

**SUMMARY NOTES
OF THE MEETING OF THE
ARCHITECTURAL COMMISSION
MONDAY, JULY 14, 2008
VILLAGE OF NORTHFIELD**

On Monday, July 14, 2008, at the Northfield Village Board Room, 361 Happ Road, the Architectural Commission met at 7:00 P.M. to consider four issues:

Members in Attendance:

Todd Berlinghof, Acting Chair
Steve Hirsch
Steve Page
Tom Jennings
Patricia Leonard

Members Absent:

Pat Karr
Juergen Fuss

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

Acting Chair Berlinghof requested approval of the Summary Notes of the June 9, 2008 Architectural Commission meeting.

Acting Chairperson Berlinghof requested a correction to remove his name as the "Members in Attendance" as he arrived later in the meeting. A motion was made by Commissioner Jennings, Seconded by Commissioner Leonard to approve the Architectural Commission Summary Notes of June 9, 2008.

The vote was as follows:

AYES: 5

Todd Berlinghof, Acting Chair
Steve Hirsch
Tom Jennings
Steve Page
Patricia Leonard

NAYS: 0

ABSTAIN: 0

ABSENT: 2

Pat Karr
Juergen Fuss

Motion Carried

ISSUE #1 – 901 Southridge Terrace – Consideration of a request for a fence variation to allow for a six foot (6') fence in the front yard located at 901 Southridge Terrace. The petitioners are Mr. and Mrs. Barry Millman.

Barry and Sharon Millman were present. Mr. Millman indicated they purchased the home at 901 Southridge Terrace one year ago. Their residence is adjacent to the Armstrong Woods Subdivision which is currently under redevelopment. They knew they needed to replace the existing fence but waited to see what would happen with the redevelopment scheduled to begin that fall. They wanted to see the impact of the redevelopment on their property. The six foot fence portion on the north side has now been completed and they are requesting a variance for completing the fence on the south side. Southridge Terrace Street is private and a part of the street redevelopment will occur adjacent to their property. The fence will replace a wire fence and a four foot kick board fence. They have spent a lot of time and money on their gardens and landscaping and would like to keep the deer out. Mr. Millman indicated there are no neighbors which would be impacted negatively by the fence. On the north side of the house the fence has

already been replaced and is conforming. On the south side the proposed six foot (6') fence is in the front yard setback. The proposed fence is to match the north fence. Their privacy will be impacted with headlights when these lots are redeveloped. They have sent certified letters to all the neighbors.

Commissioner Page asked if they were replacing the fence at the location shown on the plat or if they were placing it on the lot line. Mr. Millman indicated it is parallel to and will angle along to the lot line.

Commissioner Hirsch confirmed with staff that a six foot fence would not impede traffic in any way. Ms. O'Neill indicated it would not. He questioned a split rail fence and Mr. Millman indicated in the split rail is in the back, but the clapboard fence was originally in the front and wanted to keep that look.

Acting Chair Berlinghof addressed the audience to see if anyone wanted to speak regarding the fence. No one responded.

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

A motion was made by Commissioner Jennings, Seconded by Commissioner Hirsch to approve the requested variation to allow a six foot (6') high wood fence where four feet (4') is permitted on the property at 901 Southridge Terrace.

The vote was as follows:

AYES: 5
Acting Chair Todd Berlinghof
Steve Hirsch
Tom Jennings
Steve Page
Patricia Leonard

NAYS: 0

ABSTAIN: 0

ABSENT: 2
Pat Karr
Juergen Fuss

Motion Carried

ISSUE #2 - 1962 Old Willow Road – Consideration of a request for approval of site plan, elevations, materials and landscaping for proposed construction of a handicap accessible restroom, social hall/meeting room and steel structured bell tower for St. Philip the Apostle Parish located at 1962 Old Willow Road. The petitioner is St. Philip the Apostle Parish.

Monsignor Robert Dempsey was present for St. Philip the Apostle Parish. His predecessor, Father Larry Dunn, had begun a project five years ago to install ADA handicapped accessible washrooms. After discussing with members of the Parish Building Commission, they decided in addition to adding the handicapped washrooms, they would request to construct a small meeting room for social and educational purposes. He indicated that the bell tower had to be taken down several years ago, but they would like to replace it at this time. He is being assisted with the presentation by Mr. Kahn, Architect from Vanishing Point, Geoff Pautsch, Business Manager and Head Custodian, Dan McNamara.

Acting Chair Berlinghof indicated that the plans for the bell tower were not in the Commission's packet. Several superimposed pictures were shown to the Commission. Mr. Kahn, Vanishing Point Architect, went on to explain the proposal is for a 1,300 square feet addition, in which one

tree would have to be removed. The total height of the bell tower would be 60 feet (the original was 120 feet) to be constructed of 36 feet of tubular welded steel on a concrete foundation with the existing bell tower assembly and cross attached to the top. A survey of the entire property was provided in the packet, which includes the existing 45,000 square foot building on a 10 acre site, thus over 440,000 square feet of land. The 1,300 square foot proposed social hall will be adjacent to the church with handicapped restrooms between the church and the rectory. There will be insulated masonry walls, total non-combustible construction with a structural steel frame, metal roof with a minimum of 3 inches of insulation with a small mechanical room for service closet and equipment. Lighting will be PL fluorescent down lights with reflectors. The east elevation is proposed 1" insulated glass, bronze tinted glazing, with Low E inter-pane glass. The masonry brick (sample provided) which will be closely matched to the existing brick. The south wall of the proposed room will have the second exit and a service door. After discussion with the Village, the doors will be B labeled with fire rated glazing sidelights to separate this addition from the existing church structure. The room will have sprinklers. The framing will be insulated bronze aluminum and exterior using EIFS with cantilevered steel, jointed.

Mr. Kahn explained that the removed tree will be replaced with the appropriate caliper. The south wall of the baptistery is where the bell tower will be located. There is exposed structural tubing, welded and on a concrete foundation.

Mr. Kahn went on to discuss the proposed storm detention. Kevin Lewis met with Tony Rio and Ron Johnson regarding the proposal. It was suggested to detain the rainwater from a portion of the existing roof drains in the rear of the property equivalent to the amount of impervious proposed from their new 1,500 square foot additions.

Commissioner Jennings indicated he is a member of the church and didn't understand why this was the first time he had heard of the addition. He felt the integrity of the architecture of the church was being compromised. He suggested space in the empty convent or rectory to be used as a meeting room instead of a new addition. Monsignor Dempsey indicated that the need for the addition has been indicated in the directory, discussed by the Council, discussed with the building commission and has been in his annual report on two occasions. All the usual reports have mentioned the addition over the last two years. He feels that the meeting space is very desired by the members and that most the second floor of the convent are bedrooms, not suitable for meeting rooms and the first floor of the convent is taken up by offices. Also, the basement of the rectory does have a meeting room, but is cold, damp and unattractive. A place for social and educational purposes is needed. He feels it will harmonize with the existing structure.

Commissioner Hirsch questioned where the HVAC will be located for the social hall and if the glass on the east elevation would be too hot in the morning. Mr. Kahn indicated the HVAC is a new system for the hall and the 1 inch glass with low E glazing is being used to control the heat build up.

Commissioner Leonard expressed that she liked the materials used for the new addition.

Commissioner Page questioned what materials were being used between the addition and the bathroom and how it was being tied into the walkway and where the access would be from. Mr. Kahn indicated the walkway would be free standing and would be off the corridor vestibule leading to the washroom. He further stated that the trim on the building is stone, but due to costs, EIFS is being used to provide the detail to match on the walkway and washroom addition. This will be the only area EIFS is being used. This way they can match the aesthetics without

the weight. Commissioner Page questioned the location of the condenser units. They will be new and screened by shrubbery on the outside and the mechanicals will be located inside.

Commissioner Page went on to question the landscaping in the front of the building. Mr. Kahn indicated there will be new groundcover under the windows, but they are not upgrading the existing landscaping. They will also screen the condenser units with plantings.

Commissioner Page also asked about the tree which needs to be taken down and its replacement. Mr. Kahn said the landscape architect and the Village staff will discuss the requirements needed to replace its caliper.

Commissioner Hirsch asked if the detention is proposed or existing. Mr. Kahn indicated it will be new and fills the Village engineer's requirements.

Acting Chair Berlinghof asked if HVAC would be provided to the new restrooms. Mr. Kahn said that only heating will be provided and the exhaust in the bathroom will pull from the church which ultimately will go through the roof.

Acting Chair Berlinghof then questioned the roof materials. The deck will be metal. Acting Chair asked if the parapet were 6 inches, but Mr. Kahn explained that the pitch from the front façade is such that it will pitch back and pick up the west end and go to the downspouts on the existing building. Acting Chair Berlinghof asked why the proposed window glass would not be tempered to which Mr. Kahn explained it was a safety feature and because of the height of the sill. Acting Chair Berlinghof then asked why a mullion system was not used to match the window next door and then temper the bottom. Mr. Kahn indicated it is made to fit the stained glass in the baptistery.

Acting Chair Berlinghof then questioned if they had looked at a stone veneer as opposed to the stamped brick and to back it with light grade steel. Mr. Kahn explained that 40 years ago EIFS was not perfected, but as it is being proposed here, it will be jointed and match the stone, although he admitted it is not the same as stone. A savings had to be found somewhere. Commissioner Hirsch asked if it were a matter of the weight issue, but Mr. Kahn said they could beef up the steel to carry the stone.

Acting Chair Berlinghof felt that the integrity of the church should be maintained with the look of real stone even though it may be more money. Mr. Kahn accepted the commission's direction, but said the texture and color would be jointed to simulate real stone. Stone will be used to border the windows and the restrooms will be EIFS. Acting Chair Berlinghof still felt a problem with the aesthetics. Commissioner Hirsch did not find a problem with the materials being used.

Acting Chair Berlinghof questioned the bell tower plans. Mr. Kahn indicated that the top one third of the tower was salvaged from before and would be used and the steel frame would be painted bronze to match the framing of the windows.

Acting Chair Berlinghof asked if staff had any comments. Ms. O'Neill indicated staff did not do a review on the bell tower. No information was given in regards to materials, height or dimensions. Staff, including the engineer, would need to review the height, materials and overall size for wind loads, zoning, etc. Mr. Kahn said that when they plan to go ahead with the bell tower, the plans will be submitted to engineering, but now they only have preliminary drawings.

Acting Chair Berlinghof then questioned the petitioner's time frame. Mr. Kahn said they would like to move as soon as possible once the permits were issued. Since no plans were submitted for the bell tower, Acting Chair Berlinghof discussed with Mr. Kahn that the bell tower would be the last to be built and, therefore, plans could be submitted for the September meeting.

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

A motion was made by Commissioner Page, Seconded by Commissioner Leonard to approve the one story building addition with the following conditions:

- 1. The coping shall be limestone to match the existing building.**
- 2. The detention shall satisfy the Village of Northfield's requirements.**
- 3. The landscaping shall be approved provided that the tree being removed is replaced with a tree or trees of equal caliper.**
- 4. The bell tower plans shall be resubmitted to this Commission for review at the next scheduled meeting.**

The vote was as follows:

AYES: 4
Todd Berlinghof, Acting Chair
Tom Jennings
Steve Page
Patricia Leonard

NAYS: 1

Steve Hirsch

ABSTAIN: 0

ABSENT: 2
Pat Karr
Juergen Fuss

Motion Carried

ISSUE #3 – 1822 Willow Road – Consideration of a request for a sign variation for a proposed monument sign, which is over the allowed square footage for ground signs, and landscaping at Dominick's located at 1822 Willow Road. The petitioner is Dominick's Finer Foods.

Mr. Terry Doyle of Doyle Signs, indicated they received staff's recommendations this morning. He indicated they have changes in the design which reflects the recommendations. They have decided to delete the planter base under the sign, thus reducing the sign height from 12 feet to 8 feet. They have also reduced the width of the sign to 12" therefore; the sign should be in conformance without the need for a variance. They believe the sign reflects the design, colors and architectural elements of the proposed Dominick's building façade and is pleasing in appearance. The sign will also be located 20' instead of 18' back from Willow Road as suggested by staff. Therefore, it will be out of the sight triangle of Northfield and Willow Roads. This design, with the sign on two columns, they believe is more advantageous than a monument sign.

Commissioner Hirsch showed concerns with the elevated sign versus a monument sign. Ms. O'Neill indicated that if the sign is moved back 20' instead of the 18' proposed, it should be far enough back as to not pose a safety problem. Ms. O'Neill discussed the height of the sign and the proposed Village Center Design Guidelines. The Village Center is to be pedestrian friendly

and the height of the proposed sign is not. A lower monument sign would be more pleasing here.

Mr. Steve Gorski of Dominick's, indicated that slate tile will cover the columns and there will be landscaping around the base of the sign. Commissioner Jennings questioned if more of Dominick's signs are monument or column. He was told that most are column or on multi-tenant signs. Commissioner Leonard pointed out that the top part of the sign mimics the store windows which she thinks is attractive. The panels will be lit and echo the design of the building. Commissioner Page asked if the surface on the columns is the same as the new entry which he was told it was.

Commissioner Jennings questioned if they are still using an aluminum planter box. Mr. Gorski indicated that they are not using it, but there will be a large amount of landscaping and will leave the landscaping approval to staff. The originally proposed aluminum box had the sign columns in the planter box, but now the sign will be in concrete footings. The columns are fabricated with slate tile.

Acting Chair Berlinghof agreed that mimicking the entryway was a good idea, but felt the sign was extremely out of proportion with the columns. He said he is not fond of box signs and would like to see a more aesthetically pleasing sign using individual letters or routed out aluminum to fit in with the structure. Commissioner Page agreed that the sign is out of proportion. It was suggested to make the sign smaller and it should look like the sign on the Dryvit section of the building. The background could be beige or tan with the red Dominick's lettering. Commissioner Page suggested spreading out the columns to proportion it properly. Mr. Gorski said they could certainly look into making the sign smaller and using other materials.

Acting Chair Berlinghof questioned Ms. O'Neill if the sign itself is within the limits of the code. Ms. O'Neill indicated that the proposed sign drawing brought to the meeting tonight is 24 square feet and now within the sign code. Acting Chair Berlinghof suggested changing the materials of the sign in order to maintain the Willow Road aesthetics. The petitioner suggested that they pull the columns out and have the sign face routed aluminum with tan or beige texture to look like façade of building. He felt the Commission's suggestions were good. It was then agreed to postpone this petition until the September meeting at which time the design would be resubmitted.

The Dominick's project manager, Mr. Dennis Rouse, said he understood what the Commission is requesting but indicated that the grand opening is scheduled for September 19th, and he asked the Commission that if those concessions are made and they get the sign re-designed and re-submitted if approval could be by staff.

Commission members questioned whether or not special consideration could be made without convening. Mr. Rouse said they could get a proposal to staff by Wednesday the 16th. Staff indicated there is no August meeting and it was questioned whether or not emailing the design to commission members would be appropriate. A discussion continued about convening in August to view full color renderings with elevations.

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

A motion was made by Commissioner Hirsch; Seconded by Commissioner Page to continue this matter to an August meeting for approval and that review and pre-approval could be made by staff with plans emailed to Commission members.

The vote was as follows:

AYES: 5

Todd Berlinghof, Acting Chair

Tom Jennings

Steve Page

Patricia Leonard

Steve Hirsch

NAYS: 0

ABSTAIN: 0

ABSENT: 2

Pat Karr

Juergen Fuss

Motion Carried

ISSUE #4 – 315 Waukegan Road – Consideration of a request for approval of site plan, elevations, materials and landscaping for proposed construction of a new gymnasium, cafeteria, auditorium, detached garage and other minor building expansions for Christian Heritage Academy/Willow Creek North Shore located at 315 Waukegan Road. The petitioner is Christian Heritage Academy.

Lawrence Freedman, Attorney on behalf of Christian Heritage Academy and Willow Creek Church was present. He stated that in 2002 there was a planned development approval for this area and for the next five years both the Academy and the Church have been cooperatively sharing the site and facilities. However, at this time, approximately three acres are being purchased by the Church. There will be a split in ownership now and some of the buildings will be changed along with some landscaping. They appeared before the Plan and Zoning Commission who unanimously approved the development. Steve Cross, Architect from Atwell-Hicks will discuss the changes in the building and landscaping. Representatives of both the Academy and Church were available.

Stephen Cross, Civil Engineer of the Project discussed the existing site conditions and proposed improvements to the site. He also discussed future improvements. The main entrance to the facility is on Waukegan Road with the administration building centered on the site. The existing two story school building is on the north side of the site, a multi-purpose auditorium, gymnasium building, partial two stories is on the southern portion of the site and in the middle is the existing chapel off the end of the administration building. At the southeast portion of the site is a single story building presently used as a Montessori School. The proposal includes a new two-story gymnasium/multi-purpose for Christian Heritage, just east of the existing school building and an additional level on the southern end a second level over the proposed cafeteria. In the center of the site between the existing auditorium building and the administration building and the hallway on the east side is proposed a 4,300 square foot black room auditorium. As part of the Willow Creek purchase of the eastern part of the property, they are proposing to add additional space at the ground floor at the two corners and expand the building out to square it off.

Mr. Cross went on to say that the portion of the land that Willow Creek is purchasing is identified on the plat as Lot 2. As part of Lot 2, they will be purchasing the existing garage towards the southern part of the property in front of the Montessori School. They are proposing to replace this garage with a storage facility on the north end of the property. Also proposed is a new doorway and handicapped ramp and stair configuration at the southern part of the existing building which will be the main entrance into the Willow Creek Church. This will also access the main auditorium building.

Future features proposed are a corridor on the north side of the administration building, a future second floor covered walkway to connect the second floors of the existing school and the existing auditorium, a future restroom in the northwest corner of the multi-purpose auditorium building, future pavement and site issue and a future set design in the southern part of the building. These items will come before the Commission as funds become available to develop these facilities.

Mr. Cross then discussed the landscaping on the site. They are impacting a total of 10 trees, 8 ranging in sizes of 4" – 20" of which are being removed, 2 trees will be relocated to the playground area (approximately 3" trees). Future plans are to remove some trees in the front entrance which they are going to calculate at this point. They will continue to work with Linnea regarding tree calculations.

Detention on the site was then discussed by Mr. Cross. They are proposing to take the existing pond against Waukegan Road and expand it out toward the parking facility and build a cement block retaining wall against the shrubs which shall provide enough detention for all of the impervious area. It will remain a dry bottom. Acting Chair Berlinghof encouraged staff to look at the detention. He felt more detention would be required for such a large building area. Commissioner Page then questioned how the split detention would work considering the two lots. Mr. Freedman indicated that many issues which they are working out. They have submitted documents of restrictions and cross-easements which have been favorably reviewed by the Village Attorney. Commissioner Page went on to question if Willow Creek were to add to their buildings, would there be available detention. Mr. Cross explained that they would only have to provide detention for the additional disturbed area. Perhaps underground piping would be required at that time. He said that what they are proposing now covers all of the disturbed areas.

Mr. Paul Worden, Architectural Designer for Dan Vos Construction was present to discuss the proposed gymnasium/cafeteria building. They are proposing a brick which matches as closely as possible the original 1960's brick to be on the new west elevation which faces the new courtyard as well as the north elevation. It will have cast stone accent bands, a band of EIFS across the top of the wall (approximately 6') and standing seam metal roof in dark green. On the east and south sides, they are using a precast concrete panel which will also have the brick pattern cast into it and will be stained to match the natural brick. There will be a new entry to the north. Acting Chair Berlinghof asked Mr. Worden to go over the materials on each façade. He felt that stamped concrete is not realistic looking due to the mortar being the same color. Mr. Worden agreed, but said that they have done that before, but this building will have the stain rolled on and therefore the grout lines will be the natural concrete color. The building colors should be unified. Mr. Worden showed the Commission the actual size of the brick they will be using and the pattern of the precast. The size is different than the existing brick.

Mr. Worden went on to say that they are going with the prairie style for the building because it is a common theme used for a lot of new construction in the area, similar to the Jewel, a bank and the Glenview Community Center. Acting Chair Berlinghof questioned the prairie style saying it is generally long and sloping and felt they may not have room for this style. Mr. Worden said the roof slope is 2-1/2 or 3 and 16' wide with a soffit overhang of 48". Acting Chair Berlinghof then asked Mr. Worden to walk through colors and materials used on the back wall. He began at the ground; the pre-cast brick would be used and the four horizontal bands would be painted to match the cast stone banding, mimicking color and pattern and the top 6' of concrete will be painted to match the EIFS color.

The existing school building which Willow Creek will be occupying was then discussed. A new covered entrance will be built on the south elevation as their main entrance and a ramp to the left. New punched windows through the existing brick wall on the south elevation where new rooms will be behind. This is currently the kitchen area. On the east elevation, the existing gymnasium will be converted to classrooms and new windows will be punched. The north elevation will have a squaring off on the left end for new restrooms and the top elevation is the west view is the new black box auditorium that is built within the courtyard.

Acting Chair Berlinghof asked what material would be used on the new canopy. Mr. Worden indicated the same green as the roof. He then asked if the brick on the multi-purpose building would match the other brick and would be carried across to the restrooms. Mr. Worden agreed it would be tied into the existing building.

Commissioner Hirsch questioned the height of the black box theater. Mr. Worden indicated 27'4" due to a suspended catwalk system. It will be approximately 2 feet above the current auditorium.

HVAC was then questioned by Acting Chair Berlinghof. A roof top unit will be over the existing office and will not be screened. It can be seen from the back next to the high roof of the black box auditorium. It could also be seen from the playing fields. To be seen from the front, you would have to be back pretty far. Ms. O'Neill indicated that generally if it can be seen from the road or the front yard, it must be screened. A discussion continued about sight lines for the HVAC. Mr. Worden indicated they will provide screening for the HVAC unit if necessary.

Mr. Worden then continued his discussion of the black box auditorium stating that the courtyard elevation would be the primary elevation but is screened by the covered walkway. It could be seen 15' above the one story building minus sight line. A discussion continued about each side of the building and whether it could be seen or not.

The last proposed building is the garage. The same design elements will be picked up as in the arena building. On the front or west would be the brick and the east, north and south elevations would be similar to the black box – painted or stained block. A pier will be on either end of the west elevation. The roof will be green standing seam.

Mr. Worden then provided details for the trash enclosures which were listed on staff's report sheet. The new enclosure for the school will be on the north elevation by the loading dock/receiving area. It will be tucked in the corner and screened on two sides by the building; the third side (west) will be constructed out of the same brick as the building. A solid wood gate would then be installed on the north elevation. The Willow Creek dumpsters are currently not enclosed. They would like to tuck them in behind the existing garage and enclose them also by a 6' solid wood fence. These are current proposals.

David Hupp, a resident of Northfield and alum of Christian Heritage Academy spoke to the Commission. John Hupp, David's brother, grew up in Northfield and is studying architecture in college. Mr. Hupp explained that both of them started at Christian Heritage Academy before they moved to the current building and they have spent approximately 7 years attending school in these buildings. They have very strong opinions. He is aware of the many plans that have come and gone and believes the proposed prairie style is out of place. He believes the existing design is a very modern style with open breezeways. They have strong opinions regarding the design of the black box auditorium. Also, the Chapel is currently not being used. They then passed out color renderings of another renovation in the area, Washburn School in Winnetka,

which would be more appropriate for the Academy. There is no secure border between the Church and the Academy. They believe this plan could be more sympathetic. They feel nothing makes sense architecturally.

Acting Chair Berlinghof asked Mr. Hupp if he has made these comments to Christian Heritage. He indicated they met with the head of the school two years ago and he prepared a paper on the Chapel and an architectural analysis. They have not really discussed it with the school administration at large, just with the head of the school.

David Hupp then went on to say that he found out about the renovation plan at his reunion which was an earlier plan than the current plan. He feels that the black box proposal would disrupt the symmetry of the 2 story, 1 story and 2 story view from the street. He believes it would look out of place from the street to have the black box jetting out. The proposed gymnasium makes more sense than the other plans. He feels the open space in the center of campus is being infringed upon. They both believe the Chapel should not be removed.

Commissioner Jennings questioned if the petitioner is coming back with the landscape plan. Acting Chair Berlinghof and Mr. Cross discussed that staff would review the plans.

Commissioner Hirsch felt color renderings and elevations would be beneficial and asked if they were available. Mr. Worden indicated they didn't get them in time for tonight, but would be available.

Commissioner Leonard felt that the Hupps did a good job with their presentation. She likes the plans and feels it is integrated properly.

Commissioner Page expressed a concern with existing west elevation of the proposed gym and its vertical lines versus the horizontal lines on the east. He would have preferred to have them use brick. The larger pattern would be okay if there were more continuity moving from the west elevation around. He suggested solid panels. Acting Chair Berlinghof clarified moving north to east and asked how far the gymnasium steps back from the entryway. Mr. Worden indicated 12". Commissioner Page asked if there were a break in the EIFS material. It sets back a total of 6" explained Mr. Worden. Commissioner Page felt that a vertical element should be added, perhaps concrete panels.

Acting Chair Berlinghof felt it will look like an industrial building using the precast only. Mr. Worden indicated that it would require an additional cost to have a new line made up to match the size of the existing brick. A discussion continued regarding how to create vertical lines on the east. Ms. O'Neill suggested trees such as columnar maples. Commissioner Page suggested seeing some color renderings of the elevations. Mr. Worden said they considered other options of vertical elements, but didn't want to go with painting. They also explored smooth panels. Commissioner Page was not comfortable with the transition changes. Acting Chair Berlinghof felt that trees may hide it.

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

A motion was made by Commissioner Hirsch, Seconded by Commissioner Leonard to approve the plans as submitted with the following conditions:

1. Replacement of additional trees at the west front entrance proposed parking areas and also to the east of the new garage and loading dock to soften the building and reduce noise for the neighbors to the east.
2. Submit a transplanting plan for the trees slated to be relocated.
3. The plan shall also show drainage details for tree #17 that ends up in the proposed hard surface playground.
4. Adjust the lawn drain location and sump pump piping location where possible as to not adversely affect existing trees.
5. Submit a tree inventory and preservation plan during the permit process. Inventory and protect all trees adjacent to the south parking lot and along Waukegan Road during the sidewalk installation.
6. Submit a design plan of the HVAC with adequate screening.
7. Submit a design plan for the trash enclosure dumpsters.
8. Submit a design for landscaping on the east wall (gymnasium).
9. Submit color renderings showing the transition from the north side to the east side and elevations.

The vote was as follows:

AYES: 5
 Todd Berlinghof, Acting Chair
 Tom Jennings
 Steve Page
 Patricia Leonard
 Steve Hirsch

NAYS: 0

ABSTAIN: 0

ABSENT: 2
 Pat Karr
 Juergen Fuss

Motion Carried

There being no further issues to discuss upon a motion duly made by Commissioner Page, seconded by Commissioner Hirsch and passed, the meeting was adjourned at 9:45 P.M.

HGM 7/17/08

Approved 8/11/08