

**SUMMARY NOTES  
OF THE MEETING OF THE  
ARCHITECTURAL COMMISSION  
MONDAY, SEPTEMBER 11, 2006  
VILLAGE OF NORTFIELD**

On Monday, September 11, 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  
Steven Page  
James Hayes  
Steve Hirsch  
Tom Jennings  
Todd Berlinghof

Members Absent:

Juergen Fuss

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 July 11, 2006 Architectural Commission meeting.

Commissioner Jennings commented that Issue No. 5 in the Minutes did not have the discussion relating to the stacking of cars at the ATM and the hazard which it could cause on Willow. Commissioner Berlinghof indicated he remembered the discussion but did not feel it was the Architectural Commission's responsibility to review it, but said that traffic studies have found that it was really less of a traffic hazard than people believed. He didn't feel it would be an issue in this circumstance. Chairperson Karr felt that the Plan and Zoning Commission would have dealt with the traffic issue rather than the Architectural Commission. Ms. O'Neill indicated that the Plan and Zoning Commission already met and had made many recommendations, some including the stacking and parking issues.

**A motion was made by Commissioner Berlinghof, Seconded by Commissioner Hirsch to approve the Architectural Commission Summary Notes of July 11, 2006.**

The vote was as follows:

**AYES: 6**

**NAYS: 0**

**ABSTAIN: 0**

**ABSENT: 1**

Chairperson Karr  
Steven Page  
James Hayes  
Tom Jennings  
Steve Hirsch  
Todd Berlinghof

Juergen Fuss

**Motion Carried**

**ISSUE #1: Continuation of a request for a variance and approval of permanent signage for Maria Isasi Custom Furniture Design at 314 Happ Road, submitted by Maria Isasi.**

The Commission tabled this matter until later since Maria Isasi had not arrived at the meeting.

**ISSUE #2: Continuation of a request for a variance and approval of permanent signage at 414 Frontage Road, submitted by Rose Pest Solutions.**

Bob Dold of Rose Pest Solutions was present with an updated plan for the signage on the wall tower of the building. He indicated the sign would not be the colors of their logo, but the individual letters would be silver anodized finish and the sign would be illuminated by roof mounted lighting. The letters would be pin mounted to the brick wall. He felt this was as close as could be to the previous sign.

Commissioner Berlinghof commended Mr. Dold and said it is exactly what the Commission had asked for and felt it was nice looking. Chairperson Karr felt the sign was attractive and complimented the petitioner for doing such a nice job.

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

**A motion was made by Commissioner Berlinghof, Seconded by Commissioner Hirsch to approve the permanent signage for Rose Pest Controls as submitted on August 24, 2006.**

**The vote was as follows:**

**AYES: 6**

Chairperson Karr  
Steven Page  
James Hayes  
Steve Hirsch

**NAYS: 0**

**ABSTAIN: 0**

**ABSENT: 1**

Juergen Fuss

**Tom Jennings  
Todd Berlinghof**

**Motion Carried**

**ISSUE #3: Consideration of a landscape plan for the alley located at the rear of the office building at 1622 Willow Road, submitted by D.T. Donohue and Associates, Ltd.**

Linnea O'Neill represented the Willow Inn Office Building at 1622 Willow Road. She indicated that the petitioner had requested tree removal in the alley during construction. The trees were inventoried as to species, size, condition and the amount of trees to be replaced was determined. The majority of trees were weed species and in poor condition. The petitioner was required to replace nine, three inch trees. Because residents were concerned with tree removal in the alley, the petitioner was required to go before the Architectural Commission with their landscape design. The residents were sent letters notifying them of the ability to review the proposed landscape plan at the meeting. Ms. O'Neill passed the plans to the neighbors in the audience. The Village has requested hydrangeas at the southeast corner of the property adjacent to 346 Lockwood. The nine trees to be replaced are 'Armstrong' Red Maple furthest to the west, 'Fastigiata' English Oak in the middle and 'Ivory Silk' Japanese Tree Lilac at the east end nearest Lockwood.

Commissioner Jennings questioned whether the petitioner agreed with staff's recommendations. Ms. O'Neill indicated that they did agree, but if they cannot find the specific cultivars requested, staff will work with them to find an acceptable substitute.

Commissioner Hirsch asked if staff had any signage concerns and if they conform to all codes. Ms. O'Neill indicated there are no signage concerns.

Neighbor, Kathy Estabrook of 1620 Mt. Pleasant said she felt the contractors had done a good job, but had specific concerns regarding the cars parked in front of the building. She felt it was hard to see the traffic when entering Willow from Linder or Lockwood because of the tall SUV's parked up front, nearest to Willow. She also asked if the landscaping might make the visibility worse. Ms. O'Neill stated that nothing was proposed to restrict the visibility; the proposed trees are in the alley. Ms. Estabrook thought junipers were shown on the plan. Ms. O'Neill indicated that everything has already been planted around the building and the junipers are cultivars that will grow no taller than 18". Chairperson Karr felt that the SUV's were more likely to be the problem than the landscaping. Mary Martin, 1600 Willow felt that the underground parking should be utilized. Commissioner Hayes asked if they had spoken with anyone associated with the building and suggested asking them to

park on the other side. Ms. Estabrook did not feel that these were workers, but everyday people using these parking spots in the front. Chairperson Karr suggested that the Village keep an eye on it and that it should be passed on to the Plan and Zoning Commission.

David Leitschuler, 1600 Willow Road, indicated his concern is that the contractors made a mockery of the Village's hour limitations on the permit. The permit stated work to begin at 9:00 a.m. on Saturday, but the heavy equipment began at 7:00 a.m. every Saturday. He was not aware of the Village's regulations until later on. Admonition should be made for consideration of the neighbors.

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

**A motion was made by Commissioner Hirsch, Seconded by Commissioner Hayes to approve the landscape design as presented with the Village's recommendations for cultivars.**

**The vote was as follows:**

**AYES: 6**

**Chairperson Karr  
Steven Page  
James Hayes  
Steve Hirsch  
Tom Jennings  
Todd Berlinghof**

**NAYS: 0**

**ABSTAIN: 0**

**ABSENT: 1**

**Juergen Fuss**

**Motion Carried**

Further commenting, Commissioner Hayes suggested that the Village make the neighbor's concerns known to the building owner regarding the parking and visibility issues, along with the Saturday construction hours. Commissioner Page suggested making the front parking spaces for compact cars only.

**ISSUE #1: Continuation of a request for a variance and approval of permanent signage for Maria Isasi Custom Furniture Design at 314 Happ Road, submitted by Maria Isasi.**

Maria Isasi was present with alternate plans for signage on the east side of the building. Her revised plan is a new 31 square foot sign with the dimensions of 184" x 24". The words "Maria Isasi" will be metal letters in capital letters and the words "Custom Furniture Design – Wood and Metal" will be painted in white. This will be

mounted on MDO plywood. She passed around pictures to the Commission members.

Commissioner Berlinghof questioned if this is the same wood that is now being used. Ms. Isasi indicated it is. She said the metal letters will be sealed and coated with shellac and mounted on the black board and the letters underneath will be painted in white. She is also planning for a double metal frame to be placed around the yellow part with the first frame around the perimeter and the second frame about an inch down. Commissioner Page asked the thickness. She indicated 1/8" thick and the frame will stick out about 1" from the wood base.

Commissioner Hayes asked Ms. Isasi the dimension of the sign. She indicated 184" x 24" and that it will be a one piece frame around the wood and attached to the wood. Commissioner Hayes indicated that Code requires 23 square feet and that her temporary sign is currently 35 square feet and the new sign is 31 square feet. Ms. Isasi said she is making a completely new sign. Commissioner Berlinghof suggested she choose another back material if she is starting from scratch. He asked her how long she intended to stay in business. She indicated longer than 8 years which is the length of time the plywood is guaranteed. Commissioner Page expressed concern with the length and protection of the edge of the backing. Capping is more of an issue. Ms. Isasi's husband explained that the frame will fit into the wood frame and it will be sealed and is guaranteed for 8 years.

Commissioner Berlinghof reiterated his comment regarding that variance approval is made if a sign is more unique and creative, then they can work with the size. He felt this was better and more creative, but urged Ms. Isasi to think of another material for the backing.

Commissioner Page felt the original font for "Maria Isasi" was better than the capital letters. Ms. Isasi indicated she could not get those letters. Commissioner Berlinghof indicated that those letters would probably have to be custom made, but that the lower case letters would show off her business and what she does in a better fashion than the capital letters. Commissioner Hayes suggested she get a mock up from the sign maker to see what the outcome will look like with the capital letters.

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

**A motion was made by Commissioner Berlinghof, Seconded by Commissioner Page to approve the sign variance and sign as presented with the MDO plywood, metal frame, with a yellow border, Maria Isasi letters in raised metal in white, whether capital or lower case and the remainder painted white on the black MDO plywood.**

**The vote was as follows:**

**AYES: 6**

**NAYS: 0**

**ABSTAIN: 0**

**ABSENT: 1**

Chairperson Karr  
Steven Page  
James Hayes  
Steve Hirsch  
Tom Jennings  
Todd Berlinghof  
Motion Carried

Juergen Fuss

Discussion continued between the Commission and Linnea O'Neill regarding Chase Bank. She indicated that Chase Bank would like to change their sign on Dominick's from white to light grey leaving the logo blue. Chase Bank feels the light grey would be easier to see than the white.

**A motion was made by Commissioner Hirsch, Seconded by Commissioner Hayes to approve the change in color of the Chase Bank sign located on the Dominick's building from white to light grey.**

**The vote was as follows:**

**AYES: 6**

**NAYS: 0**

**ABSTAIN: 0**

**ABSENT: 1**

Chairperson Karr  
Steven Page  
James Hayes  
Steve Hirsch  
Tom Jennings  
Todd Berlinghof  
Motion Carried

Juergen Fuss

It was also discussed and decided that all future Architectural Commission meetings will be scheduled for 7:00 p.m. instead of 7:30 p.m. There is no October meeting.

There being no further issues to discuss upon a motion duly made by Commissioner Hirsch, seconded by Commissioner Berlinghof and passed, the meeting was adjourned at 8:15 P.M.

HGM 9/12/06

***Approved 11/13/06***