

**SUMMARY NOTES
OF THE MEETING OF THE
ARCHITECTURAL COMMISSION
MONDAY, JULY 12, 2010
VILLAGE OF NORTHFIELD**

On Monday, July 12, 2010, at the Northfield Village Board Room, 361 Happ Road, the Architectural Commission met at 7:00 P.M. to consider one issue:

Members in Attendance:

Pat Karr, Chair
Steve Page
Steve Hirsch
Patricia Leonard
Juergen Fuss
Jason Felicione

Members Absent:

Tom Jennings

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

Chair Karr requested approval of the Summary Notes of the June 14, 2010, Architectural Commission meeting.

A motion was made by Commissioner Leonard, Seconded by Commissioner Fuss to approve the Architectural Commission Summary Notes of June 14, 2010.

The vote was as follows:

AYES: 6

Pat Karr, Chair
Steve Page
Steve Hirsch
Patricia Leonard
Juergen Fuss
Jason Felicione

NAYS: 0

ABSTAIN: 0

ABSENT: 1

Tom Jennings

Motion Carried

ISSUE #1: Consideration and discussion of a request for approval of site plan, elevations, materials and landscaping for the proposed construction of a new gymnasium to include locker rooms, fitness room, offices, restrooms and storage for Christian Heritage Academy located at 315 Waukegan Road. The petitioner is Christian Heritage Academy. (Project #2010-0135).

Rick Lukianuk of Christian Heritage Academy was present and indicated that they appeared before this Commission two years ago with plans for subdivision and construction. However the proposal did not happen because the sale of property to Willow Creek and issuing tax exempt bonds for about half of the construction cost both fell through. A donor has come forward at this time to fund the project and they have decided not to sell to Willow Creek but instead to propose a smaller project. They plan to keep the cafeteria, keep the existing gym and construct a new gymnasium. Christian Heritage plans to add a high school grade a year, so in order to meet IHSA approvals they need a separate gym structure and thus plan to begin construction this summer. Christian Heritage will then have a varsity high school athletic program by the year 2011.

Paul Psenka of Psenka Architects spoke to the Commission about the building details starting with the proposed location. The location is similar to the prior project in that it will be on the northeast corner of the property adjacent to the school. A courtyard will be created between the existing school and the new gym so natural light will come into the east side of the existing classrooms and not be blocked by the proposed gym. The existing playground will be relocated. Large scale landscaping along the building will minimize the impact of the building. Mr. Psenka indicated prior issues with drainage and grading will be addressed by Bernie Bono. The gym will be split face block and the proposed brick will match the existing. Vertical pilasters will be used and the architecture mimics the elements of the existing building. No up lights are planned for the outside of the gymnasium. Down lighting at the canopy entrance will be used.

Scott Freres of the Lakota Group then discussed the landscaping. Large scale landscaping will be used on the east side with evergreens to soften the gym wall. The north side elevation, being the main entrance, will be more formal and have ornamental pear trees. Other ornamental trees will be used around the courtyard with perennials and groundcover. There are two existing trees now in the courtyard, a crabapple and a Slippery Elm, which will be removed. They are not worth relocating. The Silver Maple on the northeast corner will remain. The playground area which will be moved closer to the existing facility will have newer equipment and the old equipment will be donated overseas. The ball field and soccer field will remain as is.

Commissioner Hirsch questioned the detention for the playfield area. Bernie Bono, civil engineer of Bono Consulting, responded they plan to do the most economical plan which is either to increase the size of the existing large detention pond off of Waukegan Road or use underground detention in the rear area from the gym to tie into the existing system. If they increase the front pond, it may require a large retaining wall along the parking lot. They will meet with staff to discuss the best way to approach the detention, sanitary and water connections. They have done a site survey to determine the locations of the manholes and inverts to the sewers, but no detailed plan has been done yet.

Chair Karr asked Ms. O'Neill if the detention issue would preclude the Commission from acting on the other issues. Ms. O'Neill indicated it would not preclude them from acting and that those issues are dealt with during the permit review. Mr. Bono felt confident that they would find a good solution.

Commissioner Hirsch recalled an issue with the HVAC roof units and asked if this is a concern. Mr. Psenka responded that there are two rooftop units, north and south corners which will mimic the existing units and will be shielded.

Commissioner Hirsch then commented on the artificial lighting for the inside of the gym instead of any outside lighting. Mr. Psenka indicated that they had considered having glass on the upper half of the building for natural light, but found that it can hinder the athletes. The building stands 33 feet high.

Commissioner Page felt that there could be a better location for the trash other than the proposed location. Mr. Psenka said in-house facilities forced the proposed location to be toward the entrance. Commissioner Page suggested moving the trash to the end of the building. Commissioner Fuss noted that the trash enclosure was not on the rendering of the new building. Mr. Lukianuk felt the issue was that it needed to be near the parking lot and had no objection to moving it toward the end of the building. Commissioner Fuss suggested moving it to the east

end of the parking lot. Mr. Lukianuk agreed with that location also. Commissioner Felicione suggested moving the trash further north to the property line which was also an acceptable suggestion.

Commissioner Fuss felt the building would be a large mass and that a clear glass story would break it up. Mr. Psenka said the pilasters and landscaping should break it up and soften the look.

David Hupp, a Christian Heritage alum and resident of Northfield, indicated he was present for the prior meeting and felt that this plan is more in keeping with Northfield and is more sympathetic to the original building. He has concerns with no natural light into the gym and indicated that Loyola and other schools have used the natural light which is more environmentally friendly. He suggested motorized shades for the light issues. He felt that the clear glass story is already precedent in this area and the Village should encourage Christian Heritage to use more environmentally friendly solar heat gains. The existing building has natural light on the north end and the gym should have the same in keeping with the design. He noticed that glass block is proposed for the exercise room, but he is not sure if that is environmentally friendly or not. He also had concerns with the location of the gym being too close to the Chapel so that the Chapel and steeple would not be visible from the street. He is, however, pleased with the new designs.

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

A motion was made by Commissioner Hirsch; Seconded by Commissioner Fuss to approve the site plan, elevations, building materials and colors and the landscaping for the proposed construction of a 34,000 square foot new gymnasium at Christian Heritage Academy, 315 Waukegan Road in conformance with the plans submitted June 7, 2010, except that the trash enclosure will be relocated away from the building to the east end of the north parking lot area.

The vote was as follows:

AYES: 6

**Pat Karr, Chair
Steve Page
Steve Hirsch
Patricia Leonard
Juergen Fuss
Jason Felicione**

NAYS: 0

ABSTAIN: 0

ABSENT: 1

Tom Jennings

Motion Carried

There being no further issues to discuss upon a motion duly made by Commissioner Hirsch, seconded by Commissioner Felicione and passed, the meeting was adjourned at 7:45 P.M.

HGM 7/13/10

Approved 9/13/10

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