional $\frac{3}{4}$ of a million. There are no immediate paybacks for the rainwater or solar. Water and electricity are relatively cheap in Illinois. This is to benefit everyone in the future.

Commissioner Fuss wondered if the wind turbine structures were included in the Village's Zoning Ordinance. Ms. O'Neill said that it is not included yet, staff is in the research phase. Commissioner Fuss asked what would happen in the future if wind farms become prevalent within the Village. Mr. Brown indicated they cost around \$27,000 uninstalled.

Mr. Brown went on to describe the proposed wind turbines which is a vertical system not a large pole and propeller. They wanted more of a sculpture look. The turbines will be bolted down and the height will be below the building. Their purpose is more for an educational tool. The average speed will be about 9 mph which could not hurt any birds. Ms. O'Neill indicated these turbines are noiseless.

Commissioner Jennings asked if everything has been completed by Fields to satisfy the Village with respect to blocking the light at the rear of the property. Mr. Brown indicated the plantings have been done and the trees moved. Ms. O'Neill indicated one more tree needs to be moved, but the trees look healthy and there was sufficient rain in the fall. There is a one year warranty.

Philip Preston of 705 Happ Road said he was pleased to see the improvement. He doesn't believe that children would come on field trips to see this building when the Botanic Gardens are down the street. He said he moved in to his home prior to the BMW building and has seen a dramatic change since that building went up. He admitted there has not been any change in the lighting since the building being discussed was torn down. He believes wattage is meaningless and that foot candles are more appropriate measurement of the light. Mr. Kellen said that lighting is not an exact science. Mr. Preston didn't feel that Edens is an issue. Mr. Kellen said that the lighting from Fields, Edens and Tower all mix together to create the sky glow and that snow is a reflectant and will mix together with the light to cause more sky glow. Again, Mr. Preston said that the old building was not an issue with respect to lights; however everyone will be impacted by the light on the new building. He asked if the lights could be put on timers or be off after hours. Mr. Kellen indicated that timers were not possible because of the expense of all new light fixtures and most importantly, there are safety concerns by shutting off the lights. Mr. Brown said that the lot is open and customers are able to drop their cars off any time and leave the keys in a drop box. He said that their product needs to be displayed and they need visibility for safety concerns. The back fixtures were lowered to 250 watts from 400 watts. Mr. Brown said he has spoken to Fields regarding these concerns. Ms. Kane said she also has spoken to Fields regarding the lighting on the northwest side of the BMW building and will follow up. Mr. Preston then asked if the money for trees included the length of the 770 building. Ms. Kane indicated that the PUD was expanded to include the two lots which were purchased by Fields; the trees were expanded along that property.

Lynn Miller, from the commercial building at 778 Frontage Road, had issues with traffic coming onto their property from the far north of the Fields property. Mr. Brown said that this will be blocked off completely so there will not be any access to their property. She questioned the lighting on the new building and Mr. Brown said there will only be security lighting at the doors that face north.

Mark Gantner of 723 Happ Road asked about the plantings in the rear of the property. Mr. Brown indicated four trees have been replanted back there and one more remains to be moved. Mr. Dowden indicated there will be additional plantings along the west property line. Mr. Gantner then questioned the lighting. He indicated that at the Village Board meeting, there was an understanding that Fields would come back to this Commission with plans to reduce the lighting. Mr. Gantner also felt that the lighting consultant was hired to work with all parties to come up with a plan. The 3% increase is an increase in the lighting and the neighbors want a decrease in the lighting. Mr. Brown discussed the lighting decrease in the wattage on the poles and the location of the lighting for the new building. Mr. Kellen indicated it is an increase of 4/10ths of a foot candle.

Dave Woodyatt of 2050 Norfolk said it was his understanding that Fields would come back to this Commission with a plan for reducing the lighting. The neighbors would like a meaningful decrease not an increase in the lighting. He would like to see the lights on timers or with the alternating lights to be turned off.

Fred Teichert, trustee, said this was his understanding also and would like the matter pursued. Mr. Brown said that over the years Fields has met with all the Village requirements and have looked into various suggestions. It would be very expensive to go back and redo all the lighting. He understands everyone's concern but the foot candles are not higher than allowed by code. Mr. Preston said they are too bright for him. Mr. Brown felt that they have done everything they

could to reduce the problem. Mr. Preston then asked Mr. Kellen if he knew of a way, without tremendous expense, to reduce the current output of the lights. Mr. Kellen said 30% is being added on this property with only a light increase of 3%. He said the light fixtures cannot be changed unless the entire ballast is changed and the whole fixture replaced. He indicated the wattage cannot be changed because the reflector system would not work.

Ms. Kane then informed the Commission that these concerns were discussed the last time this matter was presented. Staff hoped there was a possibility of turning off every other light but after discussion with Mr. Kellen they found it was not cost effective and resulted in unsafe conditions.

Acting Chair Hirsch felt it was a fantastic looking new design. He acknowledged the concerns by the residents and said they should be put forth in the recommendations. He felt this was more of an educational move than anything else. Mr. Brown felt it would still benefit the building in an energy savings.

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

A motion was made by Commissioner Felicione, Seconded by Commissioner Leonard to approve the new building including approval of site plans, building elevations, materials, lighting, signage and landscape design at Fields Volvo, 770 Frontage Road, in conformance with plans submitted January 4, 2010, with the following recommendations: (1) Seven lighting standards 21' tall; (2) the light standards south of the proposed building be 15' tall; and (3) wattage on the light standards adjacent to and south of the proposed building be reduced.

The vote was as follows:

AYES: 4

Steve Hirsch, Acting Chair

Tom Jennings

NAYS: 1

Juergen Fuss

ABSTAIN: 0

ABSENT: 2

Pat Karr

Steve Page

Jason Felicione

Patricia Leonard

Motion Carried

There being no further issues to discuss upon a motion duly made by Commissioner Fuss, seconded by Commissioner Leonard and passed, the meeting was adjourned at 8:30 P.M.

HGM 2/10/10

Approved 3/8/10