

**VILLAGE OF LAKE BLUFF
ARCHITECTURAL BOARD OF REVIEW
REGULAR MEETING
JUNE 6, 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 June 6, 2017 at 7:00 p.m. in the Village Hall Board Room (40 E. Center Avenue) and the following were present.

Present: Neil Dahlmann
Matthew Kerouac
Carol Russ
Bob Hunter, Chair

Absent: Edward Deegan
John Sorenson
Julie Wehmeyer

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

2. Consideration of the May 2, 2017 ABR Regular Meeting Minutes

Member Dahlmann moved to approve the minutes of the May 2, 2017 ABR meeting as presented. Member Russ 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. A Public Hearing to Consider a Site Plan to Review Proposed Exterior Lighting for Inovasi at 28 E. Center Avenue

Chair Hunter introduced the agenda item then administered the oath to Mr. John des Rosiers.

Chair Hunter opened the public hearing and invited the Petitioner to the podium.

Mr. John des Rosiers, Proprietor of Inovasi Restaurant, said the request is for a string of lights approximately 8 ft. above the tables and 4 ft. from the building using a combination of steel mounting brackets secured into the concrete and teak wood poles to provide the height and structure. The lights and brackets would be used seasonally and removed in the winter, there will be no permanent fixtures. The lights will be on a timer and turned off no later than 11:00 p.m. The small LED waterproof bulbs will provide outdoor lighting and possible create a nicer environment for their patrons.

Member Russ said this is a wonderful restaurant and she likes the way they have fixed up the streetscape by adding new seating. She said the proposed lighting is similar to lighting that would

be displayed at a backyard event. Mr. des Rosiers said that was the intent because they want patrons to feel as if they are relaxing in their backyard. He noted there are plans to place more furniture in their designated area to create a more relaxing environment.

Member Russ said she feel the idea is a little understated at this point and feel very temporary. She wonder if lanterns on the table would work just as well or lanterns in addition to this would feel more welcoming.

Member Kerouac said there need to be balance because had the proposal been submitted for fixed lighting this could have been argumentative as well. He said he like the more casual feel of it versus something that is more refined and it is a needed element for what they are trying to accomplish.

In response to a question from Member Kerouac regarding the power source, Mr. des Rosier said the plan is to place a small outlet under the existing digital menu box.

Member Dahlmann said he like the idea. He asked if there could be multiple strings of lights as this would add to the ambiance of the area. Mr. des Rosiers said the request is for a single string of lights.

Chair Hunter said he is okay with the request and noted this is a good solution because it is difficult to attach anything to the historic building. He expressed his agreement with Member Russ that a single string of lights seem anemic and suggested using multiple strings.

In response to a question from Chair Hunter, Mr. des Rosier said their leaning toward using teak wood for the poles.

Member Kerouac asked how the lights will be attached to the poles. Mr. des Rosier said the bulbs will be attached to a black cable wire and strung through eyelets attached to the poles. Member Kerouac expressed his concern regarding the delicacy of the lighting.

Chair Hunter asked if the steel brackets would be removed for the winter. Mr. des Rosier said everything will be removed from the sidewalk.

Member Russ expressed her agreement with Chair Hunter regarding multiple strings of lights installed in a non-rigid pattern. Mr. des Rosier said maybe the additional strings of lights will be good as well as extra tables.

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

Member Dahlmann made a motion to recommend the Village Board approve a site plan for proposed exterior lighting and to permit the trial of different lighting types for Inovasi Restaurant. Member Kerouac seconded the motion. The motion passed on the following roll call vote:

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

5. A Public Hearing to Consider a Site Plan Review for an Additional Paddle Court at Blair Park, 355 West Washington Avenue

Chair Hunter introduced the agenda item then administered the oath to those in attendance.

Chair Hunter opened the public hearing and invited the Petitioner to the podium.

Mr. Ron Salski, Executive Director of the Lake Bluff Park District, introduced Mr. John Dzarnowski (the architect for the project), Mr. Ed Heiser (Park District Superintendent of Facility), and Mr. Randy Pickell.

Mr. Salski said the request was submitted because Ordinance 2008-14 states “The Paddle Tennis Facility will be developed, used and maintained in strict accordance with the Site Plan.” He showed a diagram of the approved site plan and approved location for a fourth court behind Court 3. The plan has been revised to include a larger deck between the existing warming hut and the new paddle court, placing the paddle court further south than the original plan. The Park District sent information to two homeowners who would be mostly impacted and one neighbor was very supportive.

Mr. Dzarnowski reviewed the access entry locations and provided information regarding the previous site plan. Should the fourth court be placed in the location shown in the previous site plan it would be higher than the other courts and this would distract the players and possibly create a sloped walkway. Mr. Dzarnowski stated it is important for all the court to have the same playing surface. The 15 ft. extension seems to be a more comfortable place instead of having a narrow walkway and will make a more useable/transition space for the players. The current wood deck has created some challenges in the winter for players and Park District. The request is to construct a metal deck with a non-slip surface that matches the court surface. The metal deck is consistent with the existing deck between courts 1, 2, and 3.

Chair Hunter opened the floor for public comments.

Mr. Warren Crews (resident) said he live about 200 ft. from the paddle courts and he is not speaking for or against the paddle courts; however, he does have an issue with the lighting. As the process moved forward in 2007 the Park District represented the plans as “the Paddle Courts will have special lighting that will only shine straight down on the platform surface”. The original plan was revised to address the neighbors’ concerns regarding the proposed light at that time. Mr. Crews said in 2016 the lighting was replaced with LED lights which substantial increased the glare in his home. He asked the Park District to reorient the lighting downward and was told that would create a safety issue for the players. The lighting was approved by the Village Board and any further concerns should be addressed to the Village. Mr. Crews asked the ABR to consider granting approval for a new court that will require the orientation of the north wing lighting, on the existing and new courts, be repositioned to eliminate the glare consistent with prior representations. The Park District website states “the design of the fixtures allows the light to be limited to the court itself but virtually NO light pollution off the courts. Also there is no glare when the fixtures are viewed from 30 ft. or more from the courts”; therefore, it seems they can reposition the lighting so as not to impact the neighbors.

Mr. Salski said the lighting site plan was approved by the ABR and Village Board. He did speak with Mr. Crews but he does not know what more can be done at this time because the northern

lights have been adjusted as much as they can. Mr. Crews asked if the lighting fixtures could be replaced with the ones shown on the website which are totally parallel to the courts. Mr. Salski said they would have to go back to their consultant to review the matter.

Chair Hunter said when the Park District requested to replace the lighting it seem like a good idea but the ABR was not aware of any glare issues. Mr. Salski said a light pollution test was done before the lights were placed and the Park District did not receive any concern at that time. A discussion followed.

Member Dahlmann asked if the lights could be shielded so as not to reflect on the neighboring properties. Mr. Heiser said the shields are not a viable solution because of the safety for the players. The lighting is very direct and the glare and hot spots are visible if you are below the level of the lighting from any angle. If shields were added we would lose some visibility because the lighting is so direct, we do not really get any try light pollution upward, we would lose the ambient lighting that lights the bulb. He said from a safety perspective to make sure that the bulb remains visible and the players are safe, Total Platform Tennis have said they do not recommend putting a shield on the lighting fixture.

In response to a comment from Chair Hunter, Mr. Heiser said the lighting fixtures hang a few feet over the edge of the courts and are tilted slight upward, less than 5 degrees, to get access to the center of the courts. Mr. Heiser said there was a light pollution study conducted on the northern court prior to moving forward with the project. The study showed the actually light leaving the court would be significant less and the meter did not pick up any lighting beyond the 25 ft. range. The hot spots were still visible but there was no light pollution.

Member Kerouac asked if the light fixtures were raised would it help with the glare because approval of the amended variance would increase lighting concerns. Mr. Salski said he understood that the lighting for the fourth court should be the same as the lighting approved for the existing courts.

Mr. Crews said the initial light pollution study was done during the summer months when the trees shielded most of the light but this is not the case for the later months.

Member Russ commented on the issues raised regarding the lighting such as the LED bulbs which are hotter than the previous bulbs, mechanical structure because full horizontal cut-offs are normally required and shielding the lights.

In response to a question from Member Russ, Mr. Crews said he can see hot spots and the light fixture on the north courts. A discussion followed.

Member Kerouac asked how late the lights are on during the winter. Mr. Heiser said the lights are turned-off at 10:30 p.m. on the weekends and 10:00 p.m. on the weekdays.

Mr. Salski said the paddle courts have been a successful event and fundraisers were held to raise money for the fourth court and if it is not built this would be considered a two court facility and lose a significant amount of teams.

In response to a question from Member Russ, Mr. Crews said his house is located north of the paddle courts.

Chair Hunter asked if the lights could be easily adjusted. Mr. Heiser said the boxes were built to retrofit the existing housing and he does not know if there is a level to adjust the lighting.

Member Kerouac asked how many lights face north. Mr. Heiser said there are six lights on each court, three face north and three face south. Currently there are nine lights facing the north with the existing three courts, and twelve with the fourth court.

Member Russ asked if the Park District had assumed the existing trees would shield the lighting. Mr. Salski said the overgrown Pine Trees block the lighting to the adjacent neighbor's single story homes but not Mr. Crews two story house.

Mr. John McIntosh (resident) expressed his concern regarding the architectural features of the court and the large proposed pad area which may attract crowds and he is concerned with the noise that could be generated by the crowds. In the winter most people would be inside watching the games but the plan is to move the courts away from the bay windows and he asked them to go back to the original design where the fourth court align with the third court. He said the accessibility ramp needs to be fixed instead of installing an appendage. If the ramp had been placed on the north end of club house there would have been room for wheelchair access which is not available at this time. Also, the lighting will be directed more so at the neighboring property if the pad is moved southwest because there will be no blockage from the club house.

Member Russ expressed her concern with the accessibility issues and noted that Mr. McIntosh makes a good point about the location of the existing ramp. The space between the club house and the middle of the court is approximately 9.6 ft. and would provide better options if it was larger. This a beautiful plan but there is not much functional outdoor space with all the connectors and back yard area. Should the deck be built on the south side it would draw the crowds away from the adjacent homes and the building would capture the noise. Member Russ said the larger deck enhances the club house and she applaud that notion but believe the lighting problem will worsen.

Member Kerouac said he appreciated the neighbors concern about the deck. The larger deck will allow for expanded use and he does not think the noise from the crowds will be as rowdy as anticipated. He does not have a problem with the location or the deck but he does have a problem with the lighting. The project should be completed to where it would be successful without impacting the neighboring properties.

Member Dahlmann said he is comfortable with the location and deck and believes there is a way to solve the lighting issue.

In response to a question from Chair Hunter, Mr. Crews said he can see hot spots and glare from the lights.

Mr. Pickell (resident) said the paddle court facility is a great thing for the Village and noted the season begins in September and runs through March and the overflow area was suggested because players prefer to play outside. He provided information regarding the fundraising efforts to raise money for the fourth court to sustain the growth of the facility. The Paddle Association advised

that a fourth court is required for six teams to participate and normally there are eight to nine teams. The extra deck will provide more useable space and put the fourth court at the same level as the existing courts. Mr. Pickell said players had refused to play on the courts with the older lighting because of safety concern. The current lighting provide more adequate lighting to the courts and he expressed his appreciation to Mr. Crew for expressing his concern. Mr. Pickell said to be good neighbors the lights are shut off at 9:30 p.m. on Monday and at 10:15 p.m. on Tuesday, Wednesday and Thursday.

Chair Hunter thanked Mr. Pickell for his fundraising efforts and noted that is what makes the Village work.

Mr. Salski said Mr. Crews has been extremely supportive of the Park District over the years and he is willing to work with the neighbors and review alternative methods to shield the lights.

Member Russ asked if the courts should be oriented east to west and if the 5 ft. zone on the south side of the ramp should be maintained. Mr. Dzarnowski said the area should be maintained to achieve wheelchair accessibility from the club house floor to the courts.

In response to a comment from Member Russ, Mr. Salski said the U shaped deck around the paddle house could be considered when it is time to replace the wooden deck.

In response to a recommendation from Chair Hunter to consider the court and lighting separately. Mr. Salski expressed his concern because the plan is to have the project completed by August 2017. Mr. Heiser said the results of the lighting alternative would be ready for presentation by July 2017.

Chair Hunter closed the public hearing.

Member Kerouac moved to recommend the Village Board approve a site plan for a paddle court, showing the location and extended deck, with the condition the Park District and their consultant meet with surrounding neighbors to discuss any of their concerns, specifically lighting. Member Dahlmann seconded the motion. The motion passed on the following roll call vote:

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

6. Consideration of a Proposed Change to the Color of Community Notice Board Signs

BCS Croak said the existing community notice board signage at the intersection of Green Bay Road and Route 176 and at Sheridan Road and McKinley Road are white and recently the Village erected the new entry signs mounted on gray posts. The Village is considering repainting the community notice board signs posts and background areas the same color gray as the entry sign posts.

Member Dahlmann said he does not have a problem with it as long as it is recognized the white color stands out and gray tends to blend into the background.

Following a discussion, Member Kerouac moved to approve changing the color of the community notice board signs to the same color as the Village entry sign posts. Member Dahlmann seconded the motion. The motion passed on a unanimous voice vote.

7. Discussion of Proposed Material Standards for New Single Family Homes

Member Kerouac reviewed the ongoing Residential Building Ad Hoc Committee work plan discussions, then read the list of perceived problems with the current residential regulatory environment. A discussion followed.

Chair Hunter stated as part of the discussions of community character, bulk, and density that took place last year, the ABR has discussed the possibility of creating material standards, and/or design standards for all new single family homes. There was a desire to further explore the following preliminary list of standards and/or goals. Chair Hunter led a discussion to determine whether to add any additional standards or guidelines to the list or if any standards should be removed from the following list:

- Consistent use of materials throughout
- All elevations are important;
- Corner lots should emphasize mass articulation;
- Simplicity of parts generally better;
- Fenestration must be logical and recognize adjacent properties;
- Exterior chimneys should be masonry;
- Front porches should have a minimum usable depth of (6 ft.)
- Windows must be of high quality materials and construction;
- Height should be proportional to adjacent structures and property width;
- Residential designs should not be duplicated within the Village; and
- Review/enforcement regarding any property standards is done by Staff, with only appeals or interpretation question to come to the ABR for review.

Following its discussion, it was the consensus of the ABR not to take any action at tonight's meeting.

8. Staff Report

BCS Croak reported the next regular meeting will be on July 11, 2017.

9. Adjournment

There being no further business to consider and upon a motion duly made and seconded, the meeting was adjourned at 8:50 p.m.

Respectfully submitted,

Mike Croak, CBO, CBCO
Building Codes Supervisor