

**SUMMARY NOTES
OF THE MEETING OF THE
ARCHITECTURAL COMMISSION
MONDAY, MARCH 12, 2007
VILLAGE OF NORTHFIELD**

On Monday, March 12, 2007 at the Northfield Village Board Room, 361 Happ Road, the Architectural Commission met at 7:00 P.M. to consider two (2) issues:

Members in Attendance:

Pat Karr, Chairperson
Todd Berlinghof
Steve Page
Tom Jennings
Steve Hirsch
James Hayes

Members Absent:

Juergen Fuss

OTHERS PRESENT: Planner Linnea O'Neill and Trustee Ruth Lucchesi (see attached sign-in sheet).

Chair Karr opened the meeting with an overview of the issues to be considered at this meeting.

Chair Karr requested approval of the Summary Notes of the February 12, 2007, Architectural Commission meeting.

A motion was made by Commissioner Page, Seconded by Commissioner Hayes to approve the Architectural Commission Summary Notes of February 12, 2007.

The vote was as follows:

AYES: 6

Pat Karr
Todd Berlinghof
Steve Page
Tom Jennings
Steve Hirsch
James Hayes

NAYS: 0

ABSTAIN: 0

ABSENT: 1

Juergen Fuss

Motion Carried

ISSUE #1: Consideration of a request for a front yard variation, a height variation and a corner yard variation to allow for an eight foot fence in the east front yard, the south back yard and the west side yard setbacks at 8 Winfield Drive, submitted by Alan Buchman.

Petitioner requested that this matter be continued to the April 9, 2007 agenda of the Architectural Commission.

ISSUE #2: Consideration of site elevations, exterior façade, signage, landscaping and lighting for a multiple-family dwelling, comprised of a two story six unit condominium building with underground parking, for the property located at 1884 Old Willow Road, submitted by Mr. Robert Wolkoff, G1 Northfield, LLC.

Robert Wolkoff, Managing Partner of G1 Northfield, LLC, began by saying that the company was started in 1968 by his father. Valley Lo Towers was done by G1 Northfield, LLC. This project is named after his daughter, Isabella. They are looking forward to developing a quality project in Northfield.

Mark Kluemper, Associate with Myefski, Cook Architects, Inc. was present and explained the differences between the plans previously submitted and the new plans passed out to the Commission members this evening. He indicated there were minor changes in the façade colors from the prior packets. He explained that this is a 6 unit condominium building at 1884 Old Willow Road to be built on a parallelogram shaped site. There is currently a single family home to the north of the site and a three condominium unit to the south. There are 30,080 square feet proposed for the building which is within the zoning requirements. Due to the suggestion at the Plan and Zoning Commission meeting, the A/C condensing units will be placed behind a wrought iron fence in the front yard setback. They have submitted a landscaping plan which shows the building to be centered on the lot with landscaping in front and perimeter landscaping in the rear. Plan C-3 shows the impervious and pervious areas in the front yard and where storm water will be collected. Underground storage, below grade, has been provided to the rear of the lot to be detained and exited through the rear of the site after being controlled to be released slowly. The front curb cut has been increased to 30' which required a variance due to the fire department's request in order for the fire trucks to enter the site. A circular drive with 4 parking spaces are located in the front and 13 spaces with an additional handicapped space are located underground via a ramp. There will be two levels for the units. The 3 bedroom condominiums will have 2,100 to 2,230 square feet. There are corridors, stairs and elevators. The second level has the option of having vaulted ceilings. The dormers are for architectural purposes only. It appears there is a third floor, but there isn't one.

Chairperson Karr asked how the alternate plans for the A/C condensing units differ. Mr. Kluemper indicated that there are six condensing units in total and will be located in the front of the building with screening. He also indicated that there is an option for an external fireplace in the rear of the building which would face toward the building.

Mr. Kluemper went on to clarify the landscaping on the north and south façade of the building. The plant material will screen and soften the foundation. He explained that there is a total of 30 feet between the property lines on the north and south. Gas meters will be located behind the shrubs along the building on the north and south.

Mr. Kluemper then went on to explain the materials which will be used on the proposed building. Mr. Kluemper and Mr. Boldt presented the Commission with a sample of the materials used as they were discussed. There will be a concrete retaining wall and a ramp to parking underneath the building. It will have a 'Greenstreak' form liner which will match the façade of the building. Guard rails on the verandas and ramp will be a dark bronze. The façade is a manufactured stone veneer in a cream, random color stone with accents. The headers are smooth manufactured stone in a cream color. The accents are in cedar. The

door will be dark bronze in color. Aluminum clad will be in dark brown, purple hue, and the columns painted the same as the trellis. The trellis is wood, the columns are manufactured material and the fence is metal. Steel will hold up the entire system. Cedar shutters will be used on the dormers. The roof will be a weathered wood architectural asphalt shingle with a 40 year life span. The chimney will have a concrete cap and will be built of the manufactured stone in a natural color. Commissioner Berlinghof suggested copper. Mr. Boldt indicated they may consider using copper. Coping on the stone wall will be manufactured stone.

Mr. Kluemper then discussed the light fixtures. The smaller units will be at the terraces and the larger lights used at the entrances. They are black in color. None of the lights will shine on any neighbors' properties. The Sternberg fixture will be used on the bollards. Walkway pavers will be by Unilock along with concrete walks and curbs.

The monument sign was discussed next by Mr. Kluemper. It will be located in the front along Willow Road on the petitioner's property and will have the name and address on it with sandblasted letter to be painted in black in the manufactured stone used on the building. There will be brick walkways of concrete 4 x 8 pavers. The curbs and ramp will be concrete and the drive will be asphalt.

Mr. Bernie Jacobs of Jacobs, Ryan in Chicago spoke to the Commission regarding the landscape design. He indicated that a tree removal plan had been submitted to the Village and all the trees on the property had been measured and the species identified. He indicated there is a large Elm tree on the property which will be removed because it had been struck by lightning. Construction of the ramp would eventually kill the roots of the Elm also. He also indicated there is a line of spruce trees which will be dug up and replanted elsewhere on the property. There is a large Honeylocust tree in front which will be preserved. Everything else will be taken down. Eight new large shade trees will be planted in the front. There will be an evergreen screen along the north and south property lines, however, along the building will be a planting of burning bush due to the Village Engineer requesting a swale. New plantings will be maple, oak, bald cypress, arborvitae and others. They are planning to have a path from the rear of the property to the wetland. Ornamentals trees and a line of shade trees are along the back property line.

Commissioner Hirsch questioned why the petitioner relocated the a/c condenser units to the front. Aesthetically, the a/c condenser units would be better in back. Mr. Kluemper explained that it was the best location and would be centrally located for maintenance and would be less disturbing to the condo owners and adjacent property owners. They will not be visible from the street. Commissioner Berlinghof questioned why they wouldn't be placed on the roof. Mr. Kluemper felt it would be too noisy for the residents on the roof. He explained that they looked into placing them on the roof, but felt that due to the angled roof and access to the a/c condenser units would be better suited for the front. Commissioner Page felt seeing and hearing the a/c condenser units for people entering the building would not be good for potential buyers. Commissioner Hirsch objected stating that the a/c condenser units are usually found, if not on the roof, in the rear of the building and do better aesthetically in the rear, as well as the gas meters. Commissioner Page suggested splitting the units up and putting some in front and some in back.

Commissioner Berlinghof questioned why the base material was shown around the building except for the front of the building. He suggested that the base follow through around the entire building. Mr. Kluemper indicated it is a larger scale stone at the base with a smooth finish between the stones to go around the perimeter of the building. Commissioner Berlinghof suggested that they remove the fence in front of the building and continue with the base. Mr. Kluemper agreed that they will look at that option.

Commissioner Jennings asked about the plans for the ground sign landscaping. Mr. Jacobs indicated there will be low lying perennials and low evergreens and annuals and perennials in front of the sign. Commissioner Hayes asked if they intend to have at least 3" caliper trees. Mr. Jacobs assured him they plan to use 3" caliper per Code.

Commissioner Berlinghof then questioned the naming of the condominium projects and whether this was done in other units in the Village. Chairperson Karr and Planner Linnea O'Neill both came up with several such as Willow Green, Landmark, Crestwood Village, Meadowlake and others.

Commissioner Berlinghof then asked about the lighting, specifically the three bollards. Mr. Kluemper indicated they will be low level and the wattage could be variable. The photometrics have not been done.

Commissioner Jennings asked about the Plan and Zoning Commission's approval of the apron and ramp and questioned the variance needed. Mr. Kluemper indicated that the fire truck would be impacted responding to a call if they did not widen the curb cut. Commissioner Page questioned whether the 50' diameter would be adequate. The circular area is wide enough for normal SUV's.

Commissioner Page questioned the verandas and whether they are open. Mr. Kluemper indicated the first floor is covered by the second floor and the second floor is open. Commissioner Page then asked about the metal rail versus a wood rail. Mr. Kluemper felt the metal rail is more durable. Commissioner Page pointed out the large use of cedar throughout, but not on the railing which didn't seem to be consistent. Commissioner Page then asked if there is a storm sewer in this area. Mr. Kluemper indicated no, the water will be pumped to a detention area. Commissioner Page asked what would happen if the power went out. Mr. Kluemper said that gravity would take over and drain the water. Commissioner Hirsch then asked if flooding was currently a problem on the site. Mr. Kluemper indicated that there is not a problem to his knowledge, but any runoff will be detained with the proposed plan. There will be a sunken area in the rear of the property. Commissioner Page asked if there are gutters and downspouts. They will be tied into the detention area.

Commissioner Hirsch asked whether the Elm could be preserved. Mr. Jacobs felt that the top of the tree was already destroyed by the lightning and construction would probably kill the root system of the tree.

Darryl Lambert, 1883 Willowview Terrace, asked for the elevation plan to be put up. He indicated that the developers said they would have a catch basin for the water, he has lived at 1883 for 3-1/2 years and finally it is draining. They finally have some grass because they built up a wall which deflects some of the water. Kids haven't been able to play outside for 3

years. Mr. Lambert's background is in gas, he has worked with fluid management all his life. He believes this building will reduce the area where the water can escape over 50% from where it is now, just by volume. Whenever water flow is pitched down, it increases and accelerates the runoff. Since the pitch on the property is from northeast to southwest, the water only has one place to go and that's through their apartment. They have living space on the downstairs area. He believes the water that runs off of the development will never get to the holding pond because the accelerated rate will cause blockage on the side of the building that will increase the rate of the flow of the drain runoff and will go to the southwest. He says there is a very easy solution to this problem. Since his units are below grade of the proposed building, the developers need to build a wall, two to three feet high, the length of the property which would capture the water immediately and direct it to their holding area in the back. He doesn't think the pumps will work due to leaves stopping the pumps or snow.

Chairperson Karr informed Mr. Lambert that the comments of this hearing are recorded and thus his complaints will be heard.

Mr. Lambert went on to ask that if they disregard his comments, he would like to know what recourse he has and kind of insurance they can provide to protect him from what will be an ultimate, major catastrophe. Chairperson Karr indicated that the Village engineer will have to look at the situation. Mr. Kluemper suggested that Mr. Lambert speak directly to the Village Engineer. Mr. Lambert said that no one has spoken with anyone in their units regarding the proposed development. He felt it was a false assumption that there was no standing water. Commissioner Berlinghof then suggested to Mr. Lambert to come to the Village and discuss the drainage with the Village Engineer. He indicated water has always been an issue in the Village. Impervious doesn't mean anything unless they capture it and put it in the right place. An impervious parking lot that is captured correctly is better for him as a neighbor than a landscaped yard. Commissioner Berlinghof indicated that under normal engineering conditions, all the front area will be drained into a storm water drain which will work backwards into their area, along with the gutter system going into the ground, along with the swales, and being brought back to the detention area also. Mr. Lambert then said that the building being built is twice the size of the house that is being taken down which reduces over 50% of the area of where the water will go. Commissioner Berlinghof explained that the water will now go into a storm sewer and into a hole to fill up. Mr. Jacobs then explained to Mr. Lambert that by law, all the water has to be captured on their property. If anything, the proposed building's basement will flood first. Mr. Lambert insisted that something will clog the detention system and wanted a two foot (2') wall. Mr. Jacobs felt a two foot (2') foot wall would not help. Again, Mr. Kluemper suggested Mr. Lambert speak to the Village Engineer.

Dan Levins, who lives next to Mr. Lambert at 1881 Willowview Terrace, indicated that without a 100 year flood, there is standing water in front of their two units. They are putting their faith in the developer and the Village that this will work. He asked what their recourse would be if it makes it worse. He also wanted to know what happens to the 10 feet of ground between the building and their property line. Mr. Jacobs indicated there is a swale which will carry the water back to the rear. It raises the grade in order to collect water for slow release. He will put a beehive top on the basin. Mr. Levins hoped that it wouldn't get worse. Mr. Jacobs indicated that the engineers calculate for a 100 year storm where all the water has to be controlled on site. They are also concerned about controlling the water.

Commissioner Hirsch indicated that he has never seen such a detailed plan for a residential condominium building. This is more like a plan for a commercial building. He felt that their drainage plans are very extensive for the private level. He believes that once it is done, the flooding will disappear.

Rafeek Basheer indicated that he lives at 1884 old Willow and is the owner of the property. He said the water is now on the south side of the property within Willow Green and it puddles because they have 3 or 4 downspouts discharging from their flat roof. None of the water is coming from his property. Mr. Lambert felt it was foolish to say that the water was not coming from his property because everyone knows that water runs downhill. Mr. Basheer's property is higher than his. Chairperson Karr suggested that Mr. Lambert discuss this matter with the Village Engineer.

Commissioner Berlinghof strongly encourages the petitioner to rethink and relocate the a/c condensing units.

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

A motion was made by Commissioner Berlinghof, Seconded by Commissioner Hirsch to approve the Special Use for the Isabella, a six-unit condominium building at 1884 Old Willow in conformance with the submittal dated February 23, 2007 with the following conditions:

1. **The proposed trees to be installed shall be at a minimum 3" caliper per Code.**
2. **The petitioner shall employ an approved arborist who has signed the Illinois Department of Agriculture Letter of Compliance for removal of the ash trees on site.**
3. **The sign variance is approved allowing a 23.3 square foot ground sign in a residential district.**
4. **The proposed ground sign shall be landscaped as discussed.**
5. **The A/C condensing units in the front yard shall be screened with decorative metal gates.**
6. **The Sternberg Ripon series 1130 A or B shall be used on the building's façade.**
7. **The large stone base course material shall be used around the entire building.**

The vote was as follows:

AYES: 6

**Chairperson Pat Karr
Todd Berlinghof**

NAYS: 0

ABSTAIN: 0

ABSENT: 1

Juergen Fuss

**Steve Page
Tom Jennings
Steve Hirsch
James Hayes**

Motion Carried

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 8:30 P.M.

HGM 3/14/07

Approved 4/9/07