

**SUMMARY NOTES
OF THE MEETING OF THE
ARCHITECTURAL COMMISSION
MONDAY, NOVEMBER 13, 2006
VILLAGE OF NORTHFIELD**

On Monday, November 13, 2006, 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
Juergen Fuss
James Hayes
Tom Jennings
Todd Berlinghof

Members Absent:

Steve Page
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 September 11, 2006, Architectural Commission meeting.

A motion was made by Commissioner Jennings, Seconded by Commissioner Hayes to approve the Architectural Commission Summary Notes of September 11, 2006.

The vote was as follows:

AYES: 5

Chairperson Karr
Juergen Fuss
James Hayes
Tom Jennings
Todd Berlinghof

NAYS: 0

ABSTAIN: 0

ABSENT: 2

Steve Page
Steve Hirsch

Motion Carried

ISSUE #1: Consideration of a request for a variance and approval of a six (6) foot brick garden wall along the east front yard setback at 10 Meadowood Lane submitted by Mr. and Mrs. Greg Turowski.

Bohdan Kaminski, architect and general contractor, was present for the petitioners, Mr. and Mrs. Greg Turowski of 10 Meadowood Lane. Mr. Kaminski explained there is a hardship because two adjacent lots have undeveloped ingress/egress easements on either side of the

petitioner's property. The Zoning Code determines the northern east and west yards to be regarded as front yards. Petitioners would like to have a vegetable garden and are requesting a variance. Since the undeveloped lot to the southeast is next to the Forest Preserve, deer could eat the vegetables. To keep the deer out they are requesting to build a six foot brick wall along the east front yard. The house is currently under renovation and the same brick would be used for the garden wall as is on the house.

Commissioner Berlinghof asked what the variance was needed for. Ms. O'Neill indicated the variance is being requested for the height. Four feet is allowed in the front yard and six feet is being requested. Commissioner Berlinghof then asked what was being used to top the brick fence. Mr. Kaminski indicated it will be a 12 inch limestone cap.

Commissioner Fuss questioned where the wall will return to. Mr. Kaminski indicated only approximately 45 feet will be six feet tall and the remainder of the wall connecting to the house will be four feet, solid brick. It will connect with the patio wall. Mr. Kaminski verified Commissioner Berlinghof's question as to whether or not the fence will be facing a vacant lot.

Commissioner Berlinghof also questioned whether or not the neighbors had any concerns. Mr. Kaminski said he talked to the neighbors and they approve the wall. Commissioner Berlinghof felt that this would not be considered a normal front yard and since petitioners are using a high quality material and the neighbors do not have any objection, he recommended approving the variance.

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

A motion was made by Commissioner Hayes, Seconded by Commissioner Fuss to approve the variance for the six foot brick fence along the east front yard setback at 10 Meadowood Lane as submitted.

The vote was as follows:

AYES: 5

Chairperson Karr

Juergen Fuss

James Hayes

Tom Jennings

Todd Berlinghof

NAYS: 0

ABSTAIN: 0

ABSENT: 2

Steve Page

Steve Hirsch

Motion Carried

ISSUE #2: Consideration of a request to install 12 facade lighting fixtures at 540-550 Frontage Road, submitted by Imperial Realty Company.

Chairperson Karr indicated that the petitioner was not present. Chairperson Karr was pleased with the plans and felt it would be an advantage. She asked Ms. O'Neill if petitioner had any plans to up-light trees. Ms. O'Neill stated that currently a row of low evergreens

and two trees exist next to the building. The evergreens and trees will give a shadowing effect on the wall.

Commissioner Fuss questioned the photometrics, specifically how intense the lighting would be. Ms. O'Neill informed the Commission that she and Ron Johnson (Building Commissioner) discussed the photometrics and didn't think the 400 watt lights proposed would produce any foot candles out to the road. Commissioner Berlinghof indicated that as long as the lights face the building, are cut off towards the road and there is no residential around the area, it shouldn't be a problem.

The Commissioners discussed whether or not to move the matter to the next meeting or to approve the lights.

Commissioner Hayes was skeptical about approving the matter without further information. Chairperson Karr indicated that she lives in the area and believes it would not be a problem for the neighborhood, however there are two roof mounted lights shining into the parking lot in the rear that spill into the neighborhood.

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

A motion was made by Commissioner Berlinghof, Seconded by Commissioner Fuss to approve the lighting fixtures for Imperial Realty Company as submitted.

The vote was as follows:

AYES: 5

**Chairperson Karr
Juergen Fuss
James Hayes
Tom Jennings
Todd Berlinghof**

NAYS: 0

ABSTAIN: 0

ABSENT: 2

**Steve Page
Steve Hirsch**

Motion Carried

It was observed by Commissioner Hayes that the Agenda sheet indicated the meeting would begin at 7:30 p.m. not 7:00 p.m. Ms. O'Neill said she would stay to see if the petitioner arrives at 7:30 p.m.

There being no further issues to discuss upon a motion duly made by Commissioner Hayes, seconded by Commissioner Berlinghof and passed, the meeting was adjourned at 7:15 P.M.

HGM 11/14/06

Approved 1/8/07