

**SUMMARY NOTES  
OF THE MEETING OF THE  
ARCHITECTURAL COMMISSION  
MONDAY, NOVEMBER 10, 2008  
VILLAGE OF NORTHFIELD**

On Monday, November 10, 2008, 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, Chairperson  
Steve Page  
Juergen Fuss  
Steve Hirsch  
Tom Jennings  
Patricia Leonard  
Jason Felicione

Members Absent:

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

Chairperson Karr requested approval of the Summary Notes of the October 14, 2008 Architectural Commission meeting.

**A motion was made by Commissioner Page, Seconded by Commissioner Fuss to approve the Architectural Commission Summary Notes of October 14, 2008.**

The vote was as follows:

**AYES: 6**

Chairperson Karr  
Steve Page  
Juergen Fuss  
Steve Hirsch  
Patricia Leonard  
Jason Felicione

**NAYS: 0**

**ABSTAIN: 0**

**ABSENT: 1**

Tom Jennings

**Motion Carried**

**ISSUE #1: Consideration of a request for permanent signage to be installed on the east side of the building and a sign variation for permanent signage to be installed on south side of the building, which is not considered the principal street side, at Bathworks located at 320 Frontage Road. The petitioner is Mr. Bob Becker.**

Tim Deutsch, architect and Bob Becker, the owner, were present. Mr. Becker asked for the Commission's feedback with respect to the request. He said he was unaware the slated awning sign was in the Village Center Design Guidelines as being not wanted. They wanted to do something different, simple and attractive to the entrance of the building by using awning as opposed to a canopy.

Commissioner Jennings arrived at the meeting.

Ms. O'Neill stated that the Village Center Design Guidelines were being reviewed and approved by the Architectural Commission at the same time as the Bathwork's request. The Staff

reviewed the awning sign in regards to the approved Design Guidelines which states lettering should be 6" on the valance part of the awning. Bathwork's proposed awning signage is 9" on the awning itself as opposed to the valance. Commissioner Page questioned the angle and whether it could be seen clearly. Mr. Becker indicated that it is visible and gives a pedestrian friendly look and he would like to carry his trademark through. Ms. O'Neill indicated that the awning itself was approved in February.

Commissioner Leonard asked the petitioner if it would bother them to make the lettering smaller. Commissioner Fuss didn't feel there was a problem with the size and liked the awning. Ms. O'Neill stated that the Village Design Guidelines specify 6" lettering on the valance and read the portion of the Guidelines which was applicable. Commissioner Fuss said that if you look up at the 9" lettering, the angle will make the lettering appear smaller. Mr. Becker told the Commission that this awning is the same as the one in Chicago which looks very attractive. He felt the vertical sign was the homiest looking.

Commissioner Hirsch asked if a variance was needed against the Village Design Guidelines and asked if any other awning had been grandfathered in. Ms. O'Neill stated a variance is not needed when the Village Design Guidelines are not adhered to. She then asked the Commission if they wanted to change the Guidelines. Commissioner Hirsch also questioned the height of the awning. Mr. Deutsch indicated it is 9' in height and would be easy to see.

Chairperson Karr went on to say that she doubted whether this location would ever become pedestrian friendly. The petitioner came in with drawings during the middle of the Guideline discussions. She has no objection to their original plan which she feels looks very nice. Commissioner Felicione felt this location could become pedestrian friendly if the direction of Orchard was changed and exit was out on Frontage as suggested in the Village Center Redevelopment Plan. Chairperson Karr didn't feel this would occur any time soon.

Commissioner Hirsch was having difficulty with signage on valances. Ms. O'Neill stated that it was the Guidelines intention that signage not be on awnings. Mr. Becker claimed that when this process began and when the awnings were submitted and approved, the signage was on the awning at that time, even though they were not asking for signage approval at that time. Mr. Deutsch concurred saying they were not ready to talk about signage at that time.

Commissioner Felicione suggested putting a decal lower on the window or on the door. Mr. Becker thought that couldn't be done because of the Code. Ms. O'Neill stated with the logo on the door is acceptable and there is a certain percentage to be considered. Mr. Deutsch felt it wouldn't be visible. Commissioner Felicione made suggestions, but felt their original signage package looks good. He then asked if the apartment were still on the second floor. He was informed that it has not been there for some time and the second floor was actually removed.

Commissioner Fuss questioned why they needed three Bathworks signs. Mr. Becker said they liked the location because of the visibility to the expressway but said that if you were driving north or south on the Edens, you couldn't see the other signs. Therefore, the proposed south sign would be visible to the Edens. Mr. Deutsch continued by stating that the ordinance would not allow them to put a sign at the corner of the building on the second floor or above 16'.

Mr. Becker felt this permanent signage added aesthetically to the look of the building. Ms. O'Neill reminded the Commission that the sign on the south side requires a variance.

Commissioner Page felt the entire design looked great and was designed to scale.

Chairperson Karr reminded the Commission members that each property will have its own set of conditions to consider.

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

**A motion was made by Commissioner Hirsch, Seconded by Commissioner Page to approve the proposed wall sign on the east, the awning sign and the variance for the wall sign on the south elevation.**

**The vote was as follows:**

**AYES: 6**

**Chairperson Karr  
Steve Page  
Juergen Fuss  
Steve Hirsch  
Tom Jennings  
Patricia Leonard**

**NAYS: 0**

**ABSTAIN: 1**

**Jason Felicione**

**ABSENT: 0**

**Motion Carried**

**ISSUE #2: Final discussion of the design guidelines and signage criteria for the Village Center District.**

Chairperson Karr felt that a wonderful job was done on the Guidelines. Ms. O'Neill indicated that Myefski & Cook set a good foundation for staff to work with and staff has added Village history, sustainable design standards, pictures and the Village streetscape design elements to make the guidelines personal to Northfield.

Commission members discussed this final draft which was unanimously approved. It was agreed that this document will help with conformity, consistency and should not discourage people from moving ahead with development in Northfield. Ms. O'Neill indicated that more will be added as needed to the Guidelines and if Commission members had any pictures of signs to add, it would be helpful. Commissioner Jennings felt that a website should be able to be used on signs. It was agreed that if creativity, good materials and an acceptable design is used which may be in opposition to something in the Design Guidelines, it may be considered and approved.

There being no further issues to discuss upon a motion duly made by Commissioner Fuss, seconded by Commissioner Leonard and passed, the meeting was adjourned at 7:40 P.M.

HGM 11/12/08

*Approved 12/8/08*