

**SUMMARY NOTES
OF THE MEETING OF THE
ARCHITECTURAL COMMISSION
MONDAY, MAY 8, 2017
VILLAGE OF NORTHFIELD**

On Monday, May 8, 2017, 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: 6

Jason Felicione, Chair
Tev Bond
Peter Wachter
David Aul
Matt Kinnich
Chris Mekus

Members Absent: 1

Patricia Morrell

OTHERS PRESENT: Linnea O'Neill, Village Planner (see attached sign in sheet).

Chair Felicione called the meeting to order and introduced the Commissioners present.

Chair Felicione noted there will be a new Village President in May, Joan Frazier, who has been a trustee for many years and also liaison to the Architectural Commission. Chair Felicione also asked the Commission to consider adding fifteen (15) minutes of Other Business to the Agenda next month to discuss the Village Center Design Guidelines and how to move forward with signage on Northfield Road. Chair Felicione added that making changes to the sign ordinance is difficult and will not go quickly and the process will have to go before the Board. The Commissioners agreed they would begin the process.

Chair Felicione stated the two items on the agenda are signage for 275 Northfield Road and 200 Northfield Road.

Chair Felicione requested a motion to approve of the summary notes of the April 12, 2017, Architectural Commission meeting.

A motion was made by Commissioner Wachter, seconded by Commissioner Mekus to approve the Architectural Commission summary notes of April 12, 2017.

The vote was as follows:

AYES: 6

Jason Felicione
Tev Bond
Peter Wachter
David Aul
Matt Kinnich
Chris Mekus

NAYS: 0

ABSTAIN: 0

ABSENT: 1

Patricia Morrell

Motion Carried

ISSUE #1: 275 NORTHFIELD ROAD - Continuation of a request for approval of permanent signage for ExtraSpace Storage located at 275 Northfield Road; Petitioner: Northfield Storage Properties, LLC; Property Index Number: 04-24-413-047 and 05-19-324-051; Project Number: 2017-0045.

Mr. Lee Gotfried of Quantum Sign Corporation, Sugar Grove, Illinois was sworn in.

Chair Felicione asked if the new drawings have been submitted changing the background color from the green to beige on the ground sign. Mr. Gotfried said yes.

Commissioner Wachter reviewed the sample materials provided and asked for clarification of what will be lit or not lit. Commissioner Wachter asked if this sample is painted vinyl. Mr. Gotfried said it is. They discussed the materials being used. Commissioner Wachter asked if the background is translucent. Mr. Gotfried said yes. The Commissioners continued to discuss the look of the materials.

Commissioner Wachter noted everything on the sign except for the enclosure around the perimeter is illuminated and will be a soft read and that the beige will not light up.

Commissioner Wachter and Commissioner Kinnich said this is what the Commission asked for at the last meeting. Commissioner Wachter said it satisfied the goals that a sign should match the environment of the architecture within the vicinity. Commissioner Wachter noted they have set the precedent with the ground sign and it is a uniform presentation.

Chair Felicione noted for the record he did not previously vote for ExtraSpace Storage when managed by Life Storage due to a conflict.

A motion was made by Commissioner Wachter, seconded by Commissioner Kinnich to accept the petitioner's design for the ground sign as delineated in the drawings.

The vote was as follows:

AYES: 5
Jason Felicione
Peter Wachter
David Aul
Matt Kinnich
Chris Mekus

NAYS: 1
Tev Bond

ABSTAIN: 0

ABSENT: 1
Patricia Morrell

Motion Carried

ISSUE #2: 200 NORTHFIELD ROAD - Consideration of a request for approval of permanent signage for Trio Med Spa located at 200 Northfield Road; Petitioner: Jareb 2 LLC; Property Index Number: 04-24-413-063; Project Number: 2017-0090.

Chair Felicione introduced the petitioner, Steve Herzon. Mr. Steve Herzon the petitioner for 200 Northfield Road was sworn in.

Chair Felicione asked Mr. Herzon if this a newly acquired property and Mr. Herzon said he has owned it for about a year. Chair Felicione noted Mr. Herzon also owns the property down the street.

Mr. Herzon said they brought a backup design from what was originally submitted. He passed out the alternative design to the Commissioners (Exhibit A). The Commission discussed the building and the previous use of the building. Mr. Herzon said they have converted it to a three-tenant building and kept the swimming pool and they rehabbed the south side to a medical spa and the north side is an optometrist.

Chair Felicione asked if they changed the original sign proposed because of the Commission's desire for a masonry base pediment. Mr. Herzon noted staff had mentioned they are looking for uniformity along Northfield Road and suggested bringing an alternative, but he prefer not to do the brick base. Chair Felicione asked if there will be any lighting. Mr. Herzon said it will be lighted from spots on timers with one on each side.

Commissioner Wachter noted there is no sidewalk on their side of the street noting the pedestrian experience is at a distance, but that does not mean there might not be a sidewalk at some time. He noted the masonry base at ExtraSpace Storage is 2' 4" or 28" above grade to the top of the stone cap. Commissioner Wachter said they are proposing one foot.

Mr. Herzon asked if the Commissioners goal is to have all ground signs with a brick base. Chair Felicione said moving forward they would like signs to be part of a unification process with less maintenance. He explained they would want to put the sign on a pediment that relates to the color of the building. Commissioner Wachter asked if it is real brick. Mr. Herzon said it is real. Chair Felicione asked if staff talked with him about their recommendations for removal of the *Indoor Pool* to increase the font of *Entrance on the Southside*.

The Commissioners discussed the size of the font on the sign. Mr. Herzon explained it is confusing now for guests to find the pool because there is a separate entrance on the south side for the pool. He said when entering the front of the building there is a doorway and then two separate doorways with a vestibule and he will put a sign in the interior directing the way to the different businesses.

Chair Felicione said there has not been a non-illuminated sign proposed for a long time. He said at one time that was preferred among the Commission. Chair Felicione asked for feedback from the Commissioners if they like signs illuminated or not. Commissioner Aul said he likes illumination. The Commissioners agreed they would prefer an internally illuminated sign.

Commissioner Wachter asked about the hours of operation and how late the lighting will run. Mr. Herzon said the spa and optometrist have business hours and the scuba business would run later and asked how late the Commission would want. They discussed 10:00 p.m. is conforming to the storage facility. They continued to discuss the lighting time.

Commissioner Mekus asked if the graphics are on both sides. Mr. Herzon said they are. Commissioner Kinnich asked if it is necessary for the sign to read *Entrance on the Southside and Indoor Pool*. Chair Felicione said staff is recommending removing *Indoor Pool* to allow for a larger font saying *Entrance on the Southside*. Commissioner Bond did not think the sign needs to state *Indoor Pool*, it is implied. Mr. Herzon said it is unique to the business owner to have an

indoor pool and most scuba businesses do not have a pool and the owner wanted to make it clear there is a pool.

Chair Felicione said the overall opinion of the Northfield Road businesses is they are all destinations and asked the petitioner if they would remove *Indoor Pool*. Mr. Herzon stated he would rather not remove *Indoor Pool*, but wants to get the sign up and feels the sign is a marketing tool and would rather have it.

Chair Felicione discussed what the Commission can and cannot do. He commended the petitioner for coming prepared with a secondary option as directed by staff. Chair Felicione likes that the color of the brick and the limestone match the existing façade.

Mr. Herzon noted he is willing to listen to recommendations from the Commission and plans to be in that location a long time. Chair Felicione said no matter what, maintenance is an issue. Mr. Herzon noted all the improvements he has made to the building and landscaping and noted they will continue to do so.

Commissioner Bond thought it would be advantageous to make the base taller and put the 200 onto the base which is consistent with what was done across the street. She noted the text can then be moved up and the top can be squared off for a contemporary look. Mr. Herzon said it makes it easier to find if the 200 is on top, but agreed to change if that is what the Commissioners prefer.

Commissioner Aul expressed concern for the height of the sign proposed at 6'4". The Commissioners discussed the height of the sign and the base height. Chair Felicione suggested two (2) brick courses be added to the base of the sign for a total of five (5) brick courses.

Mr. Herzon said he would like to keep *Entrance on the Southside* and explained it is a constant interruption to other businesses when people come in the front door and ask where the pool is. Chair Felicione noted they are going by staff recommendation to make *Entrance on the Southside* a larger font to be more readable.

Chair Felicione said the Commission is in favor of lowering the sign to 5' total height and increase the base by two brick courses to match other signs on the road.

Steve Fenton, 200 Northfield Road, was sworn in. Chair Felicione said they would like to see the address on the sign base. They continued to discuss the sign and the landscape design. Ms. O'Neill said they will not be able to use boxwood as suggested in the landscape plan due to boxwood blight. Ms. O'Neill said the petitioner will have to come up with a landscape design and it can be approved by staff. Continued discussion ensued.

The Commission discussed the size of the lettering. Mr. Herzon asked for suggestions from the Commission. Commissioner Mekus thought *Entrance on the Southside* is not readable. Chair Felicione said the staff recommendation is to increase the font size. The Commissioners discussed the font and if it could be seen from the street.

Commissioner Wachter asked about the removal of the two aluminum posts and making it a box with an arch top or square top. Commissioner Wachter explained it is not necessary to have the posts with the brick base and removing the aluminum posts on each side will increase the sign space. He suggested in his opinion the *B* in *BERRY* is too close to the post.

Discussion ensued. Commissioner Wachter asked if they would consider building the brick base more than two courses of brick. Mr. Herzon said he wants to keep the sign as big as possible. They continued to discuss sign dimension and readability. Mr. Herzon noted they will design a new landscape plan. Ms. O'Neill said they will need to submit a landscape plan with a four season color as recommended.

Commissioner Mekus asked if it is a three-panel sign. Mr. Herzon said it is one panel that looks like three. Commissioner Bond appreciates the use of brushed aluminum and the text all being the same color.

Commissioner Wachter asked if the Commissioners are clear that they are introducing a metallic element on a ground sign to Northfield Road that does not exist anywhere in Northfield. Commissioner Bond suggested they will have to come back with a sample of the material and a final design because of the requested changes. Commissioner Wachter asked about the background brushed aluminum as it is noted in the drawings. Mr. Herzon said he will have to find out. Commissioner Wachter noted he would not object if it were silver metallic paint, but would suggest a discussion if it is a hairline brushed aluminum.

Chair Felicione said the Commission is asking the petitioner to come back and resubmit. Mr. Herzon asked what background color the Commission is looking for. They discussed color options. Commissioner Aul suggested white as a fall back color and to bring a sample of the brushed aluminum.

The Commission summarized the sign revisions that the petitioner needs to submit for the next meeting:

- Height, overall height of sign shall not exceed 5'0" from grade to top
- Raise the brick base two (2) courses for a total of five (5)
- Place the address on the base
- Square off top of the sign
- Remove aluminum posts
- Provide catalog cut of light source
- *Indoor Pool* removed from sign and font for Entrance on Southside increased
- Prepare and submit a Landscape Plan – petitioner to choose plants that grow in Zone 5 and have spring, fall and summer interest.

A motion was made by Commissioner Kinnich, seconded by Commissioner Bond to continue the request for approval of the permanent signage at 200 Northfield Road to the June 12, 2017, Architectural Commission meeting.

The vote was as follows:

AYES: 6

**Jason Felcione
Tev Bond
Peter Wachter
David Aul
Matt Kinnich
Chris Mekus**

NAYS: 0

ABSTAIN: 0

ABSENT: 1

Patricia Morrell

Motion carried

Ms. O'Neill handed the Commissioners a copy of the Village Center Design Guidelines to consider, review and discuss relevance to Northfield Road at the next meeting.

Ms. O'Neill distributed the new banner sign for the Farmer's Market and said everything is the same as previously approved. Commissioners thought the font looked weak and not bold enough. They suggested increasing the width of the font.

There being no further issues to discuss Chair Felicione asked for a motion to adjourn. A motion was duly made by Commissioner Kinnich, seconded by Commissioner Aul and passed to adjourn. The meeting adjourned at 7:50 p.m.

Approved 6/12/17