

**VILLAGE OF LAKE BLUFF
ARCHITECTURAL BOARD OF REVIEW
REGULAR MEETING
JUNE 2, 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 June 2, 2015 at 7:00 p.m. in the Village Hall Board Room (40 E. Center Avenue) and the following were present.

Present: Ed Deegan
 Neil Dahlmann
 Steve Rappin
 Carol Russ
 John Sorenson
 Bob Hunter, Chair

Absent: Matthew Kerouac, Member

Also Present: Mike Croak, Building Codes Supervisor

2. Consideration of the May 5, 2015 ABR Meeting.

Member Dahlmann moved to approve the minutes 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 there were no requests to address the ABR.

4. Consideration of a Sign Permit Application for Leggy Bird Designs at 103 E. Scranton Avenue

Chair Hunter introduced the agenda item and invited the Petitioner to the podium.

Ms. Victoria Lidstrom of Leggy Bird Designs stated the proposed signage is for the design studio located in the downtown.

Building Codes Supervisor Mike Croak stated the ABR can give final approval for the window and the hanging sign above the door; however, the door sign requires a sign code exemption and would require a recommendation to the Village Board.

Member Sorenson inquired of the regulations for door signs. Building Codes Supervisor Croak stated the sign code only allows door signage when there is no other space available for the signs.

Following a question from Member Dahlmann, Ms. Lidstrom stated the property owner had reviewed and approved the proposed plans.

Member Deegan moved to approve the window and wall signs and recommend Village Board approval of an exemption to the Sign Code to allow one door sign. Member Dahlmann 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 Exterior of the Building and Signage for Bernie's Book Bank at 917 North Shore Drive

Chair Hunter administered the oath to those in attendance and opened the public hearing regarding the matter.

Liz Peron, Facilities Subcommittee Chairperson, stated the proposed application is a request for signage and exterior modifications to the existing building.

Mr. Brian Floriani, Bernie's Book Bank Founder and Executive Director, stated the organization collects, processes and distribute used children's books throughout the Chicagoland area.

Mr. Jim Foley, Owner's Representative introduced himself to the ABR

Member Deegan stated he has no problem with the proposed signage and inquired of the proposed modifications. Ms. Peron stated the modifications would include:

- new rooftop HVAC units to be setback far enough from the edge of the roof so as not to be visible from the ground;
- a new trellis, entry canopy and a wall at the entryway on the north side of the building;
- additional window on the north and east sides of the building
- A monument sign at the entrance of the driveway with landscaping;
- a wall sign on feature wall at front entrance; and
- landscape plan.

In response to a comment from Member Dahlmann, Ms. Peron stated the intent is to paint the lower section of the existing stucco gray and the upper section green to match the logo. The existing brick wall would remain unchanged.

Member Rappin stated the proposed improvements would benefit the area. He also asked if the the proposed wall and standing signage would be internally illuminated. Ms. Peron stated there would be one spotlight on each side of the driveway monument sign and directional lighting for the entrance way signage. The other additional lighting includes: emergency lighting at the new door opening, lighting within the canopy above the front entrance and the existing flag pole would be illumination during the evening.

Member Russ stated the proposed modifications are a good change for the building which will be a nice addition to the industrial park. Member Russ inquired of the rooftop HVAC units. Ms. Peron showed the location for the proposed units and noted the units would not be visible from the ground.

Member Sorenson expressed his agreement with the comments made by the ABR.

Chair Hunter expressed his opinion the building will enhance that particular area of the industrial park.

Member Deegan recommended Village Board approval of the proposed modifications to the existing site plan for changes to the exterior of the building and new signage with the condition that Staff review the placement of the proposed rooftop HVAC units. Member Russ second the motion. The motion passed on a unanimous voice vote.

6. A Public Hearing to Consider a Site Plan to Review Changes to the Parking Lot at 101 Waukegan Road

Chair Hunter administered the oath to those in attendance and opened the public hearing regarding the matter.

Mr. Donald Shoemaker of Franklin 101 Waukegan, LLC introduced Mr. Rick Corby with Brickman Group and Mr. Roger Heerema of Wright Heerema Architects. Mr. Shoemaker provided background information regarding the building and noted the main concern with the site is the shortage of parking spaces. Mr. Shoemaker reviewed the revised site plan/parking layout and landscape plan.

Chair Hunter reviewed the PCZBA recommendation which included the potential for a sidewalk. Mr. Shoemaker stated the landscape plan was revised to support a future walkway along Carriage Park Avenue without removing an existing trees.

Member Sorenson asked if the building was currently occupied. Mr. Shoemaker stated the 100,000 sq. ft. building is 40 percent occupied. Mr. Shoemaker provided information regarding proposed tenants and noted the building is designed for office or medical office use.

Member Sorenson inquired of the green space in comparison to the surrounding buildings. Mr. Shoemaker stated they have no intent of encroaching into the setback along Waukegan Road and expressed his uncertainty regarding the percentages of neighboring building green space.

Member Russ stated it is essential to maintain the green space along Waukegan Road. She expressed her concern regarding the proposed lighting matrix for the eastern lot as well as the proposed landscaping.

In response to a comment from the ABR regarding the lighting photographic plans, Mr. Heerema stated the intent is to use the existing heads with more efficient LED lighting that will not spill out over the property line. The proposed three headed lighting is requested to accommodate a newer fixture with a different distribution pattern. The intent is to have a more modernized lighting system that will also produce more even lighting throughout the area.

Mr. Heerema commented on the proposed landscape plan and noted they were careful to extend the perimeter buffer and conceptually maintain a consistent buffer around the site.

Member Rappin stated it is imperative to maintain the frontage along Waukegan Road. He expressed his concern regarding the mass of asphalt and recommended additional landscaping for the area.

Member Dahlmann commented on parking ratio for medical buildings and asked if the Petitioner would consider using approximately 10,000 sq. ft. of interior space to create an indoor parking area. Mr. Shoemaker stated the indoor parking would reduce the amount of rental space for prospective tenants.

Member Deegan asked if the landscaping could be extended through the asphalted area.

In response to a comment from Chair Hunter, Building Codes Supervisor Croak stated the Village's parking code requires less parking than what is feasibility with the current market. A discussion ensued regarding parking regulations.

Chair Hunter commented on the current aisles and parking spaces. He asked if the Petitioner would consider reducing the number of parking spaces to widen the aisles and add nicer landscaping. He further expressed his concern regarding use of the main entrance. Mr. Shoemaker stated most of the tenants would have an exterior entrance. A discussion ensued regarding the entrance way corridor and parking.

Member Russ said that keeping the Waukegan Road greenspace is essential. She stated although the parking spaces are needed to make the building marketable it should not be at the expense of the landscaping. The proposed landscape plan should be revised to add more landscaping as this is a prominent corner of the Village.

Member Sorenson departed at 7:59 p.m.

Mr. Rick Corby reviewed the proposed improvements to the landscape plan. A discussion followed.

Mr. Shoemaker stated the green spaces would make the building more marketable and noted they are open to a landscape plan that fits well within the area without reducing the parking spaces. He expressed his belief that indoor parking could hurt them financially. A discussion regarding parking and the types of vegetation throughout the parking area followed.

Mr. Shoemaker commented on the PCZBA's recommendation regarding the size of the parking stalls and noted office building parking lots do not generate as much traffic as a retail parking lot and are more pedestrian friendly. He stated they would like to get some direction from the ABR which would allow them to move forward and get the work done. Mr. Shoemaker asked for additional time to revise the landscape and site plan to reflect the concerns of tonight's meeting.

Chair Hunter closed the public hearing.

It was the consensus of the ABR to continue the public hearing to allow the Petitioner additional time to revise the proposed landscape plan to increase landscape areas in the parking lot.

7. Staff Report

Building Codes Supervisor Croak stated the Village Board is asked for community dialogue and recommendations from the various Advisory Boards regarding the following "4 Points":

- If the Village’s historic preservation regulations are truly achieving the purpose of promoting historic and architectural preservation in the Village;
- If the Village’s bulk and massing regulations are effectively managing the massing of new single-family homes;
- If the Village’s subdivision regulations are protecting the character of Lake Bluff; and
- If there is a desire to implement architectural review requirements for new single-family homes.

The Village Board referred the review and evaluation of the Village’s: preservation regulations to the HPC, a subdivision and bulk review to the Joint Plan Commission and Zoning Board of Appeals, and residential design, specifically single family homes, review to the Architectural Board of Review.

Chair Hunter stated he and Staff has had discussions regarding the submission of elevation plans for review. He stated his recommendations was anytime there is a demolition we would review the proposed plans.

Building Codes Supervisor Michael Croak stated the City of Highland Park had limited further subdivisions in their lakefront zoning district by adapting an overlay district that changed lot area requirements for new subdivisions from 20,000 sq. ft. to 40,000 sq. ft. A discussion regarding single-family design, variations ad bulk regulations ensued.

Member Deegan commented on his experience with out of state code requirements and noted that is a significant upfront cost to the owners. He also expressed his preference to serve on any Board that will be addressing the issue.

Member Russ stated the ABR should identify any problems before discussing an issue.

Member Dahlmann expressed his agreement with review of the taller homes and for the possibility of building two homes on a demolition single family lot.

Member Russ expressed her opinion restricting two lot subdivisions could be an issue for retirees who are counting on the investment return on their home. She stated due to the current market waiting the length of time it typically takes to revise an ordinance is not feasible.

Building Codes Supervisor Croak stated the Village Board is requesting feedback regarding the way-finding signage proposed by Target for along the bike path parallel to IL Rt. 176. The purpose of the signage is to make people aware of the downtown businesses.

Member Dahlmann expressed his opinion the signage would serve no purpose.

Member Russ recommended the purposed signage have important contact information and links to various other services offered in Lake Bluff.

Member Rappin said there is a strategic needed to inform people, who would never venture to the east side of Lake Bluff, about the businesses there; however, the proposed execution needs revision. He suggested an illustration of the historic business district.

8. Adjournment

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

The meeting adjourned at 9:25 p.m.

Respectfully submitted,

Mike Croak, CBO, CBCO
Building Codes Supervisor