

**VILLAGE OF LAKE BLUFF  
ARCHITECTURAL BOARD OF REVIEW  
REGULAR MEETING  
MARCH 1, 2016**

**APPROVED MINUTES**

**1. Call to Order and Roll Call**

The meeting of the Architectural Board of Review (ABR) of the Village of Lake Bluff was called to order on March 1, 2016 at 7:00 p.m. in the Village Hall Board Room (40 E. Center Avenue) and the following were present.

Present: Neil Dahlmann  
Edward Deegan  
Stephen Rappin  
John Sorenson

Absent: Matthew Kerouac, Member  
Carol Russ, Member  
Bob Hunter, Chair

Also Present: Mike Croak, Building Codes Supervisor (BCS)

Member Dahlmann volunteered to serve as Chair Pro Tem and a motion was duly made and seconded. The motion passed on a unanimous voice vote.

**2. Consideration of the February 2, 2016 ABR Meeting**

Member Sorenson moved to approve the minutes of the February 2, 2016 meeting as presented. Member Rappin seconded the motion. The motion passed on a unanimous voice vote.

**3. Non-Agenda Items and Visitors (Public Comment Time)**

Chair Pro Tem Dahlmann stated the ABR Chair and Board Members allocate fifteen minutes during this item for those individuals who would like the opportunity to address the Board on any matter not listed on the agenda.

There were no request to address the ABR.

**4. A Public Hearing to Consider a Site Plan to Review Changes to the Exterior of the Building for Northshore Dermatology at 925 Sherwood Drive.**

Chair Pro Tem Dahlmann opened the public hearing regarding the matter.

Dr. Tina Venetos stated the proposed changes are aesthetically pleasing and more cost effective. The drawings show the separation of what was previously one long awning into two shorter awnings. The altered portions of the façade were completed in lannon stone, instead of the EIFS that was previously approved, which resulted in a change to the corbeling at the top of the wall. Lastly, the sign on the south façade is made out of plexiglass instead of aluminum that was proposed in the previous submittal. The size and shape of the sign remain the same.

Chair Pro Tem Dahlmann stated he like the change to the lannon stone; however, the change should have come back to the ABR for approval before the project was completed.

In response to a comment from Chair Pro Tem Dahlmann regarding the sign in the rear of the building, Dr. Venetos stated currently there are no tenants in the building but should another tenant occupy the south end of the building the rear sign will indicate which door to use for their establishment.

Chair Pro Tem Dahlmann closed the public hearing.

Member Rappin recommended Village Board approve the site plan for changes to the exterior of the building for Northshore Dermatology at 925 Sherwood Drive. Member Sorenson seconded the motion. The motion passed on a unanimous voice vote.

**5. A Public Hearing to Consider a Site Plan to Review Changes to the Fence and Landscaping for the Wading Pool at Blair Park, 355 W. Washington Avenue**

Chair Pro Tem Dahlmann opened the public hearing regarding the matter.

Executive Director of the Lake Bluff Park District Ron Salski stated the ABR recommended approval of the project with the condition the perimeter fence around the wading pool and landscape plan return to the ABR for approval. The Construction Manager priced the proposed decorative fencing at approximately \$3,500 and now the Park District would like to fulfill the ABR's request.

Mr. Salski stated the submittal include a more decorative fence style than the previous chain link fence. As there is no longer a need to add landscaping to screen the less decorative fence, the Park District is requesting approval of the landscape plan previously submitted.

In response to a question from Chair Pro Tem Dahlmann, Mr. Salski stated the proposed fence is a decorative black aluminum fence as shown in the photograph.

Member Deegan stated the proposed fence looks fine and he does not have a strong opinion about whether the fence is constructed inside or outside of the landscaping. He asked if the mulch would come all the way up to the concrete on the inside. Mr. Salski stated the mulch will extend to the concrete and he noted there will be additional evergreen plants, approximately 6 ft. tall, which will provide additional screening to protect parents and children.

Member Rappin stated the plans look awesome and thanked the Park District for the revised plans. The shrubs look good whether they are on the inside or outside.

Member Sorenson stated with the proposed location they have achieved their goal and this is a big improvement and a great plan.

Chair Pro Tem Dahlmann stated he think this is a big improvement and closed the public hearing.

Member Sorenson recommended Village Board approve the site plan for a fence and landscaping for the wading pool at Blair Park. Member Deegan seconded the motion. The motion passed on a unanimous voice vote.

**6. A Public Hearing to Consider a Site Plan to Review a Proposed Generator and Fence at Blair Park, 355 W. Washington Avenue.**

Chair Pro Tem Dahlmann opened the public hearing regarding the matter.

Mr. Salski stated the current emergency lighting system is a battery back-up system and does not provide adequate power for the entire building. He stated the request consist of a larger footprint in the event the Park District decides to purchase a larger generator in the future. The requested generator is a 130 kilowatt, diesel generator, which will provide power for the elevators, heating systems, gym and bathroom lighting and emergency back-up system. Mr. Salski stated the drawing presented show the generator located south of the Blair Park Recreation Center; however, they would like to place the generator as close as possible to the rear of building east of the skate park and closer to the pool area.

In response to a question from the Board, Mr. Salski stated the proposed generator cycles on a monthly basis and will emit noise during that time. He stated the diesel generator is more cost effective than installing natural gas lines. The proposed generator is approximately 154” long, 40” wide and 95” tall with a diesel tank located underneath. The proposed generator will be screened by a 6 ft. wooden fence similar to the fence around the generator at Village Hall.

Member Deegan stated his is fine with moving the generator closer to the building and expressed his preference that the generator cycle during daylight hours so the noise will not disturbed neighboring properties.

Mr. Salski stated the proposed generator is beneficial for the community because the Park District is a designated warming center and the current emergency system is only for emergency lighting. He expressed his uncertainly regarding the length of time the proposed generator will operator before it has to be refueled.

Member Rappin recommended the Village Board approve a proposed generator and fence at Blair Park. Member Deegan seconded the motion. The motion passed on a unanimous voice vote.

**7. A Public Hearing to Consider Building Code Updates**

BCS Croak introduced the agenda item.

A discussion regarding copper and polyethylene tubing for water supply piping, as well as safety and health issues followed.

Member Sorenson moved to recommend Village approve updates to the Village’s Building Code Regulations as presented. Member Deegan seconded the motion. The motion passed on a unanimous voice vote.

**8. Staff Report**

Chair Pro Tem Dahlmann reported the next regular meeting will be on April 5, 2016.

**9. Adjournment**

There being no further business to consider, Member Sorenson moved to adjourn the meeting. Member Deegan seconded the motion. The motion passed on a unanimous voice vote.

The meeting adjourned.

Respectfully submitted,

Mike Croak, CBO, CBCO  
Building Codes Supervisor