

**SUMMARY NOTES  
OF THE MEETING OF THE  
ARCHITECTURAL COMMISSION  
MONDAY, JUNE 14, 2010  
VILLAGE OF NORTHFIELD**

On Monday, June 14, 2010, 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, Chair  
Steve Hirsch  
Patricia Leonard  
Juergen Fuss  
Tom Jennings  
Jason Felicione

Members Absent:

Steve Page

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

Chair Karr requested approval of the Summary Notes of the April 12, 2010, Architectural Commission meeting.

**A motion was made by Commissioner Felicione, Seconded by Commissioner Fuss to approve the Architectural Commission Summary Notes of April 12, 2010.**

The vote was as follows:

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AYES: 6

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

NAYS: 0

ABSTAIN: 0

ABSENT: 1

Steve Page

**Motion Carried**

**ISSUE #1: Consideration of a request for permanent signage for Club Champion, LLC located at 287 Northfield Road. The petitioner is Keith Bank d/b/a Club Champion, LLC. (Project #2010-0100).**

Keith Bank was present before the Commission to discuss the request for permanent signage. He began by explaining that the company name had been changed from EJM Custom Golf to Club Champion, LLC. Their location is hidden behind Dominick's on Northfield Road. They have never had signage before and are requesting a 32 square foot sign on the outside north facing wall of the building. The sign will meet code requirements.

Commissioner Hirsch questioned why not use a monument sign instead and Mr. Bank replied that there were cost considerations and that a monument sign would not be seen as well as on the building due to snow, high grass, etc. He felt that a sign on the building would attract more attention. He also indicated that they would like the sign to be moved down 4 to 5 feet from where it is depicted on the picture given to the Commission.

Commissioner Fuss asked how the sign will be mounted. Mr. Bank said they plan to use screws into the mortar and the sign is approximately ¼" thick. Commissioner Fuss then asked if the other signage on the windows would be removed and Mr. Bank indicated that it has already been changed. Commissioner Leonard felt the signage was a good idea.

Commissioner Felicione asked if Club Champion is the only tenant. He was informed that there are two or three other tenants in the building.

Commissioner Fuss asked if the sign would have lighting. Mr. Bank felt that their hours of operation would not warrant having the sign lit and also the landlord was not interested in any lighting.

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

**A motion was made by Commissioner Hirsch; Seconded by Commissioner Leonard to approve the request for permanent signage for Club Champion located at 287 Northfield Road in conformance with plans submitted May 11, 2010, with the exception that the sign be moved lower approximately 4 feet.**

**The vote was as follows:**

**AYES: 6**

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

**NAYS: 0**

**ABSTAIN: 0**

**ABSENT: 1**

Steve Page

**Motion Carried**

**ISSUE #2: Consideration of modifications to the previously approved wind turbines at the proposed automobile dealership located at 770 Frontage Road. The petitioner is Fields Imports, Inc. (Project #2009-0082).**

Jeff Brown, of JRB Group Architects was present before the Commission. He explained that there was some difficulty with the original wind turbine company

and therefore they contacted a new company located in Northbrook. There are six similar turbines at the Devon Bank on Milwaukee, south of Lake Cook Road. The original turbines were wider and collapsible. The new turbines are more of a vertical element, quieter, installed into a 6" concrete base and on an aluminum pole. They have been working with Kohl's Children's Museum on their eco-garden plant materials surrounding the turbines. Field's sponsors an exhibit at the Museum and personnel from the Kohl's Children Museum plan to help with the children's room in the proposed Volvo building and the eco-garden area. The wind turbines and solar panels interconnect to the building where people can see the power being generated by on a monitor. The original turbines were 20' high; the new turbines are 25' high. The Museum is also working with them on the signage for the educational center.

The other element which is proposed to be changed is the east entrance element of the building. The original entrance was under a four foot (4') white cantilever box overhang which included the Fields sign. The petitioner is now proposing an entrance flanked by an archway made of buff colored crushed limestone that projects only 12". This is a Volvo requirement.

Commissioner Jennings asked if there are any changes in the lighting. Mr. Brown indicated no other changes were being made at this time.

Commissioner Hirsch inquired whether staff was concerned over the height of the proposed wind turbines. Mr. O'Neill indicated that staff is in the process of working with the Village attorney on a wind turbine ordinance that would dictate location and height and noted the height requirement would follow the height allowed in the zoning district. Additionally, recently a homeowner requested approval for a wind turbine on their home and staff is changing the proposed wind turbine ordinance to address residential.

Commissioner Hirsch then asked if the turbines affect microwaves. Mr. Brown indicated they do not.

Commissioner Fuss asked when the ordinance regarding turbines is due. Ms. O'Neill indicated that there is no time commitment, but they are in the process of reviewing other villages' regulations.

Mr. Brown also indicated that the diameter of the original turbines was ten feet (10 feet) and the new turbines are four feet (4') in diameter.

Mr. Fred Teichert of 217 Dickens asked Mr. Brown why he indicated the new height was 25', because the letter to the Commission indicated a 30' height. Mr. Brown indicated that the letter is correct, the original turbines were to be 25' and the newly proposed turbines, seen tonight, are 30'. Mr. Teichert also questioned when the project will be breaking ground and finished? Ms. O'Neill indicated that

the building permit will be ready this week. Mr. Brown said that all the contractors are lined up and ready to go and that they would like to start site work now.

Mr. Patrick O'Donoghue of 263 Bristol questioned whether the turbines would be painted. Mr. Brown indicated no, they are a crushed aluminum.

Mr. Brown also informed the Commission that a gold LEED rating may be achieved by Fields due to additional educational elements of the building.

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

**A motion was made by Commissioner Hirsch; Seconded by Commissioner Felicione to approve the new wind turbines, eco-garden landscape design and east façade entrance at Fields Volvo located at 770 Frontage Road in conformance with plans submitted May 7, 2010.**

**The vote was as follows:**

**AYES: 5**  
Pat Karr, Chair  
Steve Hirsch  
Tom Jennings  
Jason Felicione

**NAYS: 0**  
Juergen Fuss

**ABSTAIN: 0**

**ABSENT: 1**  
Steve Page

**Motion Carried**

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 7:30 P.M.

HGM 6/15/10

Approved 7/12/10