

**SUMMARY NOTES
OF THE MEETING OF THE
ARCHITECTURAL COMMISSION
MONDAY, JULY 13, 2009
VILLAGE OF NORTHFIELD**

On Monday, July 13, 2009, at the Northfield Village Board Room, 361 Happ Road, the Architectural Commission met at 7:00 P.M. to consider two issues:

Members in Attendance:

Pat Karr, Chairperson
Steve Hirsch
Steve Page
Tom Jennings
Jason Felicione
Patricia Leonard

Members Absent:

Juergen Fuss

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

Chairperson Karr requested approval of the Summary Notes of the June 8, 2009, Architectural Commission meeting.

A motion was made by Commissioner Leonard, Seconded by Commissioner Felicione to approve the Architectural Commission Summary Notes of June 8, 2009.

The vote was as follows:

AYES: 5

Pat Karr, Chairperson
Steve Hirsch
Tom Jennings
Jason Felicione
Patricia Leonard

NAYS: 0

ABSTAIN: 0

ABSENT: 2

Juergen Fuss
Steve Page

Motion Carried

ISSUE #1: Consideration of a request for permanent signage for Up Solution located at 1652 Willow Road. The petitioner is Jin Choi.

Jin Choi was present for Up Solution which he explained is a credit card business. Commissioner Hirsch questioned if this is a retail business with a showroom. Mr. Choi indicated that it is for offices. Commissioner Hirsch then asked if he is adding any exterior lighting. Mr. Choi said no, just the awning.

Commissioner Jennings then asked Mr. Choi about staff's recommendation to paint the shutters and door to the second floor blue to match the awning. He responded by saying he thought the blue color would be unbalanced with the awning and was thinking of painting it gray.

Commissioner Page arrived.

Commissioner Hirsch asked whether Mr. Choi owned the building and if so, he should think about changing the green paint, especially the door to the second floor and shutters to match

the awning. Mr. Choi agreed that it looked unbalanced with blue or green. Commissioner Leonard suggested the color of the building, a gray color.

Commissioner Hirsch then asked where the signage for the building will be placed. Mr. Choi said the window will have very small blue lettering of the name of the business. Ms. O'Neill commented that the lettering is small enough so as not to be concerned about exceeding signage. Commissioner Hirsch then suggested that the name of the business "Up Solution" be the only wording on the awning because the other wording is too small to be seen easily. Commissioner Page then asked if the wording "Advanced Pos Systems" would be placed on the window also. Chairperson Karr indicated that wasn't questioned.

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

A motion was made by Commissioner Jennings, Seconded by Commissioner Hirsch to approve the permanent signage as submitted subject to the shutters and door to the second floor being painted gray to coordinate better with the building as set forth in the Village Center Design Guidelines and removal of the words "Advanced POS Systems" from the awning for a better visual appearance of the name of the business.

The vote was as follows:

<u>AYES: 6</u>	<u>NAYS: 0</u>	<u>ABSTAIN: 0</u>	<u>ABSENT: 1</u>
Pat Karr, Chairperson			Juergen Fuss
Steve Hirsch			
Steve Page			
Tom Jennings			
Jason Felicione			
Patricia Leonard			

Motion Carried

ISSUE #2: Consideration of a request for approval of a site plan, exterior façade, site lighting, landscaping and signage for the proposed construction of a one story 4,800 square foot bank and retail center located at 1756 Willow Road. The petitioner is Edens Bank.

Attorney George Karcazes was present along with President Todd Roth and former President William McGuire and his son, Dan McGuire, Northfield residents.

Attorney Karcazes began by thanking Village Attorney Buzz Hill for helping in reaching an agreement in this matter and also thanked Anne Kane for all her help in this matter. He said they are excited to start as soon as possible to serve the needs of the community. Mr. Karcazes then introduced Steven Rezabek, the project architect to discuss the features of the project.

Mr. Rezabek, Sr. Associate and Project Manager walked the Commission through the site plan and building design. He began by pointing out the differences between the new site plan and the one submitted in 2006. They are eliminating the curb cut on Willow Road, mainly because due to IDOT's unwillingness to grant the curb cut. He also indicated that the Village Center Design Guidelines have been introduced since then and they have incorporated changes to the project based on those guidelines. The building has been repositioned closer to the sidewalk on Walnut and Willow. By eliminating the curb cut, they are able to wrap the building around the corner. A single lane drive-thru has replaced the two lane drive-thru which was previously

submitted. There is a total of 2,800 square feet with two additional retail spaces approximately 1,000 square feet each. The entire development is just under 5,000 square feet. They have added a bench on Walnut, trash receptacles and street fixtures. The building now has gabled bays, setback areas, a swept roof line, similar to residential homes, a four sided building with molded and blended face brick with cream color limestone to give it an older look and synthetic slate roof in two colors and stucco on the corner tower element with a dormer on the main roof and tower with copper.

Mr. Rezabek went on to discuss the landscaping. He said they plan to preserve the mature trees where possible and to introduce new trees. 48" will be eliminated and they plan to replace the same caliper. They will use foundation plantings, shrubs, ground cover, bulbs and perennial plantings with year round color such as sumac. Replacement trees will be maple, Chicago Blues Black Locust and honeylocust.

Signage was discussed next. Lettering will be individual stainless steel channel letters which will be backlit with a halo lighting effect and white in color. This is a brand issue with the bank as staff recommended changing the color. They believe the white works well with the building. The ground sign will be located near the driveway entrance on Walnut which will be aluminum and illuminated with ground lighting at night and made with materials to match the building.

Mr. Rezabek then discussed parking on the property which consists of 17 onsite parking spaces and 6 on the street spaces. There is an easement from the driveway through to the public alley to the east side of the site. The intention is that the property immediately to the east may be utilized as additional parking area. Commissioner Jennings questioned how large the property to the east is. Anne Kane, Community Development Director, explained that this property is owned by Cook County, but IDOT has authority to allow Cook County to either sell it or lease it to the Village, but to date, IDOT has indicated an unwillingness to do so subject to storm water management studies related to the expressway. It is believed to be approximately 1-1/2 acres. Mr. Rezabek felt it would bring an additional 45 parking spaces. Ms. Kane went on to say that if the Village Center expands significantly, then the need for this parking structure might arise.

Commissioner Hirsch noticed that the clock was missing from the plans on the tower. Mr. Rezabek agreed that the clock has been removed from the plan because it is no longer a two story bank. Commissioner Hirsch then questioned how many retailers would be located in the building. Mr. Rezabek indicated two retailers. Ms. Kane informed the Commission that food retailers would not be permitted due to the lack of parking for that type of tenant without a variance.

Commissioner Hirsch feels that the project is beautifully done. He then asked about the drive-thru and asked if an ATM would be inside also. Mr. Rezabek said that only one drive-thru lane is planned with a teller and ATM both in that lane and no inside ATM. The one drive-thru lane is in conformance with the Design Guidelines. Ms. Kane hopes this will encourage pedestrian traffic.

Commissioner Jennings questioned the pedestrian traffic from Walnut needing to walk quite a distance to the retail stores. Mr. Rezabek indicated that a pedestrian sidewalk is also provided along the eastern edge of the building, to provide a "short-cut" to the tenant space on Willow. Commissioner Hirsch cautioned Mr. Rezabek of what is occurring at Starbucks' parking lot and its confusion for pedestrians because of the small L-shaped building. Mr. Rezabek responded that they submitted a traffic report and expect traffic to be lower at this property.

Commissioner Page asked and was shown the large cream colored block to be used on the building. Mr. Rezabek said the revised store front material will be changed from the black anodized to a light bronze anodized.

Commissioner Leonard questioned why the handicapped space was so far from the bank entrance and Mr. Rezabek indicated that perhaps the Village would convert one of the spaces out front.

Commissioner Felicione was very pleased with the building materials, but asked Ms. Kane if the petitioner can change the materials at a later date. She informed Commissioner Felicione that she would be aware of any deviation of the materials and if so, any change would have to come before this Commission.

Commissioner Hirsch questioned why the monument sign was placed on Walnut and not Willow Road. Mr. Rezabek responded that there is not a location on Willow in which it could be placed since it is IDOT owned property. The tower is right on the property line, but the building itself is set back enough for shrubbery.

Commissioner Felicione then questioned why white letters are being used for the wall signs and asked whether anything else considered. He was told that the black returns to white anodized and the white against the brick helps with the visibility. The tenants will have the same color signage.

The hours of operation were discussed and it was decided that the drive-thru will be open at 8:00 a.m., and if customer demand warrants it, they will open at 7:00 a.m. and close at 6:00 p.m.

The scored concrete and pavers were discussed next. Commissioner Page asked what color concrete would be used. Mr. Rezabek indicated that they would use the Village's standard color. The stucco will match the limestone. Most of the pavers are proposed to be placed in front of the tower and the rest will be scored concrete to match the pavers. However, they plan to use the pavers at the entrances to the tenant spaces and also a carriage walk from the street parking to the adjacent sidewalk. Anne Kane suggested that these further issues could be discussed at later presentations before the Architectural Commission. She also said the Police Chief had concerns regarding people traveling south on Walnut and making a 120 degree turn into the angled parking on the east side of Walnut, so additional signage along these spaces may be necessary.

Commissioner Hirsch questioned the direction of the wall sconce illumination. Mr. Rezabek said it will be down and forward. Commissioner Leonard felt the wall sconces that were selected are too Gothic and are trying to appear Romanesque and should be more simplified. She asked petitioner if they would consider using the "DT" style instead of the "DTGO" style as the other styles are abhorrent. Commissioner Hirsch asked if approval could be given without a photometric study. He also pointed out that using the "DT" would allow more light to spill out. Ms. Kane said that there are no residents in the area and this is all central business area. Other Commission members preferred the proposed lights or felt it was acceptable either way.

The white letters were also discussed for approval of the motion and it was decided that the white is acceptable as proposed.

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

A motion was made by Commissioner Hirsch, Seconded by Commissioner Jennings to approve the building and site design, including the building elevations, building materials and colors, site plan, landscape plan, site lighting, signage and streetscape improvements for Edens Bank to permit the construction of a 4,920 square foot multi-tenant retail building with a single lane drive through facility, in accordance with the Petitioner's Presentation Packet and Application Materials, date stamped received June 15, 2009, and supplemented with plans submitted July 8, 2009, subject to the following conditions:

1. Details on the ATM machine located within the drive-thru lane should be submitted for review and approval to ensure it does not detract from the building design.
2. The secondary entrances to the retail tenant spaces should be revised to heavy rail and stile doors as used on the primary facades rather than the service doors illustrated.
3. Future tenant signs should be placed within the sign band instead of the proposed location above the tenant door awnings.
4. The color of the white wall sign letters shall be approved as submitted.
5. The wall sconce shall be approved as submitted and a photometric of the site shall be submitted at a later date if required by staff.
6. Additional pavers should be incorporated into the sidewalk design, at a minimum the side edges, at building entries, including tenant spaces, at the seating and trash receptacle areas and a carriage walk from the west parking area on Walnut. If colored concrete is approved, then a sample should be submitted for review and approval.
7. The hours of operation for the staffed drive-thru window should be limited to 7:00 a.m. to 6:00 p.m., Monday through Friday and from 8:00 a.m. to 2:00 p.m. on Saturdays.
8. There shall be strict compliance with the plans and written materials submitted in support of this application.

The vote was as follows:

AYES: 6

Pat Karr, Chairperson

Steve Hirsch

Steve Page

Tom Jennings

Jason Felicione

Patricia Leonard

NAYS: 0

ABSTAIN: 0

ABSENT: 1

Juergen Fuss

Motion Carried

Commissioner Felicione wanted to thank the staff for putting together such a complete set of documents and also thank the legal staff for working very hard on the settlement. He also

thanked Edens Bank for providing a beautiful building to set off the entrance to the downtown area.

Attorney Karcazes reiterated his thanks to the staff, Attorney Hill and the Commission also.

There being no further issues to discuss upon a motion duly made by Commissioner Leonard, seconded by Commissioner Jennings and passed, the meeting was adjourned at 8:02 P.M.

HGM 7/14/09

Approved 9/14/09