

**SUMMARY NOTES
OF THE MEETING OF THE
ARCHITECTURAL COMMISSION
TUESDAY, OCTOBER 13, 2009
VILLAGE OF NORTHFIELD**

On Tuesday, October 13, 2009, at the Northfield Village Board Room, 361 Happ Road, the Architectural Commission met at 7:00 P.M. to consider three issues:

Members in Attendance:

Pat Karr, Chairperson
Tom Jennings
Juergen Fuss
Jason Felicione
Patricia Leonard

Members Absent:

Steve Page
Steve Hirsch

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

Chairperson Karr requested approval of the Summary Notes of the September 14, 2009, Architectural Commission meeting.

A motion was made by Commissioner Fuss, Seconded by Commissioner Leonard to approve the Architectural Commission Summary Notes of September 14, 2009.

The vote was as follows:

AYES: 5

Pat Karr, Chairperson
Tom Jennings
Juergen Fuss
Jason Felicione
Patricia Leonard

NAYS: 0

ABSTAIN: 0

ABSENT: 2

Steve Page
Steve Hirsch

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 to the November meeting.

ISSUE #2: Consideration of a request for approval of the site plan for the proposed construction of a carport and trash enclosure located at 283-285 Happ Road. The petitioner is Willow Hill Condominium Association.

Kathryn Arnold of the firm Shesky & Froelich was present along with Greg Phassos of Goss Pasma Architects and the President and Treasurer of the Association. Ms. Arnold began by explaining that the variance for the carport and garbage enclosure was approved by the Zoning Board of Appeals on Tuesday, October 6, 2009, and that they come before this Commission with a design to compliment the existing building and which will fit into the neighborhood. She explained the plans are in keeping with the design of the neighborhood.

Commissioner Jennings questioned whether there were any other plans for parking spots. Ms. Arnold indicated that there were no other plans and that 13 spaces are sufficient. She also said that five (5) spots are on one side of the building and eight (8) spots on the other. Each unit will have its own space; there will be no change in allocation of parking spaces.

Commissioner Fuss expressed concern with the carport's proposed gable end plywood siding and asked what materials are on the existing condo building. Mr. Phassos said that there is a brick knee wall with siding above. The proposed plywood on the gable ends will be painted white to match the condo building siding. Commissioner Fuss then stressed that plywood without gutters on the structure would require a lot of maintenance to keep it looking good and the plywood might rot out faster. Mr. Phassos said it will be painted white and a board and batten system could be used instead. Commissioner Fuss agreed that board and batten would be better looking and easier to maintain especially since there was only a 6" overhang. Ms. Arnold indicated that two maintenance members were present and felt it was not a concern.

Commissioner Fuss then asked if one parking spot would be eliminated. Ms. Arnold agreed that one will be eliminated because tenants requested larger spaces. There will also be street parking. Mr. Phassos indicated that during the day, the parking lots were empty.

Commissioners Leonard and Felicione agreed with Commissioner Fuss for petitioner to use a better looking siding.

Commissioner Fuss then asked about additional lighting. Ms. Arnold indicated no additional lighting is being requested. Commissioner Jennings agreed that it was a pretty well lit corner.

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

A motion was made by Commissioner Jennings, Seconded by Commissioner Felicione to approve the proposed carport and trash enclosure with the exception that the material used on the carport be upgraded to a treated wood or board & batten system.

The vote was as follows:

<u>AYES: 5</u>	<u>NAYS: 0</u>	<u>ABSTAIN: 0</u>	<u>ABSENT: 2</u>
Pat Karr, Chairperson			Steve Page
Tom Jennings			Steve Hirsch
Juergen Fuss			
Jason Felicione			
Patricia Leonard			

Motion Carried

ISSUE #3: Consideration of a request for approval of the installation of a broadcast reception system roof mounted antennas at Willow Hill Executive Center located at 540 Frontage Road. The petitioner is WLFM 87.7 Chicago's Smooth Jazz.

Cal Bernstein, attorney for petitioner was present, with the Senior Vice President and General Manager, Pat Kelly. Mr. Bernstein indicated several documents were submitted to Village staff to install a broadcast system to the building located at 540 Frontage Road. To emphasis how far away the building is from other buildings and residents the petitioner noted that only six notices were mailed to neighbors within the 250' who would potentially be impacted by the dish antennas. The two proposed dish antennas on the roof will be used to receive signals only, not to broadcast. The antennas use a minimal amount to broadcast the radio at this location.

These antennas are consistent with others in the area. Pictures submitted show that the antennas will be visible from Frontage, but not to the neighbors to the west or from the Edens. Ms. Bernstein went on to say that they are in compliance with Sections 18.20 and 18.22 of the Code.

Chairperson Karr asked if they knew the building was approximately 40 years old and if they felt comfortable with their equipment on it. Mr. Bernstein indicated that their engineers have decided it was sturdy enough, but Mr. Kelly explained that in order to receive a good signal, it has to be placed accordingly. Mr. Bernstein indicated that the feedback from Village staff was to move the antennas back 50 feet. The proposed color for the dish antennas is a grayish white and the antennas are proposed to sit on concrete blocks.

Commissioner Jennings suggested that they move the dish antennas back 50 feet and Mr. Bernstein indicated that it must be approved by the landlord first. Again, Mr. Kelly explained that they must also be placed to receive the best signal.

Commissioner Fuss asked if this equipment has gotten smaller over the years and Mr. Bernstein indicated it has. The dish antennas used to be 25' wide and now they can use a minimum of 12'.

Commissioner Felicione liked petitioner's proposal package and suggested they move the antennas back 50' if possible.

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

A motion was made by Commissioner Felicione, Seconded by Commissioner Fuss to approve the requested height variation for the installation of two (2) twelve foot (12') roof mounted satellite dish antennas that will extend thirteen feet (13') above the allowed height of 35' at Willow Hill Executive Center located at 540 Frontage Road and for petitioner to use the best effort to move the dish antennas back towards the west in order to minimize their visibility.

The vote was as follows:

AYES: 5
Pat Karr, Chairperson
Tom Jennings
Juergen Fuss
Jason Felicione
Patricia Leonard

NAYS: 0

ABSTAIN: 0

ABSENT: 2
Steve Page
Steve Hirsch

Motion Carried

There being no further issues to discuss upon a motion duly made by Commissioner Jennings, seconded by Commissioner Felicione and passed, the meeting was adjourned at 7:30 P.M.

HGM 10/14/09

Approved 11/9/09