

**VILLAGE OF LAKE BLUFF
ARCHITECTURAL BOARD OF REVIEW
REGULAR MEETING
MAY 2, 2017**

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 May 2, 2017 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
Carol Russ
John Sorenson
Bob Hunter, Chair

Absent: Matthew Kerouac
Julie Wehmeyer

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

2. Consideration of the April 4, 2017 ABR Regular Meeting Minutes

Member Dahlmann moved to approve the minutes of the April 4, 2017 ABR meeting as presented. Member Deegan seconded the motion. The motion passed on a unanimous voice vote.

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

Chair Hunter 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. Continuation of a Public Hearing to Consider a Site Plan to Review Proposed Exterior Alterations at 35 East North Avenue and 41 East North Avenue

BCS Mike Croak stated the oath was administered to the Petitioner at the previous public hearing.

Mr. Gregg Handrich, the property owner's representative, stated there are two items on the agenda, one relates to original plan for various improvements to the properties noted on the application. The request was considered at the April 24th Village Board meeting and one particular item, the repaving material for the driveway at 35 East North Avenue, was remanded back to the ABR for further consideration. At a previous meeting, the ABR had recommended approval of the driveway with the condition that it be a paver style that allows grass to grow through. Mr. Handrich is requesting approval of asphalt bordered with Holland brick instead.

Mr. Handrich stated he was not able to present the request for two additional parking spaces to the property at 41 East North Avenue at the April 4th ABR meeting because it required a variance to the maximum impervious surface ratio. On April 19th the PCZBA held a public hearing and approved a variance request for the new parking spaces.

Member Sorenson said at the previous meeting neighbors had expressed concern regarding the proposed improvements. Mr. Handrich said there was a neighbor that was against the design of the asphalt for 35 East North Avenue. The plan is to replace the smaller existing pavers with bricks of similar width but a slightly different design. The proposed design was shared with the neighbors and they were accepting of the proposal.

In response to a comment from Member Sorenson regarding parking, Mr. Handrich said parking is not exactly the entire length of the frontage but it does allow parking for the four units.

Member Sorenson asked if the request was for one 10 ft. wide parking lot with ribbons or for a parking lot with ribbons on the end. Mr. Handrich reviewed the proposed landscape plan noting the plan is to border the edges of the apron and driveway.

Member Sorenson asked how the brick surface would be maintained. Mr. Handrich said the brick surface will allow for easier snow removal and the plan is to have their landscaper inspect the area annually and secure any loose bricks. He said asphalt is the best maintenance surface for obvious reasons but the proposed brick will give it a nicer look and will not be difficult to maintain.

Member Sorenson had no concerns with the additional two parking spaces and the proposed solution. However, he is concerned that the driveway at 35 E. North Avenue will look like a parking lot. The proposed improvements does help, but he just does not know if that is enough.

Member Russ said the proposal is a step up and it is nice that the applicant is willing to repave the parkway area. The materials are a nice choice and she is glad the applicant consulted with the neighbors.

In response to a comment from Member Russ, Mr. Handrich said there is no retaining wall at the south base, it is gravel that needs to be leveled. Member Russ said she thinks it is great that they are doing this as the notes provided indicates this is a pre-existing non-conforming use and this is the most of what can be done in terms of a solution for 35 East North Avenue.

Member Russ stated her neighbors have the proposed ribbon driveway which works really well when you are straight in/out in a single lane and she is concerned with the possibility that vehicles may drive on the grass area. Clearly the impervious materials are a response to what is being asked, but she is hesitate to require them to spend extra money on fussy materials that may not be functional in the end. Mr. Handrich said the other option, should there be concern for a completely pervious surface, is for the proposed strips to be comprised of a material called KIB PermaDrive which looks like asphalt, but does allow water to pass through. Mr. Handrich said the request to the Village Board was to repave the existing parking lot with asphalt and the discussion tonight is in regards to the paving material for the two new parking spaces because of the pervious surface limitations.

BCS Croak asked if the shorter ends of the brick would be placed next to the pavement. Mr. Handrich replied yes.

Member Deegan said he has no problem with the paver solution for 35 E. North Avenue because it is an improvement over the asphalt. In terms of incorporating the grass and additional pavers for

the two new parking spaces it could be a potential mess and he asked if the entire area should be brick.

In response to a comment from Member Deegan, Mr. Handrich said the short end of the bricks will abut the driveway.

Member Dahlmann expressed his agreement with Member Russ regarding the likelihood of the vehicle wheels coming off the brick pavement and noted he would be more comfortable with the area being all brick. Mr. Handrich said the brick alternative was not considered because the PCZBA recommended a pervious surface. This is why the proposal is for a ribbon design with the pervious asphalt as an alternative material. The request is for 3 ft. width ribbons on each side which should be large enough for vehicles to drive on.

Chair Hunter said he think the narrow driveway with the brick wall along the edge is fine for 35 E. North Avenue. He provided background information regarding the surface grasscrete area in front of the Fire Department and noted this type of surface is not practical for this area. Chair Hunter said he do not have any problems with the grass strips and suggested another row of bricks be applied in the opposite direction and two rows to encase each end of the grass area.

Member Sorensen asked if pervious paver stones have been considered for 41 E. North Avenue, between the canopies, to provide parking for the other building. Mr. Handrich said they do not want to take away the ability for residents to park near the building. The plan is not to make improvements to the asphalt and not lose two parking spaces in front of the building. He said they had initially considered having the two new parking spaces between the canopies but this is a nice park area with big trees which they did not want to impact.

In response to a question from Member Dahlmann, Mr. Handrich said in terms of maintenance, the flexi pavement would be preferred, but aesthetically the brick ribbon design would look nicer.

Member Russ said the pervious solution for the entire lot should be the ultimate long term goal but adding brick to dress it up right now is a good idea.

In response to a comment from Chair Hunter, Mr. Handrich said he is okay with brick border for the two new spaces but the rest of the parking lot has been through the review process and he would rather not make any changes. He would rather not have a brick row in the center because it could create more maintenance as this is a frequently traveled area.

Member Dahlmann made a motion to recommend to the Village Board approve the pavers for 35 East North Avenue as presented and the grass and ribbon design for 41 East North Avenue presented as Exhibit 2. Member Sorenson seconded the motion. A discussion ensued.

Member Russ asked if the recommendation would cause the applicate to violate the allowable pervious surface for this lot. Mr. Handrich said he believe the proposal does comply with the PCZBA's recommendation.

Following the discussion, the motion passed on the following roll call vote:

Ayes: Dahlmann, Deegan, Sorenson, Russ and Chair Hunter
Nays: None
Absent: Kerouac and Wehmeyer

5. Consideration of a Sign Permit for McAndrews Chiropractic at 209 South Waukegan Road
Chair Hunter introduced the agenda item and invited the petitioner to the podium.

Ms. Nonna Kofman a representative for the project asked if there were any questions regarding the signage submittal for McAndrews Chiropractic located in the Carriage Way Shopping Center.

BCS Croak asked how the proposed signage align vertically with the existing signage in the court yard. Ms. Kofman said currently there is a mixture of flush and raised mounted signage and the proposed signage will be designed to fit aesthetically, in terms of color and font, with the signage in the court yard.

BCS Croak asked if the top and bottom edges align with the other signage. Ms. Kofman said it would be aesthetically pleasing to center the sign in the allowed space similar to the other signage.

In response to a comment from Member Dahlmann, Ms. Kofman said she reviewed the area and it appears to have a mixture of raceway and flush mounted signs. She noted that Donati's sign is mounted on a raceway.

Member Dahlmann asked where the electrical box would be located and if it will be visible. Ms. Kofman said there will be an exterior switch that will allow the light to be turned on/off manually which is standard for channel letter signage. The electrical box will be visible because the switch is actually mounted on the outside of the raceway.

Member Dahlmann expressed his opinion the electrical box and switch should not be visible from the front. Mr. Kofman said the proposed signage has not been fabricated and if the customer desire, the switch could be construct to be either accessible or not accessible. BCS Croak said there are no requirements as long as the switch is located on a separate breaker and can be turned off at the panel.

Member Deegan expressed his concern regarding the alignment for the proposed signage as it appears to be lower than the other signage.

Member Russ commented on the presentation and expressed her satisfaction with the proposed signage.

Member Sorenson said it looks great and had no further comments.

In response to a comment from Chair Hunter, Ms. Kofman said it is approximately 4 inches thinner than the typical vertical dimension of the raceway and noted the signage is definitely taller than it is wider. The aluminum raceway will be painted to blend in with the brick background.

Chair Hunter said the aesthetics for him is how far the letters extend from the building. Chair Hunter expressed his concern regarding the size of the raceway and his prefer for a smaller raceway. Ms. Kofman said the proposed dimension is approximately 4 inches in order to have

enough room to thread the wires. Member Russ said the 3” dimension as opposed to the 5” dimension would make a big difference.

Member Dahlmann asked how you pick a color range for LED lighting. Ms. Kofman said the plan is to install LED lighting with all the listed components. The color specific LEDs right now tend to be the ones that are sign graded and will withstand the elements; however, a lot of customers have opted for the white LED lighting.

Following a comment from Member Russ, Chair Hunter said he does not know enough about the raceway mounting, he just know that the extended 6 inches from the raceway is not a good things. Ms. Kofman said in that specific alcove, to the left of the sign, there is definitely flushed mounted letters. She noticed the restaurant located on the corner is mounted on a raceway and noted the sign can be either flush mounted or as the customer prefers mounted on a raceway. A discussion followed.

Member Dahlmann moved to approve the proposed signage conditioned there be a narrow raceway no more than 3” thick and no visible exterior electrical boxes. Member Sorenson seconded the motion. The motion passed on the following roll call vote:

Ayes: Sorenson, Russ, Dahlmann, Deegan and Chair Hunter
Nays: None
Absent: Kerouac and Wehmeyer

6. A Public Hearing to Consider a Site Plan to Review Additional Antennas and Equipment on the Existing Cell Tower at 45 East Center Avenue

Chair Hunter administered the oath to those in attendance and opened the public hearing. Chair Hunter introduced the agenda item and invited the Petitioner to the podium

Mr. Tony Philips of SAC Wireless, represented AT&T, said the request is to add new antennas and install new equipment on the existing cell tower located at the Public Safety Building (45 E. Center Avenue). The plan is to replace three antennas on the existing platform and add new radio equipment boxes behind each of the new antennas. All items will be painted to match the existing tower and the wires will run inside the tower so there will be no visual difference than what it currently on the antenna right now.

In response to a question from Member Dahlmann, BCS Croak said the exterior wire on the north side of the north is a safety cable.

Members Deegan, Russ and Sorenson had no comments.

Chair Hunter inquired of the existing space on the cell tower. Mr. Phillips said he has not seen the structural report for this particular cell tower but it appears to be okay structurally. He provided information on the current carriers and said he is unaware of any new carriers seeking space at this time.

As there were no further comments, Chair Hunter closed the public hearing.

Member Russ moved to approve the site plan, as presented, to install new equipment on the existing cell tower at the Public Safety Building. Member Deegan second the motion. The motion passed on the following roll call vote:

Ayes: Dahlmann, Deegan, Sorenson, Russ and Chair Hunter
Nays: None
Absent: Kerouac and Wehmeyer

7. Consideration of a Sign Permit for Anesthesia Management Partners at 921 Sherwood Drive
Chair Pro Tem Dahlmann introduced the agenda item and invited the petitioner to the podium.

Ms. Yana Wachowski from My Sign Guy said the request is for the installation of an aluminum panel wall sign (5x10) above the front door of Anesthesia Management Partners (921 Sherwood Drive). The proposed sign is a 3 mm dibond sign with the company name and logo inside a black aluminum panel.

Member Sorenson said the proposed signage is in compliance and had no further comments.

In response to a question from Member Russ, Ms. Wachowski said the sign will be centered above the front entrance door. Member Dahlmann commented on the discolored area and asked if the proposed sign could be lowered to cover the area.

Member Russ commented on the building and noted the address is not visible from the street.

Member Deegan said the proposed sign will not be centered on the building in relations to the handicapped sign located in the bay area to the right, it would appear to be in the right 1/3 of the building.

Member Russ said it appears off centered to the exposed structure and she asked how this would impact the other tenants. A discussion ensued regarding placement of the sign.

Members Deegan and Russ expressed their agreement that the proposed signage will liven up the building.

Member Sorenson moved to approve the sign, as presented, for Anesthesia Management Partners at 921 Sherwood Drive. Member Deegan seconded the motion. The motion passed on the following roll call vote:

Ayes: Dahlmann, Deegan, Sorenson, Russ and Chair Hunter
Nays: None
Absent: Kerouac and Wehmeyer

8. Staff Report

BCS Croak reported the Village Board recently approved the establishment of the Residential Building Ad Hoc Committee to discuss changes to the residential zoning and noted that Member Kerouac is the ABR representative.

Chair Hunter suggested the ABR finalize the list regarding the criteria for housing building materials. A discussion followed.

BCS Croak reported the next regular meeting will be on June 6, 2017.

9. **Adjournment**

There being no further business to consider and upon a motion duly made and seconded, the meeting was adjourned.

Respectfully submitted,

Mike Croak, CBO, CBCO
Building Codes Supervisor