

**SUMMARY NOTES
OF THE MEETING OF THE
ARCHITECTURAL COMMISSION
TUESDAY, JULY 11, 2006
VILLAGE OF NORTHFIELD**

On Tuesday, July 11, 2006 at the Northfield Village Board Room, 361 Happ Road, the Architectural Commission met at 7:30 P.M. to consider five (5) issues:

Members in Attendance:

Pat Karr, Chairperson
James Hayes
Juergen Fuss
Steve Hirsch
Tom Jennings
Todd Berlinghof

Members Absent:

Steven Page

OTHERS PRESENT: Linnea O'Neill (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 June 12, 2006 Architectural Commission meeting.

A motion was made by Commissioner Jennings, Seconded by Commissioner Fuss to approve the Architectural Commission Summary Notes of June 12, 2006.

The vote was as follows:

AYES: 6

Chairperson Karr
James Hayes
Tom Jennings
Steve Hirsch
Juergen Fuss
Todd Berlinghof

NAYS: 0

ABSTAIN: 0

ABSENT: 1

Steven Page

Motion Carried

ISSUE #1: Continuation of a request for a variance and approval of permanent signage at 330 W. Frontage Road, submitted by Anthony J. Geroulis, MD.

Dr. Anthony Geroulis was present and submitted new materials to the Commission. He indicated they have complied with the suggestions made by the Commission at the prior hearings. They are using the columns as suggested. He stated he is using aluminum rather

than bronze for the insert. The base will be a more durable material which looks like brick. The base will be covered with bushes. He is proposing this instead of thin brick or brick. He suggested a demonstration of the strength of the material by hammering it.

Chairperson Karr asked Dr. Geroulis if he received the staff recommendations and memo. He indicated he received them on Friday. Chairperson Karr went on to say that this is his third appearance before the Commission and he still is not presenting what was recommended by the Commission. He said he tried to come up with everything that the Commission asked for.

Commissioner Berlinghof felt that bronze was just a color and it didn't matter if Dr. Geroulis went with aluminum instead. He approved the sign as proposed with the exception of the base. He would like to see real brick; it is not a question of strength but of material aesthetics. Dr. Geroulis indicated that due to the cost, the boxwoods covering the base, and that water and humidity would deteriorate it, he felt the material chosen would work better.

Commissioner Fuss indicated he approved the new materials, except he would like to see real brick at the base also. He felt that the brick would be the most durable material. The EFIS proposed would deteriorate over time.

Chairperson Karr also pointed out that the verbiage on the sign and the height were to be reduced. Commissioner Berlinghof felt the aesthetics of the sign is more important. Ms. O'Neill indicated that it was agreed that the parked cars block the sign and that the height was needed. Commissioner Fuss asked if the signage on the façade would be removed. Dr. Geroulis said that they would be leaving it up for the time being and will review it in the future. Commissioner Fuss also questioned the total signage. Ms. O'Neill indicated that Dr. Geroulis is allowed a total sign package of 80 square feet because the building was originally allowed signage on the east side which is not the primary entrance, so they are also allowed signage on the primary entrance side (north). The variation is for a ground sign being over 24 square feet. However both signs together, as proposed, are less than 80 square feet.

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

A motion was made by Commissioner Berlinghof, Seconded by Commissioner Hayes to approve the signs as submitted with the exception that the base will be real brick to match the building and the variance is granted for the monument sign.

The vote was as follows:

AYES: 6

**Chairperson Karr
James Hayes
Juergen Fuss
Steve Hirsch
Tom Jennings
Todd Berlinghof**

NAYS: 0

ABSTAIN: 0

ABSENT: 1

Steven Page

Motion Carried

ISSUE #2: Continuation of a request for a variance and approval of permanent signage for Maria Isasi Custom Furniture Design at 314 Happ Road submitted by Maria Isasi.

Maria Isasi was present and indicated she spoke with the sign people who made her sign and was told that the sign material is not plywood and the reason it appears to be warping is because it needs more screws. They suggested using vinyl letters but she prefers the painted letters. She was advised that the vinyl letters would last longer.

Commissioner Hayes asked if she had reduced the size of her sign, reminding her that the larger sign was put up without approval of the Commission. Ms. Isasi indicated she did not reduce the sign because she had already paid twice for the sign and that she didn't know she needed approval. She had no idea when she changed the metal and wood sign which could not be seen and replaced it with a newer larger sign that she was not in conformance with the Code. Commissioner Hayes pointed out to her that the Commission was not acting as consultants and that she needed to bring a proposal to them for approval.

Commission members agreed the size needed to be changed or she needs a variance. If she came back with a higher quality sign which will not look cheap and will blend with the architecture of the building the variance might be granted. Ms. Isasi said she didn't understand. Ms. Isasi's husband indicated he understood and that they could come back with another plan. Commissioner Hayes suggested that since she is concerned with costs that she not request a variance for a larger sign. However, if she wanted the larger sign, then it needed to be a higher quality sign. Commissioner Jennings suggested they work with staff before coming back to the Commission with a final plan.

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

A motion was made by Commissioner Jennings, Seconded by Commissioner Berlinghof to continue this matter until the September 11, 2006 meeting to provide the Commission with a smaller and/or more appealing sign. Petitioner will be allowed to keep their existing sign up until the September meeting.

The vote was as follows:

AYES: 6
Chairperson Karr
James Hayes
Juergen Fuss
Steve Hirsch
Tom Jennings
Todd Berlinghof

NAYS: 0

ABSTAIN: 0

ABSENT: 1
Steven Page

Motion Carried

ISSUE #3: Continuation of a request for approval of permanent signage at 197 Northfield Road, submitted by Tick Tock Hourly Child Care.

Kathleen Hamilton appeared on behalf of Tick Tock Hourly Child Care. She indicated that with the type of material she is using, there were not a lot of choices for decorative side posts. She did include caps on the posts though. Ms. O'Neill passed around a colored copy to the Commission.

Commissioner Jennings asked if the posts will be set in cement. She indicated yes.

Commissioner Berlinghof explained this is an extruded aluminum post with the face painted on the aluminum. He felt it was unfortunate that she could not find another post, but he was okay with what was proposed.

Commissioner Fuss asked if the temporary lease sign had been removed. Ms. Hamilton said that was the property manager's responsibility.

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

A motion was made by Commissioner Jennings, Seconded by Commissioner Hirsch to approve the sign as presented with the new caps and approval of the landscaping plan.

The vote was as follows:

AYES: 6

Chairperson Karr

James Hayes

Juergen Fuss

Steve Hirsch

Tom Jennings

Todd Berlinghof

NAYS: 1

ABSTAIN: 0

ABSENT: 1

Steven Page

Motion Carried

ISSUE #4: Consideration of a request for variance and approval of permanent signage at 414 Frontage Road, submitted by Rose Pest Solutions.

Bob Dold was present for Rose Pest Solutions. He said the company has been in business for 145 years and was originally known as "Rose Exterminators". They have changed the name with the times. This will be the corporate headquarters.

Chairperson Karr indicated that this sign height is no longer allowed under the current sign ordinance, but will be grandfathered in due to the previous sign.

Commissioner Berlinghof reiterated the history of the building citing that "in July of 1968 the Architectural Commission unanimously approved a variance for the above stated sign with the following ruling: Being that it is a very attractive sign, the only one on the property and the building being so located if the sign were free standing it would be obstructing traffic and if so moved it would be undue hardship to remove said sign to its present location without great expense to the owner". That's a little different than the new sign on the building, but to Commissioner Berlinghof the most important words were "being that it is a very attractive sign." He does not like the proposed sign because of the color as opposed to the Murray and Tuttle sign which was an attractive sign. He does not have a problem with the height variance. Mr. Dold indicated those are the colors of their logo. Commissioner Jennings asked if he was opposed to changing the letters to white. Mr. Dold objected to changing them to white as it reflects the symbol of what and who they are and it is their company logo.

Commissioner Berlinghof pointed out that the proposed letters will be illuminated. The previous sign was roof lit, not internally illuminated. He cited examples of well lit signs within the Village such as Christian Heritage which is shadow lit. Commissioner Berlinghof suggested shadow lit instead of Plexiglas painted aluminum.

Commissioner Hayes felt it looked cartoonish and that it clashes with the brick and architecture of the building. He suggested more muted tones.

Commissioner Hirsch felt the colors were too garish and did not fit with the color scheme of the building. He suggested toning the colors down and understood about wanting to use the logo. He said they are too bright.

Commissioner Fuss indicated that he did not like the location of the sign. However, he felt the old sign matched the character of the building. He thought a ground mounted sign would be more for the colors presented, but did not like it on the chimney. He also suggested toning the colors down and using metal instead of Plexiglas. The building is organic looking and the sign has nothing to do with the structure.

Chairperson Karr summarized the Commissioners message to Mr. Dold by saying that the proposed sign does not fit architecturally and looks out of place. It needs to be less blatant. She suggested he propose something else. Commissioner Berlinghof suggested using the present light on the roof, using a typeface change, using silver or a color and not be internally illuminated.

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

A motion was made by Commissioner Berlinghof, Seconded by Commissioner Fuss to continue this matter until the September 11, 2006 meeting to submit a new proposed sign.

The vote was as follows:

AYES: 6

**Chairperson Karr
James Hayes
Juergen Fuss
Steve Hirsch
Tom Jennings
Todd Berlinghof**

NAYS: 0

ABSTAIN: 0

ABSENT: 1

Steven Page

Motion Carried

ISSUE #5: Consideration of a request for approval of site elevations, exterior facade, lighting, landscaping and sign variance for Edens Bank at 1756 Willow Road, submitted by Edens Bank.

Larry Berg, Skokie attorney representing Edens Bank, was present. He explained they are building a bank on the abandoned gas station site across the street from Village Hall/Police Department. He said he has been working closely with staff to improve their plans and specifications. He indicated a current site plan has been distributed tonight with a building with clock tower and two retail components – on the north side a Starbucks facility with patio and on the south side an ice cream parlor are proposed. Mr. Berg went on to say that this project is something that the Village has been looking to establish because it will increase pedestrian traffic and enforce neighborhood feel and redevelopment in the downtown area. He was joined by bank representatives, traffic engineer and the architect for the project.

Architect Steve Rezabek then explained the changes which have been made to the new packet of information brought to the meeting tonight. The new survey has more detail. The site plan has added decorative pavers to the sidewalks along Walnut and Willow. Changes in elevation have been made to the amount and locations of the signage plan and they have added a masonry screen wall to the drive through along the east property line.

Commissioner Berlinghof asked if they were changing the brick color or if the copy was distorted. Mr. Rezabek indicated no change in the color; it was just the printer which changes the color. They are using a modular sized brick – 8" x 2-1/4" and samples are shown on the board brought to the meeting. They are using Renaissance Stone at the wainscot on all four sides and base. They may use limestone also if Renaissance stone is not available. Commissioner Berlinghof asked if they were aware of deterioration problems with the Renaissance Stone and Mr. Rezabek had not heard of that problem. Commissioner Berlinghof went on to say that he liked the building and plans, but felt the traffic would be a problem. However, he indicated that was the Plan and Zoning Commission and Village Board's purview.

Mr. Berg indicated that there were signage changes in the building package. The signage adds up to 110 square feet which had been overstated to Ms. O'Neill. They have a desire to have the sign on the north side state "Edens Bank" instead of "Edens Bank Plaza" and will remove the sign over the drive-thru. He also noted that they added a ground sign. They would prefer to have the ground sign located at Walnut and Willow, but it would be in the I.D.O.T. right of way and so their alternate location would be at the northeast corner of the site on their property. The ground sign will be within the 24 square feet allowed – probably 6' x 4'. The 3' base will be masonry. They did not have a plan with them.

Commissioner Berlinghof questioned the height variance. Ms. O'Neill stated that the clock tower is 54'6" and code specifies 35' height allowed. Also the second floor reaches 35'8". Commissioner Berlinghof felt the building was decorative and liked the clock tower which will have a clock on all four sides. Mr. Berg indicated that the clock diameter is 6' and will be illuminated. Chairperson Karr felt the clock tower added to the architecture.

A brief discussion continued regarding the traffic flow between the Commissioners and the traffic consultant. However, everyone acknowledged traffic would ultimately be reviewed by the Plan and Zoning Commission.

Mike Richwine, from the audience, indicated that the building is not in keeping with the character of the neighborhood and felt the tower does not fit well either. He owns the building at 1799 Willow. Mr. Richwine felt that the building was taller than it was wide and he is worried about the height. Mr. Berg indicated it is 61' in depth and 54' tall and the architecture is historical based. Chairperson Karr commented to Mr. Richwine that there seems to be more and more groundbreaking for redevelopment projects which maximize the land. Commissioner Berlinghof felt that Northfield does not have a specific identity for architecture. Mr. Berg indicated that only the two story portion which is at the center of the building would have a height visibility.

Commissioner Jennings asked if there would be additional parking to the east. Mr. Rezabek indicated that they are looking at parking behind Seuls Tavern. Mr. Berg indicated that they would also like to use the land which is owned by the county and that the Village staff has also been in contact with the county with the desire to lease the land. The county indicated that it is undergoing a flood study and that if available, they will lease it. There is also the Village right of way along Orchard to utilize along with the county owned land to create a future Village parking lot. Commissioner Jennings then asked if ingress could still be obtained off of Willow even when the bank is closed. Mr. Berg indicated it would be open. Commissioner Fuss asked how long they expect to wait to be able to lease it for a parking lot. Mr. Berg indicated approximately six months. Commissioner Fuss still believes there will be a parking problem. Mr. Berg indicated the bank hours would not interfere with the Starbuck and/or ice cream parlor traffic.

Commissioner Hirsch questioned the traffic flow for the ATM machine. Mr. Rezabek indicated it will be a counter flow and that the ATM machine will serve the center lane and the bank equipment will be to the east. Therefore, traffic would not go back out onto Willow Road. The ATM will be approximately 4-1/2' tall and be self contained. Commissioner Berlinghof

suggested having the ATM machine on the second island or on the outside lane. Mr. Rezabek agreed that it would make more sense to put it on the outside lane (farthest east) inside the screen wall.

Commissioner Fuss questioned the trash enclosure and its location for viewing when you first drive in. Mr. Rezabek said they have to make a trade off with a parking space.

Mr. Rezabek then answered Commissioner Hirsch's question if any changes had been made to the landscaping plan. Mr. Rezabek indicated that the architectural site plan wasn't in agreement with the landscape plan so they have changed that and also the landscape architect changed the ash shade tree to a Honey Locust.

Commissioner Hirsch questioned the specification sheets for the lighting plan. Mr. Rezabek said there is no lighting plan, but he had cut sheets on all the light fixtures proposed. Commissioner Berlinghof asked what color they plan to use. Mr. Rezabek responded a dark bronze. Commissioner Berlinghof suggested black. Ms. O'Neill suggested the ornamental Sternberg lights used throughout the Village to be used for the parking area. Commissioner Berlinghof suggested using the Sternberg lights at the entry points and the shoeboxes lights around the parking area. Chairperson Karr suggested that they look at the wall fixtures at the post office which match the Sternberg lights. They are using 100 watt metal halide on 16' poles.

Commissioner Berlinghof questioned the submittal of the landscaping plan. Ms. O'Neill indicated that only one plan was submitted. They have depicted two different types of daylilies, ornamental grass, Robinea trees (with long white flowers known as the Chicago Blue), pear trees, boxwoods, and the parking lot has green jeans (ribes). Mr. Rezabek also said they plan to submit a tree protection plan when they obtain the permit. They plan to maintain as many existing trees as possible.

Chairperson Karr then questioned the signage and asked if they had read through staff's comments. Mr. Rezabek indicated that they have 125 square feet in permanent signage which includes the estimate for the tenant signage. Ms. O'Neill indicated that 100 square feet is the maximum allowed. It was discussed that the ground sign have an alternate location other than Walnut and Willow. Mr. Rezabek said they will have a ground sign which directs traffic to the drive through.

Commissioner Fuss suggested that the trash enclosure be moved to the new parking area if it is possible.

Mr. Richwine questioned why bollards are not required around the seating area due to Village ordinance. Commissioner Berlinghof responded that due to the curb, the distance due to the sidewalk, fencing and landscaping, it does not cause a hazard to those seated. Commissioner Hayes also indicated the requirement is usually for areas closer to active traffic.

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

A motion was made by Commissioner Berlinghof, Seconded by Commissioner Hayes to approve the Edens Bank package as resubmitted with the materials to be used which are submitted on the example board presented to the Architectural Commission and as provided with the height variance as requested with the following conditions:

1. The ATM machine will be relocated to the outside aisle.
2. The petitioner is required to submit a tree removal and preservation plan during the building permit process.
3. The petitioner will choose another tree other than an Ash to be planted on the site.
4. The current landscape plan is approved unless there are substantive changes made and petitioner will work with staff.
5. Work with staff to use the right of way Unilock Brussels block Q for sidewalks and plaza, the Sternberg Ripon B Lincoln pole Verde green light poles will be used at the entrances to the site and the Titan Worlds Fair bench B-16-6 with cross braces and the classic gardens ornamental planters LS9173.
6. The signage as submitted on the most recent plan including the one on the north side which says "Edens Bank" instead of "Edens Bank Plaza" and removes the sign over the drive through. They are allowed up to 125 square feet of signage.
8. A plan shall be submitted to the Architectural Commission for the ground sign.
9. The lighting plan is approved provided the 16' Sternberg poles are used and the entrance ways and with the black boxes to be used in the lot.
10. The signs are approved using individual letters mounted directly to the building and no box signs are allowed.

The vote was as follows:

AYES: 6

Chairperson Karr
James Hayes
Juergen Fuss
Steve Hirsch
Tom Jennings
Todd Berlinghof

NAYS: 0

ABSTAIN: 0

ABSENT: 1

Steven Page

Motion Carried

There being no further issues to discuss upon a motion duly made by Commissioner Berlinghof, seconded by Commissioner Hirsch and passed, the meeting was adjourned at 9:25 P.M.

HGM 7/12/06

Approved 9/11/06