

**SUMMARY NOTES
OF THE MEETING OF THE
ARCHITECTURAL COMMISSION
MONDAY, MAY 8, 2006
VILLAGE OF NORTHFIELD**

On Monday, May 8, 2006 at the Northfield Village Board Room, 361 Happ Road, the Architectural Commission met at 7:30 P.M. to consider three issues:

Members in Attendance:

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

Members Absent:

James Hayes

OTHERS PRESENT: Linnea O'Neill and Trustee Ruth Lucchesi (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 April 10, 2006 Architectural Commission meeting. Chairperson Karr had corrections to be made.

A motion was made by Commissioner Berlinghof, Seconded by Commissioner Hirsch to approve the Architectural Commission Summary Notes of April 10, 2006.

The vote was as follows:

AYES: 5

NAYS: 0

ABSTAIN: 0

ABSENT: 2

Chairperson Karr
Juergen Fuss
Steven Page
Todd Berlinghof
Steve Hirsch

Tom Jennings
James Hayes

Motion Carried

Commissioner Jennings arrived.

ISSUE #1: Consideration of a request for approval of temporary signage for Your Home at 1799 Willow Road, submitted by Orren Pickell Designers and Builders

Pat Wexler, Marketing Manager for Orren Pickell Designers and Builders was present along with Kathleen Davis, Manager of Your Home. She indicated that they have tried to create excitement with their temporary signs, although they did not know they were not in compliance. She explained the reason why they put the sign in the west windows also was because of the plantings proposed and existing on the south side would block the south windows. The Grand Opening will be very soon, perhaps in July. They would like to put their temporary signage in the windows until then.

Chairperson Karr then directed the Commission to look at page 3 of the staff report and cross out the words "approval or permit" under OPTION D and insert the words "a variation." Chairperson Karr then asked Ms. Wexler that whether Option A, B or C were chosen, if the windows would change approximately every two weeks. Ms. Wexler responded yes until mid-July when they plan on opening.

Commissioner Berlinghof asked petitioner which option they preferred. Ms. Wexler responded that the ideal option would to have the south windows with just "words" and the west windows with words, shadow box photos and lighting. She explained that people visiting Starbucks may walk over and see the pictures on the west exposure. She feels this would be a creative and fun way to make the public aware of their new store. She also explained that this would be a way to inform people that there will be a side entrance along with the front entrance.

Commissioner Berlinghof asked whether they plan to use the blue awning tarp. Ms. Wexler indicated that they plan to use it with lettering on top. Commissioner Berlinghof then asked if they planned to use one picture for every shadow box. Ms. Wexler explained the size of the photos would be 15" x 15" and there will be 6 separate shadow boxes with low voltage light, if allowed. Commissioner Berlinghof indicated he liked the shadow box idea and felt it was very unique. He felt since its temporary signage, no precedent would be set.

Commissioner Jennings asked if they have other stores. Ms. Wexler said they have two showrooms in Lincolnshire on Milwaukee Avenue. This location will be an idea resource center for the home.

Commissioner Fuss questioned where the requirement in the Code is that shadow boxes are not allowed or signs can not be switched every month. He asked if there had been a precedent set before. Ms. O'Neill responded that temporary signs may be put up before a petitioner's permanent signage. They have never had a request for shadow boxes before. She said that they have worked a long time with the petitioner. Commissioner Hirsch pointed out that at issue is the square footage for temporary signs. How square footage is determined with letters in windows is the question. Ms. Wexler advised that she calculated the size and width of each letter. Individual window signs will range from 10.5 to 13.5 square feet. A total for the west and south sides is 84 to 108 square feet. They want it to be clean and tasteful.

Commissioner Page questioned Ms. Wexler as to whether permanent signage will be completed by the opening. She responded they would have it ready, probably before.

Commissioner Page liked the shadow box idea, Option C, because it will address the pedestrian side more. He felt the Willow Road exposure would be minimal. Ms. Wexler indicated a word in each pane on the south side, if large enough, would be visible. The south side will not have lighting, but the west side will have low voltage lights in each shadow box. No outside lighting is requested.

Commissioner Fuss asked if the trees on the south side obstruct the view. Ms. Wexler explained that pruning trees and landscaping will eliminate that problem. They are keeping the blue tarps as long as they can for construction purposes. Commissioner Fuss then said he would rather see something else, but liked the shadow box idea.

Chairperson Karr questioned Ms. Wexler about use of the construction sign. Ms. Wexler said they plan to remove it if the other signage is approved because then there will be no need for a free standing sign.

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

A motion was made by Commissioner Berlinghof, Seconded by Commissioner Page to approve the requested temporary signage with shadow boxes, lettering and lighting on the west side of the building and lettering in the windows on the south sign (Option C) for Your Home located at 1799 Willow Road as submitted.

The vote was as follows:

AYES: 6

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

NAYS: 0

ABSTAIN: 0

ABSENT: 1

James Hayes

Motion Carried

ISSUE #2: Consideration of a request for a variance and approval of permanent signage for Christian Heritage Academy at 315 Waukegan Road, submitted by Richard A. Lukianuk, J.D.

Richard Lukianuk, J.D., head of the school, Janice Kahren, Executive Assistant and Brian Schmidt, landscape architect were present for petitioner, Christian Heritage Academy. Mr. Lukianuk indicated they currently have two tenants, the Montessori School and Willow Creek Church which have permanent signs. When they installed the Willow Creek sign, their 45 year old sign was moved and it became apparent that the sign was in need of repair or replacement. Petitioners plan to upgrade the sign. Their plan is to integrate the front of the school and to tie the architecture of the building into the sign. He stressed the need for a distinction between Christian Heritage Academy and the Willow Creek Church. They have

received many awards for having one of the finer schools of their type in the country and would like to portray this. The entrance wall would have the words *Christian Heritage Academy* on the north side similar to Heatherfield. Letters would be placed on the auditorium building (south end) also.

Commissioner Jennings questioned how far the sign would be from Waukegan Road. Ms. Kahren indicated just past the 30' required setback. He then asked if any trees would be removed. She responded none would be removed. Some trees may be moved.

Mr. Lukianuk went on to say that they would like to create a balance in their signage. On the south side of the proposed entrance wall they would agree to place the 315 address as requested by staff.

Commissioner Fuss asked about the lighting. Mr. Lukianuk said that in ground lighting is an option, but the individual lights are more expensive. Final pricing has not been done. Commissioner Berlinghof suggested using the same lighting as Heatherfield – shadow lit from behind. Commissioner Berlinghof noted the brick on the building will match the sign. He didn't understand the concrete connection between the brick walls. Ms. Kahren responded that her idea for the shape was to echo the brick building with concrete at the corners. She pointed to the plan view as the concrete connector to match on the building. Mr. Lukianuk said they will be using raised brushed letters in aluminum and the logo is in concrete.

On the existing auditorium wall sign, the petitioner agreed to staff's request to reduce the size of the letters by 25% from originally planned. The petitioner will use 2' letters where capitalized and all other letters will be 1-1/2' reducing the overall square footage of the sign by 25 to 30 square feet. The letters will be lit by ground angled lighting.

Commissioner Hirsch asked Ms. O'Neill the Code requirement for the height of the letters. She indicated that signs are not permitted above the 2nd story. Staff does not have a problem with the height of the proposed sign because of the massiveness of the auditorium brick wall.

Chairperson Karr wondered where the Willow Creek Church sign will be placed. Mr. Lukianuk indicated it will stay in the same location.

Commissioner Jennings asked what the setback is for the auditorium from Waukegan Road. Mr. Lukianuk guessed 150'. There is 50' to where the parking lot begins and then a driveway. Commissioner Jennings asked how they determined the size of the letters. Mr. Lukianuk asked Whiteway Sign to suggest the size, and then they adapted the size to their liking.

Commissioner Hirsch asked if the existing marquee sign (B on the submittal) by the parking lot closest to the building will be removed. Mr. Lukianuk said they are removing that sign as well. They plan to remove all blue and white signs because those are the Willow Creek colors.

Commissioner Berlinghof said he is supportive of the petition, including the variances, if the sign lettering is shadow lit. He said Heatherfield did a nice job with their signs on their entrance walls. If the ground lighting is used, there will be hot spots on the wall.

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

A motion was made by Commissioner Berlinghof, Seconded by Commissioner Fuss to approve the new wall structure, berms, signs, landscaping and lighting at Christian Heritage Academy, 315 Waukegan Road in conformance with plans submitted April 3, 2006, with the following exceptions:

1. The three brick wall signs shall either not be lit at all or shall be back lit.
2. The auditorium wall sign shall have a 25% reduction in square footage to 2' capital letter and down to 18" for the remaining letters and shall be back lit.
3. The address "315" shall be added to the south brick wall.

The vote was as follows:

AYES: 6

Chairperson Karr
Juergen Fuss
Steven Page
Tom Jennings
Todd Berlinghof
Steve Hirsch

NAYS: 0

ABSTAIN: 0

ABSENT: 1

James Hayes

Motion Carried

ISSUE #3: Consideration of a request for a variance and approval of permanent signage at 330 W. Frontage Road, submitted by Anthony J. Geroulis, M.D.

Dr. Anthony Geroulis was present before the Commission and stated he is requesting the sign because many of his patients cannot find the building due to the curve in the road, their current sign is inadequate and they need more exposure. He indicated he landscaped the parkway at his expense when he took over the building. There is county public parking in front of the building and he has worked very hard with staff to come up with a solution for the best location for the sign. One possible location was on county property and the other location is on his property in front of the flagpole. The reason for the height of the sign (12') is because of the parking of cars in front of the sign causes visibility problems.

Ms. O'Neill indicated that she and Dr. Geroulis spent a lot of time determining was difficult to find a location for the sign, but that this seems the best spot. Mr. Mark Collins answered Ms. O'Neill's question about the depth of the sign by saying it is 10-12" between the two panels.

Commissioner Jennings asked if they considered finishing the base with brick to match the building. Dr. Geroulis said they felt that this way they would capture both sides of view.

Commissioner Jennings then suggested removing some of the verbiage on the sign. Dr. Geroulis said that other than the directory in the building, there is no way patients know who is in the building.

Chairperson Karr pointed out that Dr. Geroulis came before the Commission in 1998 to request a variance for additional parking. Dr. Geroulis indicated that the ComEd pole was moved and he now pays the Village yearly fees for the lines to be buried.

Commissioner Berlinghof said that the Architectural Commission tries, as a group, to upgrade the signage in Northfield. He felt that sometimes what is on the sign is less important than the sign itself. He prefers a sign that is in keeping with the architecture of the building and the area. He would prefer to see brick. Dr. Geroulis then indicated that he did not know that the sign was not a pie shape and will conform to the staff's request. Commissioner Berlinghof suggested they come back to this Commission with a new plan using brick or other materials. Ms. O'Neill agreed there is limited space. Commissioner Berlinghof suggested 6" of brick on each side.

Commissioner Page said he would like to see the height brought down and less verbiage on the sign with a brick base. He suggested the doctor's names without their specialty. Dr. Geroulis pointed out the importance of the height of the sign for visibility.

Commissioner Fuss said he would like to see a brick base planter with signage above. Commissioner Berlinghof continued by saying a brick sign that mimics the building with attached metal letters and ground lit instead of the Plexiglas back lit sign they are proposing would be preferable. Mr. Collins suggested a dark sign with the letters cut out and back lit with the Corinthian columns. Chairperson Karr suggested having either the names of the doctors or their specialties, but not both.

Ms. O'Neill said that if the address is large enough and at the top of the sign, it should be sufficient for patients to see it. She also indicated that the Village engineer okayed the site for pedestrian safety and car visibility.

A discussion continued as to possible alternatives. It was agreed by the Commission members that petitioner should go back to the drawing board and present a couple of plans using the suggested brick and other materials and reducing the verbiage. It was decided that petitioner will return to this Commission for the June 5th meeting with alternative plans.

Chairperson Karr then indicated to the Commission and staff that there have been petitioners who have come before them and have not followed through with decisions made at these hearings. She suggested that the Village follow up with a summary of these requests and results. She also suggested that penalties be assessed to those petitioners that have not followed through.

There being no further issues to discuss upon a motion duly made by Commissioner Berlinghof, seconded by Commissioner Hirsch and passed, the meeting was adjourned at 8:50 P.M.

HGM 5/10/06

Approved 6/12/06