

**SUMMARY NOTES  
OF THE MEETING OF THE  
ARCHITECTURAL COMMISSION  
MONDAY, JANUARY 8, 2007  
VILLAGE OF NORTHFIELD**

On Monday, January 8, 2007, at the Northfield Village Board Room, 361 Happ Road, the Architectural Commission met at 7:00 P.M. to consider two (2) issues:

Members in Attendance:

Pat Karr, Chairperson  
Steve Page  
Steve Hirsch (arrived at 7:30 p.m.)  
James Hayes  
Todd Berlinghof

Members Absent:

Juergen Fuss  
Tom Jennings

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

Chairperson Karr opened the meeting with an overview of the issues to be considered at this meeting.

Chairperson Karr requested approval of the Summary Notes of the November 13, 2006, Architectural Commission meeting.

**A motion was made by Commissioner Hayes, Seconded by Commissioner Berlinghof to approve the Architectural Commission Summary Notes of November 13, 2006.**

The vote was as follows:

**AYES: 5**

Chairperson Karr  
Steve Page  
Steve Hirsch  
James Hayes  
Todd Berlinghof

**NAYS: 0**

**ABSTAIN: 0**

**ABSENT: 2**

Juergen Fuss  
Tom Jennings

**Motion Carried**

**ISSUE #1: Consideration of a request for approval of permanent signage for Praise Presbyterian Church located at Northfield Community Church, 400 Wagner Road, submitted by Praise Presbyterian Church.**

Chairperson Karr indicated that this matter was withdrawn per the petitioner's request.

**ISSUE #2: Consideration of a request for approval of site elevations, exterior façade, landscaping, lighting and signage variance for additions to Fields BMW at 700 Frontage Road, submitted by Fields BMW.**

Jeff Brown, principal of the JRB Group Architect firm was present for Fields BMW. Along with him were Craig Dowden, Landscape Architect and Dave McCulloch, Fields General Manager.

Mr. Brown began by giving a synopsis of the project. Fields would like to meet the requirements of the manufacturer by expanding the facility to double its size. They are adding a second floor to the service department for parts space, a new service reception drive on the west side of the building and a new icon tower to upgrade the facility. Fields is also purchasing the building at 770 Frontage for future use. Plans may be to tear it down and expand vehicle inventory storage lots or use it as another expansion for service. By incorporating the property at the 770 Frontage building, Fields will be able to better manage the traffic flow, reroute service customers to a north entrance which will isolate the customer area. They will create a new courtyard with customer parking for both facilities. Re-landscaping the new lot will occur, removing the north entrance as it currently exists and move it further to the north. They will landscape the center courtyard area to be more appealing and the icon tower will create a new image – similar to the Florida dealership. There will be a new canopy blended in and they plan to keep the theme as is. Mr. Brown continued saying that they are adding one open bay for outdoor delivery area space to be sheltered and heated for customers to take their new vehicles.

Commissioner Hayes asked to be shown on the drawings where the re-route for service customers will be. Mr. Brown pointed out on the drawings the expansion area and other areas. He indicated that all new materials will match the existing materials. Commissioner Hayes asked if they were doing anything with Chrysler now. Mr. Brown indicated they were not doing anything now. Mr. Brown continued by saying lighting will be added using the same fixtures, same colors, and same wattages as what exists now. Therefore, the 15' poles along the west side will be matched by 15' poles and the poles on the east side which are 25' will remain there. This will help to create the security needed in the back.

Commissioner Page asked if the two story tower projects from the existing footprint. Mr. Brown indicated it projects out about 12'. Commissioner Page also asked if the curb cut to the north will be new. Mr. Brown said the north curb cut is new and the other cut abandoned. He said this will help the back up problem with traffic in the morning.

Commissioner Hayes asked if there are any plans for the fence enclosed parking along the back to expand. Mr. Brown indicated not at this time. Commissioner Hayes also stated that there are mature evergreens and other trees along the west border – Mr. Brown indicated that they are in the process of doing a tree survey, but due to the holidays, it wasn't done in time. Mr. Brown agreed that there are many nice, mature trees along the west border and they plan to come back to this Commission with plans as to what they will transplant or plant. Craig Dowden affirmed that they intend to use as many plants as they can which currently exist. Mr. Brown said they plan to create an environment that feels like it is already there, i.e. blends in. David McCulloch indicated that the pines on the west side at the 770 building would be left there. Mr. Dowden added that some larger trees may be added to

blend with other landscaping currently there. They will be meeting or exceeding the requirements.

Commissioner Berlinghof questioned Fields as to whether or not they have any issues with staff's recommendations. Ms. Linnea O'Neill indicated that #4 of staff's issue sheet which recommends 7 parkway trees be planted in front of the 770 building be deleted. Going through the issue sheet, Mr. Brown responded that they could not get the signage package done and that the tree survey will be submitted for next month's meeting. #3 recommends three parkway trees to fill in the existing line of trees in front of 700 Frontage. Ms. O'Neill stated there was a couple of missing parkway trees. She stated that part of the PUD amendment was to include parkway trees. Mr. Dowden asked if the trees could be positioned to different areas and regrouped and spread out. Ms. O'Neill indicated yes.

Mr. Brown indicated that they do not plan to do any landscaping to the 770 Frontage building. This would be considered Phase 2. Commissioner Hayes stated that since it is coming into the PUD, a landscape plan would be relevant. Mr. McCulloch stated that since this is Phase 2, it didn't need to be discussed now as they are not sure of their plans yet for the property. Chairperson Karr indicated that the leases would not expire until 2008 and 2009 and therefore, they really don't know what they will be doing unless they have a concept in mind. Mr. McCulloch responded that they may add another dealership or have additional parking. Chairperson Karr questioned whether they have a contract to purchase 770 Frontage. Mr. McCulloch indicated yes they have a contract.

Commissioner Berlinghof didn't believe that any proposed landscaping around the building would be affected by what might happen in the future. Ms. O'Neill was concerned with replacements in the triangle area, but felt the tree survey will determine replacements.

Commissioner Steve Hirsch arrived at the meeting (7:30 p.m.).

Ms. O'Neill questioned whether the amount of plant material removed will be more than what they are putting in. The deficit in caliper inches of trees could be banked for future use around the property. Commissioner Berlinghof stressed that at the next Commission meeting, they will need to see what will be existing, saved, added, etc.

Mr. Brown continued with the issue sheet, stating that #6, which recommends incorporating 3 landscape islands at the west parking lot, be eliminated. He said that space is very valuable. He felt they could incorporate a buffer in a different area on the site. Commissioner Berlinghof asked why three (3) islands were not required in the front also. Ms. O'Neill stated they would be required now, however, the Landscaping Code was enacted a couple of years ago, so it is a new requirement. She stated the reasoning for landscape islands is not only aesthetic but also to reduce the dust, pollution, ozone and heat in the parking lots. Mr. Brown indicated that this would be an area for their product inventory. They would like to place the trees elsewhere on the site. Commissioner Berlinghof looks at the islands as more aesthetics than anything else. However, he is less concerned about the back of the building, but possibly they could add an island between the 770 and 700 buildings.

Commissioner Berlinghof, regarding issue #7, questioned Ms. O'Neill as to where the arborvitae was located. Ms. O'Neill stated there are three on each side of the proposed

drive at the west end of the courtyard. A site distance triangle, as required by Code, does not allow plant material over 30". Mr. Brown indicated they will look at shorter plant material before the next submittal.

Regarding issue #8, Ms. O'Neill stated the Landscape Architect had done a nice job with the landscaping in the west transitional yard, but that the Code requires a continuous hedge be incorporated for headlights. Discussion continued with respect to the lack of available space for a hedge. Mr. Brown felt that once they get the tree survey, there won't be enough room for a hedge. Mr. Dowden suggested bringing in high ornamentals, shade trees and incorporates them with smaller plantings instead of a hedge. Mr. McCulloch indicated their new plan will appeal to the customer coming to the back of the building. Therefore, they don't want substandard trees and bushes, but a nice environment for the customer service area as in the front. Mr. Dowden indicated that the evergreens are sparse in the back and would like to plant a nicer quality tree. Commissioner Berlinghof asked if mounding of dirt could be accomplished since this will now impact the neighbors as car headlights will face the neighbors and if there is removal of trees, it will make this a different issue. Mr. Brown said they only have a 10' wide space in which to work with. Mr. McCulloch pointed out there is a fence and an eight (8) foot fence on ComEd property. Commissioner Berlinghof summarized that at the end of the day, his issue is the lighting.

Commissioner Hayes suggested that they consider the impact to the neighbors on the 770 Frontage property to the west. Mr. Brown indicated that the 770 property western driveway is actually on the ComEd property. There are lines, encroachments and other problems now. Commissioner Berlinghof suggested that staff readdress this issue after the plans are submitted. Mr. McCulloch suggested that as an alternate to the parking islands that this might be an area to enhance.

Mr. Brown indicated that issue #9 is a temporary issue until Phase 2 happens.

Mr. Dowden commented on issue #10 saying that this temporary area at the north lot line could be planted with tree species which could be transplanted easily.

Mr. Brown indicated they do not have an issue with #11 and this will be incorporated into the landscaping plan. Commissioner Berlinghof pointed out that this refers to architectural detailing also. Mr. Brown said it will match the existing building. Mr. Dowden said they plan alternative groups of plantings other 4-5' plants.

Moving on to issue #12, Mr. Brown indicated the fixture types, wattage; coloring is all laid out as it is now. So the back area will remain the same, if they have shields, it will stay and the lighting plan will show the back side of the courtyard is 15' fixtures and 25' fixtures in the front. The back of the lot has low level lighting. The lighting is designed to meet what is there now. Commissioner Berlinghof pointed out that the proposed 25' light poles in the front of the east facade are 4' higher than the building. Mr. Brown felt that if they lower the poles, they will lose needed lighting. Mr. McCulloch feared that lower light levels would mean more lights needed. Commissioner Berlinghof felt that the whole issue is the glow and the brightness and the need for less intensive lights. He believes the two north lights should be shorter. Mr. Brown said they plan to rerun the numbers for the lighting. Commissioner Hayes suggested that petitioners inform the neighbors of the lighting plans.

Discussion continued regarding shorter lights and where on the site these should be, existing as opposed to new, etc.

Issue #14 was addressed by Mr. McCulloch. He said the lights are on for 24 hours now. They have minimal lighting in the back and display lighting in the front in order to be visible to the Eden's traffic. Ms. O'Neill stated that was placed in the issue sheet as a talking point because other Codes stress cutting illumination during non-business hours. Commissioner Page suggested a timer. Mr. McCulloch said they are open until midnight, Monday through Thursday. Security lighting is an issue. Commissioner Berlinghof suggested that when they are closed, perhaps every other light could remain on. Mr. McCulloch accepted the suggested and will look into it. Commissioner Berlinghof felt the front; unshielded lights were the lights which cause the glare, not the shielded lights. Mr. Brown indicated they will run a photometric to see how it affects the overall lighting. Commissioner Berlinghof felt it would be a good gesture to the neighbors to cut off some lighting when possible, but still maintain security.

Commissioner Berlinghof questioned if the petitioner checked the leases. Mr. Brown responded yes. Commissioner Berlinghof then asked what would happen if they didn't go ahead with Phase 2 which respect to the landscaping in the back. Ms. O'Neill indicated that if trees are owed, the Village could be reimbursed monetarily. Anne Kane, Director of Community Development, indicated that this matter is going before the Plan and Zoning Commission on Wednesday and staff is recommending that a condition be placed on the PUD amendment that the parking variation is subject to the Village having the sole discretion to put in the cross access drive if overflow parking is necessary. Also, the temporary parking variation would expire with the last lease, in year 2011. Mr. McCulloch assured the Commission that they do not have any plans of going into the office building business.

Commissioner Hayes stated concerns regarding the noise level in the service area with the increased activity. Mr. McCulloch agreed there will be increased volume as the business grows; however, he does not think this would relate to increased noise. Commissioner Hayes continued by saying that his view of Fields is screened by the stockade fence around the ComEd easement property, but having lived through the lighting disputes, he suggested that Fields explore ways to add vegetation to the ComEd property for the benefit of the neighbors, especially the neighbors to the north. He said he has walked the area and feels it will have an impact to the north. Mr. McCulloch said there is not enough room on their own property to add vegetation and he doesn't know what ComEd will say about their property as there are lines back there. Ms. O'Neill pointed out the Village owns a 100' property to the west of the ComEd property. Previously, the petitioner was to add vegetation on the Village property with the proposed car wash. However the car wash was not constructed. Commissioners Hayes and Berlinghof felt that the Village's 100' property is physically the highest point and would be the best place to place vegetation. Mr. Brown agreed that this discussion has been brought up numerous times since 1994.

Mr. McCulloch indicated that if the Village came to him and said plant fifteen 10' trees back here, he'd listen. The Village needs to propose that to Fields and recommendations need to be made.

Ms. Kane suggested that the Architectural Commission make that recommendation in their motion. Commissioner Hirsch agreed that this has been a concern since groundbreaking. Commissioner Page also agreed that the light level is more of an impact in the winter than other times of the year.

Trustee Lucchesi indicated she supports this recommendation and also suggested that the Architectural Commission make a recommendation to the Board regarding plantings on the Village's 100 foot property. She said she would view it favorably.

John White, 691 Happ Road, lives immediately behind and west of the courtyard. He said that since the lights were first turned on, the lighting level has been unacceptable. He understands that the Village standard for lighting is that no light shall go beyond the property of the owner. Ever since the lights have been turned on, there has been a glow in their backyard. The sight that they see in their backyard is something that no one would want to look at. Efforts have been made by Fields and the Village in the past to ameliorate this condition, it is still unacceptable. Any additional lights would be unthinkable. He is happy to hear that there is a concern at this level. They are 100% in favor of visual screening or landscaping on the Village right of way. They have proposed this innumerable times. Shortly after the lights were turned on, he had a meeting with John Fields who promised him that they would provide landscape screening, but nothing was ever done. A few years ago, the Village offered to provide landscaping at the Village's expense. He has a letter from Don Whiteman saying there is absolutely no reason why Village property could not be used to provide landscaping to provide visual screening on the Village's right of way. It is the highest level. A year and a half ago, September, 2005 the last expansion was discussed and on the record, there was an agreement to provide landscaping and the Village would allow it to be planted, but it's never happened. Nothing has ever happened, but he certainly hopes something will be done now. He is at the meeting on behalf of the other neighbors.

Commissioner Berlinghof stated that he doesn't want to see Fields go anywhere. They are needed in the Village. But also, he sees no reason why that land couldn't be used for screening. He suggested Mr. White make that statement at the Village Board meeting. He felt this was a perfect opportunity for this to get done. Chairperson Karr indicated that she agrees with Mr. White and felt that if they work as a community effort, it can be figured out the best possible situation for everyone involved.

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

**A motion was made by Commissioner Berlinghof, Seconded by Commissioner Page to approve the architecture of the expansion of the BMW building, the landscaping, signage and lighting matters will be continued until the February, 2007 meeting before the Architectural Commission. A strong recommendation is made to the Village Board for the consideration of using the Village owned 100' easement for landscaping and screening.**

**The vote was as follows:**

**AYES: 5**  
**Chairperson Karr**  
**Steve Page**

**NAYS: 0**

**ABSTAIN: 0**

**ABSENT: 2**  
**Juergen Fuss**  
**Tom Jennings**

**Steve Hirsch  
James Hayes  
Todd Berlinghof  
Motion Carried**

Other Business:

Chairperson Karr indicated that regarding 1775 Winnetka Road, the Senior Center, and 161 Northfield Road, the commercial building which the Center owns, has a problem with their lighting at night for security purposes. Roof mounted lights barely illuminate the parking lot for employees returning to their cars in both locations. The proposed light fixtures will not spill over anywhere except in the parking lot.

Commissioner Berlinghof asked why the two lights at 20' cannot be at 16'. Chairperson Karr indicated they are roof mounted and there isn't any place on the façade to mount them. Chairperson Karr stated it is difficult for the employees to see. The new lights would illuminate the north exit also. Commissioner Berlinghof questioned the BB fixture. He questioned the location of the lights. Chairperson Karr indicated that the electrician spoke with Ron Johnson and spoke about minimal lighting which could be done.

Commissioner Berlinghof suggested that petitioner come to the February meeting with a photometric plan. The other Commissioners felt more information was needed also.

**A motion was made by Commissioner Berlinghof, Seconded by Commissioner Page to table this matter until the February 12 2007, meeting at which time the petitioner shall provide more information.**

**The vote was as follows:**

**AYES: 5**  
Chairperson Karr  
Steve Page  
Steve Hirsch  
James Hayes  
Todd Berlinghof  
Motion Carried

**NAYS: 0**

**ABSTAIN: 0**

**ABSENT: 2**  
Juergen Fuss  
Tom Jennings

There being no further issues to discuss upon a motion duly made by Commissioner Berlinghof, seconded by Commissioner Hayes and passed, the meeting was adjourned at 8:50 P.M.

HGM 1/9/07

***Approved 2/12/07***