

**VILLAGE OF LAKE BLUFF
ARCHITECTURAL BOARD OF REVIEW
REGULAR MEETING
MAY 5, 2015**

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 5, 2015 at 7:02 p.m. in the Village Hall Board Room (40 E. Center Avenue) and the following were present.

Present: Neil Dahlmann
 Matthew Kerouac
 Steve Rappin
 Carol Russ
 John Sorenson

Absent: Ed Deegan, Member
 Bob Hunter, Chair

Also Present: Mike Croak, Building Codes Supervisor

Member Kerouac moved to nominate Member Russ as Chair Pro Tem for the meeting. Member Dahlmann seconded the motion. The motion passed on a unanimous voice vote.

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

Chair Pro Tem Russ stated there were no requests to address the ABR.

3. Consideration of a Sign Permit Application and a Request for an Exemption from the Requirements of the Sign Code for Heinen's Grocery Store at 201 S. Waukegan Road

Chair Pro Tem Russ invited the Petitioner to the podium.

Mr. Chuck Zenn a representative of North Shore Signs Company stated the request is from Heinen's Fine Foods to use the former Shepard Chevrolet existing sign. Mr. Zenn expressed his understanding the Village's Code requires the face of the signage to be opaque and noted the proposed signage is white Plexiglas face/opaque black vinyl background with white lettering and light emitting diode lighting.

Member Dahlmann expressed his preference for the Heinen's standard logo, which include the three diamonds, be used for the proposed sign.

Member Dahlmann also noted that the existing monument sign structure pre-dates the Village's Sign Code.

Member Kerouac inquired of the color combinations for the current Heinen's background. Mr. Zenn expressed his belief the current background is green with diamonds. Following their research for the proposed signage it was determined the simplest design for the proposed signage would be white lettering with a black background. A discussion ensued regarding the location of the existing sign.

Member Sorenson noted that the Heinen's sign would be the same size as the former Shepard Chevrolet sign.

Chair Pro Tem Russ expressed her agreement with comments from the ABR Members regarding the diamonds on the Heinen's logo.

Chair Pro Tem Russ explained why the request is for an exemption from the Village's Sign Code and the ABR actions regarding the proposed signage.

Member Dahlman moved to recommended Village Board approval of an exemption from the Sign Code for Heinen's Grocery Store (201 S. Waukegan Road) with the following condition: to allow the white diamonds in the Heinen's logo to be included on the proposed sign. Member Sorenson seconded the motion. The motion passed on a unanimous voice vote.

Chair Pro Tem Russ expressed her appreciation to Mr. Zenn.

4. **Staff Report**

Building Codes Supervisor Croak stated Donati's Pizza did a good job incorporating the ABR comments in the revised drawings which will be presented at the upcoming Village Board meeting.

Building Codes Supervisor Croak stated he had spoken with Chair Hunter about the revised Lindeman Chimney signage which eliminated the stucco in the middle of the proposed signage and noted the Petitioner will be moving forward with the revised proposed signage.

Following a request from the ABR, Building Codes Supervisor Croak provided an update on the Stonebridge project and noted their intent is to submit revised development plans this summer.

Member Dahlmann expressed his understanding the Petitioner's for the Chevrolet signage was supposed to come back to the ABR with revised signage as the time allotted for the existing sign permit has expired.

5. **Adjournment**

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

The meeting adjourned at 7:16 p.m.

Respectfully submitted,

Mike Croak, CBO, CBCO
Building Codes Supervisor