

**SUMMARY NOTES
OF THE MEETING OF THE
ARCHITECTURAL COMMISSION
MONDAY, JUNE 12, 2006
VILLAGE OF NORTHFIELD**

On Monday, June 12, 2006 at the Northfield Village Board Room, 361 Happ Road, the Architectural Commission met at 7:30 P.M. to consider four issues:

Members in Attendance:

Pat Karr, Chairperson
Juergen Fuss
Steven Page
Tom Jennings
Todd Berlinghof

Members Absent:

James Hayes
Steve Hirsch

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 May 8, 2006, Architectural Commission meeting. Commissioner Berlinghof indicated a correction to be made to the end of Issue 2 in the summary motion "three brick wall signs shall either not be lit at all or shall be shadow lit, not back lit."

A motion was made by Commissioner Jennings, Seconded by Commissioner Fuss to approve the Architectural Commission Summary Notes of May 8, 2006.

The vote was as follows:

AYES: 5

Chairperson Karr
Tom Jennings
Juergen Fuss
Steven Page
Todd Berlinghof

NAYS: 0

ABSTAIN: 0

ABSENT: 2

James Hayes
Steve Hirsch

Motion Carried

Chairperson Karr informed the Commission that one of the petitioners had travel problems and in order to accommodate him item number 2 will be heard first. She asked if anyone had any objections. Since there were no objections, the following item was heard first:

ISSUE #1: Consideration of a request for approval of Personal Wireless antennas on Commonwealth Edison Utility Poles at the northeast corner of Willow and Waukegan

and the northwest corner of Wagner and Winnetka Roads, submitted by Nextel West Corp. and SprintCom

Steve Wells, attorney representing Sprint/Nextel for the Midwest, was present for the petitioner. He explained his travel problems and thanked the Commission for letting this matter be heard first. He informed the Commission that the existing Nextel service is in need of repair and updating. There is no coverage in the area. He stated that instead of asking for new, large monopoles, they are asking for DAS (Distributed Antenna Systems) which are micro cells attached to existing ComEd poles in existing public rights-of-way. They are requesting to add two DAS in Northfield. One system will be added to the pole east of the intersection of Willow and Waukegan next to the emergency alert system. The other DAS will be located on the pole at the southwest corner of Wagner and Winnetka. The petitioner acknowledged that he had requested permission for installation initially on the wrong corner.

The petitioner noted the antenna proposed for the DAS system requires two small antennas placed on top of the existing ComEd pole. The node box is attached to the ComEd pole 15' or higher. The node box is approximately the same size as a cable television repeater box and ComEd monitoring network boxes.

Commissioner Berlinghof asked if there would be color choices for the node boxes and if so, he preferred the brown color to blend in with the pole.

Commissioner Jennings asked why Highland Park required going before the zoning commission. Mr. Wells indicated that Highland Park believes they can regulate in the public right-of-way. Other communities have okayed the DAS without any commission approvals.

Commissioner Page asked what the minimum mounting height would be and Mr. Wells indicated 15 feet. Commissioner Page stated he would like to see it even higher to alleviate any vandalism or other problems. Mr. Wells indicated that ComEd requires a minimum of 15'.

Commissioner Jennings asked if this would solve the coverage problem or would they need to return to this Commission for more boxes. Mr. Wells felt that this should solve the coverage problem for a couple of years, but because of capacity reasons, they might have to come back in a couple of years.

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

A motion was made by Commissioner Page, Seconded by Commissioner Jennings to the Sprint/Nextel Distributed Antenna System (DAS) to be placed on two existing ComEd poles at two locations in the Village of Northfield's right-of-way in conformance with plans submitted April 25, 2006 and subject to the boxes being painted brown and at a height of at least 15'.

The vote was as follows:

AYES: 5
Chairperson Karr

NAYS: 0

ABSTAIN: 0

ABSENT: 2
James Hayes

Juergen Fuss
Steven Page
Tom Jennings
Todd Berlinghof

Steve Hirsch

Motion Carried

ISSUE #2: Continuation of a request for a variance and approval of permanent signage at 330 W. Frontage Road, submitted by Anthony J. Geroulis, M.D.

Dr. Geroulis and Mark Collins of Sign-A-Rama were present and stated that they were returning with new drawings for proposed signage which is much more attractive. They created the side pillars as suggested by the Commission and a triangular roof top. Dr. Geroulis indicated that aesthetics is his business and he felt this sign compliments his area.

Chairperson Karr indicated that at last month's meeting, he was asked to submit a sign with a colonial style and with some brick element which is not evident in the proposed drawings.

Commissioner Fuss indicated that he had issues with the size because it exceeds the square footage by a considerable amount. He said they had asked him to tone it down at the last meeting. He questioned the depth of the sign. Mr. Collins indicated it is 12". Ms. O'Neill agreed that it was acceptable as far as total square footage was concerned. She said Dr. Geroulis originally put his 29 square foot sign on the east wall, but since the primary frontage is the north side, Dr. Geroulis is allowed 80 square feet total. Ms. O'Neill stated the east side actually went up 4.9 square feet, but in total square footage the sign package is still less than the 80 square feet. The proposed sign is a variation because it is greater than 24 square feet in size.

Chairperson Karr asked Dr. Geroulis if it had been stated that the clients couldn't find the building and therefore the petitioner wanted to put more emphasis on the address and not the individual doctors and their specialties. Dr. Geroulis recalled that they would consider not having every doctor's specialties, but to list the doctors names. Chairperson Karr felt that would be done on the directory in the building. She felt the sign should be kept simple and architecturally attractive by removing the verbiage and adding a brick element. She felt they didn't come back with what the Commission had asked for.

Mark Collins then passed around to the Commission additional pictures of proposed signs with brick and stated they tried to do what was asked. Chairperson Karr restated what the Commission had asked for in the May 8, 2006 meeting which was to go back to the drawing board and present a couple of plans using the suggested brick and other materials and to reduce the verbiage. They are not seeing this now. Mr. Collins indicated that he has 6 options and another 65 designs to choose from.

Commissioner Berlinghof asked about the materials used in the sign. Mr. Collins stated the face is painted a durabotic bronze. They are using aluminum sign panels with an acrylic backer. All that can be seen at night are the letters. He said there are so many variations and possibilities. They will try to use the columns of the building on the sign. He proposed two options with

routing, separate panels to be able to be changed easily. Commissioner Berlinghof commented that verbiage was discussed at the last meeting and he felt they made it clear to have an attractive, well thought out sign. He said the higher the quality of the sign, the more they would work with other variables such as the verbiage. This is closer to what they are looking for by using the routed aluminum with bronze brick sample, but it's not what they wanted. Mr. Collins felt that the white matched the façade of the building and the white pillars. He said the base would be covered by bushes. Chairperson Karr suggested low lying landscaping. Chairperson Karr also indicated that these new proposed pictures should have been in their packets – not just submitted now at the meeting because the others were not acceptable.

Commissioner Berlinghof said he would prefer to see a brick base. Commissioner Fuss felt it was like Dryvit. Mr. Collins showed a sample of the material which would be painted and made to look like brick. Mr. Collins indicated it is very durable and could be hit with a sledgehammer and it wouldn't break. Commissioner Berlinghof again suggested a quality sign with wood and brick, but that the routed aluminum was okay. Mr. Collins stressed that this is the new technology nowadays in order to get exact heights and widths. It was again pointed out that none of these materials, plans or renderings were in the Commissioners packets for this meeting.

Commissioner Jennings asked if they had any landscape plans. Chairperson Karr indicated none were submitted. Dr. Geroulis said they would be using the existing plantings which are 3' high and are flowering bushes. He was unaware that he needed to change them. Chairperson Karr suggested something more attractive.

Dr. Geroulis then requested clarification of what aspects of what they presented were acceptable with the Commission. He asked if the rectangular top with white pillars was acceptable. Commissioner Page felt it was okay with him. Dr. Geroulis asked if he had brick-like material, if that would be acceptable. Commission members responded it would not be acceptable. Commissioner Fuss suggested thin brick, the sliced brick which was less costly but gave the same appearance without foundation and footings.

Commissioner Berlinghof asked if they had priced brick. Dr. Geroulis indicated yes and they came back with \$15,000 - \$20,000. It was unanimous that another contractor would be less expensive. Commissioner Berlinghof asked why they are using a cheap vinyl sign and was still uncertain about what Dr. Geroulis does in his business. Dr. Geroulis said it was not a cheap material. Commissioner Berlinghof felt it looks cheap compared to brick and wood. Mr. Collins indicated wood would deteriorate. Commissioner Berlinghof agreed that these materials needed to be maintained but they are strong looking materials. Dr. Geroulis indicated he would look for the thin brick for the base and asked if that would be acceptable.

Commissioner Berlinghof suggested Dr. Geroulis provide submittals including a landscape plan, thin brick to be used on the base, white material on the top, white columns, and routed bronze material.

A discussion continued regarding the verbiage on the sign. It was suggested that if the sign were of high quality then they could work with the verbiage. Commissioner Page would like to

see the verbiage simplified. Commissioner Fuss indicated he didn't care as long as they get the sign they are looking for.

Commissioner Fuss has concerns about the square footage. Ms. O'Neill agreed with Dr. Geroulis after walking the site that you would not be able to see the sign if its height was lowered because of the parked cars. The variation is for the ground sign which is over 24 square feet. Ms. O'Neill explained that to arrive at the total signage, it is an aggregate number of all the signs based on a formula using the height and width of the buildings frontage. The proposed sign is approximately 42 square feet. The building's existing signage is 32 square feet which means the total is less than the 80 square feet allowed. Commissioner Berlinghof suggested Dr. Geroulis work with staff regarding the allowable square footage.

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 to the July 11, 2006 meeting.

The vote was as follows:

AYES: 5

Chairperson Karr

Juergen Fuss

Steven Page

Tom Jennings

Todd Berlinghof

NAYS: 0

ABSTAIN: 0

ABSENT: 2

James Hayes

Steve Hirsch

Motion Carried

ISSUE #3: Consideration 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.

Chairperson Karr asked Ms. Isasi why the sign was installed without approval and permit and it appears to be over the size allowed by the Village.

Maria Isasi was present. This is her first business venture with Crost. He did the permit application and left the business before he put the sign up. The sign was wood on metal and could not be seen so she did not use it. She felt people would not be able to see it. She said she wanted to cover up the holes made by the other sign (Dollhouses) and thought she already had the permit so therefore she put up another sign. Ms. Isasi paints wood furniture and designed the sign and thought the colors would look good with the architecture of the building. She wanted a sign that was visible and would cover the holes.

Chairperson Karr indicated that the sign was 21 square feet larger than the sign which was originally approved and therefore, she needs a variation for the larger sign. Ms. Isasi said she had no idea it was larger, she just wanted to cover the holes.

Commissioner Berlinghof suggested she come back with a different sign instead of the plywood with vinyl letters. He felt there was nothing exciting or appealing about the sign. He asked if she planned to light the sign. Ms. Isasi said she cannot afford it, but would like the gooseneck lights that were previously approved. She said she had to pay twice for a permit and sign. Ms. O'Neill clarified that she paid to come before the Commission (which includes a refundable escrow) but has not paid for the permit to install the sign. Ms. Isasi also said she had wanted to paint the letters but was advised to use vinyl because it would last longer. Commissioner Berlinghof suggested that to receive a variance, the Commission considers the quality of the sign.

Commissioner Fuss informed Ms. Isasi that he visited the site and saw that the sign was already warping because it is plywood and not meant to be in constant weather. He felt it looked like a temporary sign and should be treated like a temporary sign. He was also concerned about the size, not having a permit and the maintenance concerns.

Commissioner Berlinghof indicated he could not vote for this sign. He recommended lighting because the building is set back. Commissioner Jennings suggested coming back to the Commission with another sign design after working with the Village with respect to size. Commissioner Berlinghof then explained the procedures of the Commission in allowing variances or not. Commissioner Page suggested using wood with metal, using creativity, and includes the lighting location and type. Commissioner Berlinghof suggested using quality wood instead of the plywood with perhaps painted letters instead of vinyl letters.

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

A motion was made by Commissioner Berlinghof, Seconded by Commissioner Fuss to continue the request for a variance in this matter to the July 11, 2006 meeting and that the current sign be allowed to stay up until the next meeting at which time a new signage plan would be provided using better materials.

The vote was as follows:

AYES: 5

**Chairperson Karr
Juergen Fuss
Steven Page
Tom Jennings
Todd Berlinghof**

NAYS: 0

ABSTAIN: 0

ABSENT: 2

**James Hayes
Steve Hirsch**

Motion Carried

ISSUE #4: Consideration of a request for approval of permanent signage at 197 Northfield Road, submitted by Tick Tock Hourly Child Care.

Kathy Hamilton was present for Tick Tock Hourly Child Care for approval of permanent signage as submitted.

Commissioner Berlinghof had a concern with the posts and the very standard looking "real estate" type sign which she was proposing. He said the Commission has previously approved wood signs for schools before but thinks the side posts here could have more definition along with a cap on the top.

Commissioner Jennings asked if she was working within a certain budget. She said she was.

Commissioner Berlinghof indicated that the buildings in the area were mostly industrial with signage being lettering on the walls of the buildings. Chairperson Karr said this is a multi-tenant building which makes it a little different. The road itself is turning into more office/service businesses rather than industrial.

Commissioner Jennings asked if there would be landscaping. Ms. Hamilton responded with a circle of various perennials and annuals. Commissioner Berlinghof suggested submitting landscape plans. He also suggested more flair for the posts.

Commissioner Jennings then asked Ms. Hamilton if she could come back to the commission with modifications for the posts, sign and landscaping. She said she will see what she can do about it. Chairperson Karr suggested adding caps to make it more permanent looking.

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

A motion was made by Commissioner Berlinghof, Seconded by Commissioner Jennings to continue this matter until the July 11, 2006 meeting to submit other sign posts and materials and a landscaping plan.

The vote was as follows:

AYES: 5

Chairperson Karr
Juergen Fuss
Steven Page
Tom Jennings
Todd Berlinghof

NAYS: 0

ABSTAIN: 0

ABSENT: 2

James Hayes
Steve Hirsch

Motion Carried

OTHER BUSINESS

Chairperson Karr then directed the Commission to the two consent agenda issues. She stated that Mark I Design at 310 Happ Road, would like to change 'outlet' to 'shop' on their sign. And, Metamorphosis, at 1757 Orchard would like to add 'A Beauty Spa' under their existing Metamorphosis wall sign.

A motion was made by Commissioner Berlinghof, Seconded by Commissioner Page to approve the two consent agenda items.

.As discussed at the last meeting, Chairperson Karr suggested to Ms. O'Neill that certain businesses had not complied with or followed through with Commission recommendations. The Commission members then discussed the list of cases which have come before the Commission within the last three years. Ms. O'Neill indicated on this list which have been complied with and those who have not. Four were found not to have followed through with the Commission's recommendations as follows:

1. All of the Field's signs need to be checked for compliance.
2. Becker Animal Hospital did not finish the façade work.
3. Northfield Community Nursery School did not landscape their sign; and
4. Poliquin Performance has not come back with new sign plans nor did they take down their temporary signs.

Code compliance can be followed through with letters and the imposition of fines. Commissioner Jennings said he saw that Loving Care Pets were supposed to enclose their dumpster which has not been done yet which could also be the case for Northfield Restaurant.

There being no further issues to discuss upon a motion duly made by Commissioner Berlinghof, seconded by Commissioner Jennings and passed, the meeting was adjourned at 9:15 P.M.

HGM 6/15/06

Approved 7/11/06