

**VILLAGE OF LAKE BLUFF  
ARCHITECTURAL BOARD OF REVIEW  
SPECIAL MEETING  
JUNE 11, 2015**

**APPROVED MINUTES**

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

The special meeting of the Architectural Board of Review (ABR) of the Village of Lake Bluff was called to order on June 2, 2015 at 7:02 p.m. in the Village Hall Board Room (40 E. Center Avenue) and the following were present.

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

Absent:         Neil Dahlmann, Member  
                  Matthew Kerouac, Member

Also Present:  Mike Croak, Building Codes Supervisor

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

Chair Hunter opened the public hearing.

Mr. Roger Heerema of Wright Heerema Architects presented the revised site plan and explained the revisions to the proposed parking lot and the landscape plans.

He also noted their intent to install additional aisles in the northern parking lot and landscaping at the main entrance. He further stated as a result of the concern expressed by the ABR, the proposed plans includes landscape enhancements along the eastern property line to better establish the border and provide screening for the parking lot.

Following a comment from the Member Rappin, Mr. Rogers explained how the area was reconfigured to include the eight additional parking space and landscape improvements.

Members Russ, Sorenson, and Deegan expressed their appreciation for the revised landscape plan.

Building Codes Supervisor Mike Croak stated the PCZBA has made a recommendation to the Village Board and should the ABR vote in favor of the proposed plans both recommendations will be forwarded to the Village Board for consideration.

Member Russ inquired of the proposed crosswalk. Mr. Rogers reviewed the PCZBA recommendations regarding the construction of the proposed crosswalk.

Chair Hunter expressed his agreement with the landscaping for the northern side of the building. He commented on the elevation changes for the east side of the building and asked how the landscaping would be done. Mr. Rogers stated landscaping for the east side would be placed in the 10 ft. of space between the curb and the property line. A discussion ensued regarding the proposed landscaping.

Member Rappin moved to recommend Village Board approval of the proposed modifications to the parking lot. Member Russ seconded the motion. The motion passed on a unanimous voice vote.

**3. Staff Report**

Building Codes Supervisor Croak provided an updated on the Target Development outlot buildings.

Building Codes Supervisor Croak stated there will be a discussion of the single family review by the ABR on the next agenda and he will provided single family design guidelines from the various communities to the ABR. Lastly, he advised the next regular meeting is scheduled for July 7<sup>th</sup>.

**4. Adjournment**

The meeting adjourned at 7:28 p.m.

Respectfully submitted,

Mike Croak, CBO, CBCO  
Building Codes Supervisor