

**SUMMARY NOTES
OF THE MEETING OF THE
ARCHITECTURAL COMMISSION
MONDAY, NOVEMBER 9, 2009
VILLAGE OF NORTHFIELD**

On Monday, November 9, 2009, 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:

Steve Page, Acting Chair
Tom Jennings
Jason Felicione
Patricia Leonard

Members Absent:

Pat Karr
Steve Hirsch
Juergen Fuss

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

Acting Chair Page requested approval of the Summary Notes of the October 13, 2009 Architectural Commission meeting.

A motion was made by Commissioner Felicione, Seconded by Commissioner Jennings to approve the Architectural Commission Summary Notes of October 13, 2009.

The vote was as follows:

AYES: 4

Steve Page, Acting Chair
Tom Jennings
Jason Felicione
Patricia Leonard

NAYS: 0

ABSTAIN: 0

ABSENT: 3

Pat Karr
Steve Hirsch
Juergen Fuss

Motion Carried

ISSUE #1: Consideration of a request for approval of the site lighting plan for an automobile dealership for The Fields Auto Group located at 770 Frontage Road. The petitioner is Field's Imports, Inc.

Petitioner requested that this matter be continued until a later date.

ISSUE #2: Consideration of a request for approval of the site plan, fencing and landscaping for the proposed tennis court located at 425 Sunset Ridge Road. The petitioner is Dr. Jose Dutra.

Petitioner, Dr. Jose Dutra, asked the Commission if another matter could be heard first because his contractor had not arrived yet. Therefore, Acting Chair Page moved on to Other Business.

OTHER BUSINESS: 315 Waukegan. Discuss proposed banner with lighting at Willow Creek Community Church North Shore.

Kim Lattin, Director of Willow Creek Community Church North Shore was present and passed a picture around to Commission members of the proposed banner. She indicated the banner will be illuminated and will be displayed from December 4th through the 24th. The size is 4' x 8'. It will be two sided and illuminated at night with two spotlights of 100 watts.

Commissioner Jennings questioned how long the lights will be on. Ms. Lattin responded that they will go on the same time as their permanent signage and would go out at that time too, but doesn't know exactly what time that is. She has seen the lights on at 10:30 p.m.

Acting Chair Page asked where the banner will be located on the site. Ms. Lattin said about half way down the drive between Kossof and Christian Heritage, but closer to Waukegan Road.

Ms. O'Neill explained to the Commission members that illuminated signs are not a part of the code and, therefore, a text amendment would have to be requested.

Commissioner Jennings asked the material used for the banner and how it would be secured. Ms. Lattin indicated that the material is vinyl and will be placed on a permanent pole with white PVC frame. Bungee cords will be used at the bottom.

Acting Chair Page asked Ms. Lattin if they had seen banners illuminated in other locations. She had not.

Commissioner Felicione questioned the duration of the lighting and Ms. Lattin responded that the lighting is temporary for the banner's duration. Acting Chair Page and Commissioner Felicione were concerned by setting a precedent if the lighting were approved. A discussion ensued regarding the location and that it would not have any effect on neighbors. Business retail is across the street and Waukegan Road is very busy and, therefore, it would be a different circumstance than other locations.

Frank Salthe, Assistant Director, then presented another matter to the Commission. Willow Creek would like to display images of Christmas on the west building wall which will face the road. He explained that tree lighting was too costly, so they wanted to display scenes on the wall. A discussion continued regarding safety hazards and stills versus animated scenes. Ms. O'Neill indicated this is prohibited in the Code and a text amendment would be required.

A motion was made by Commissioner Leonard, Seconded by Commissioner Felicione to approve the proposed illuminated banner to be displayed from December 4th through December 24th, but that this approval is not to be construed as allowing illuminated banners throughout the Village. This condition is based on the fact that the location is within a commercial area and does not affect residents.

The vote was as follows:

AYES: 4

Steve Page, Acting Chair
Tom Jennings
Jason Felicione
Patricia Leonard

NAYS: 0

ABSTAIN: 0

ABSENT: 3

Pat Karr
Steve Hirsch
Juergen Fuss

Motion Carried

ISSUE #2: Consideration of a request for approval of the site plan, fencing and landscaping for the proposed tennis court located at 425 Sunset Ridge Road. The petitioner is Dr. Jose Dutra.

Petitioner, Dr. Jose Dutra, presented his request for approval of the site plan, fencing and landscaping because his contractor had not yet arrived.

Commissioner Jennings commented that the foundation was already poured. Dr. Dutra indicated it was. Ms. O'Neill responded that this Commission is looking at the fencing and landscaping and the permit to build the court was approved. She went on to explain that this court has a very interesting drainage system. The Village Engineer reviewed the system and approved it. The landscaping will be installed in the spring along with the last layer of the court. It was explained that the court is constructed with concrete and asphalt and a top later and sits on top of a detention system. The court drains to the east into a two foot wide gravel area and then goes into the detention area. Dr. Dutra said it is a very deep area in which the water is collected.

Commissioner Jennings asked what the distance is from the court to the property line. Dr. Dutra said to the east is 20' and the other sides are 15' with shrubbery along the property line. Commissioner Felicione asked if the planting beds are raised. Ms. O'Neill indicated they were not raised. There will also be a 10' tall black vinyl-clad chain-link fence.

Mrs. Chandler, who lives on the south side of the property was present and wanted to make sure that the landscaping softened the fence. She was also concerned about how long the drainage would last and would maintenance be done. Dr. Dutra explained that 5' landscaping would be on all sides of the court. Mrs. Chandler indicated that the petitioners have been very forthcoming and flexible with respect to their plans.

Commissioner Jennings asked if there is a warranty with the court. Dr. Dutra explained there is a 20 year warranty and that maintenance would probably be required and assured that any issues would be addressed with respect to the maintenance. Commissioner Jennings then asked if the court would be lit and the hours of its use. Dr. Dutra indicated no lighting is planned and hours would be limited because of no lighting.

Commissioner Felicione noted that the landscaping would be set back because of the gravel ditch.

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

A motion was made by Commissioner Jennings, Seconded by Commissioner Leonard to approve the proposed fence and landscaping associated with the tennis court at 425 Sunset Ridge Road in compliance with the plans submitted on October 9, 2009.

The vote was as follows:

AYES: 4

**Steve Page, Acting Chair
Tom Jennings
Jason Felicione
Patricia Leonard**

NAYS: 0

ABSTAIN: 0

ABSENT: 3

**Pat Karr
Steve Hirsch
Juergen Fuss**

Motion Carried

At this time, petitioner's contractor, Dave VanderVeen, of SportCourt, arrived. He explained how the drainage system worked. He said there is a dry well underneath the court and this system has worked very well at other homes. It holds the water and allows it to go back into the ground. The court is on top of an excavated hole of 20'. This court is built like a road so that it will not crack by using the asphalt over the concrete.

Acting Chair Page questioned the water runoff. Mr. VanderVeen explained that according to the size of the court, the court is pitched in one direction. The water goes into the gravel 2' wide perimeter detention and into a 9" reducer. The restrictor is 20". The surrounding property is contoured 2" above the lowest point in the yard. It is basically a floating pad which will heave and settle together. This court is significantly more expensive than the other courts.

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

HGM 11/11/09

Approved 12/14/09