

**VILLAGE OF LAKE BLUFF
ARCHITECTURAL BOARD OF REVIEW**

TUESDAY, OCTOBER 6, 2015 – 7:00 P.M.

**VILLAGE HALL BOARD ROOM
40 E. CENTER AVENUE, LAKE BLUFF, ILLINOIS**

AGENDA

- 1. Call to Order and Roll Call**
- 2. Consideration of the September 15, 2015 Architectural Board of Review Meeting Minutes**
- 3. Non-Agenda Items and Visitors (Public Comment Time)**

The Architectural Board of Review Chair and Board Members allocate fifteen (15) minutes during this item for those individuals who would like the opportunity to address the Board on any matter not listed on the agenda. Each person addressing the Architectural Board of Review is asked to limit their comments to a maximum of three (3) minutes.
- 4. A Continuation of the Discussion Regarding the Possibility of ABR Review of New Single Family Homes**
- 5. Staff Report**
 - **Confirm Next Regular Meeting – November 3, 2015 (1st Tuesday)**
- 6. Adjournment**

The Village of Lake Bluff is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities, are requested to contact R. Drew Irvin at 234-0774 or TDD number 234-2153 promptly to allow the Village of Lake Bluff to make reasonable accommodations.

**VILLAGE OF LAKE BLUFF
ARCHITECTURAL BOARD OF REVIEW
REGULAR MEETING
SEPTEMBER 15, 2015**

DRAFT 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 September 15, 2015 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
Steve Rappin
Bob Hunter, Chair

Absent: Ed Deegan, Member
Carol Russ, Member
John Sorenson, Member

Also Present: Mike Croak, Building Codes Supervisor

2. Consideration of the August 4, 2015 ABR Meeting.

Member Dahlmann moved to approve the August 4, 2015 minutes as presented. Member Rappin 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.

Chair Hunter suggested the order of the meeting be amended to take agenda #5 in advance of #4. There were no objections from the ABR.

5. Consideration of a Fence for Lindemann Chimney at 110 Albrecht Drive

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

Mr. Brett Lasik of Lindemann Chimney stated the request is built a 6 ft. cedar fence to screen the existing dumpster area located at the northwest corner of the building.

Member Dahlmann asked if the fence should have a door installed. Mr. Lasik stated there is no gate out front because the technicians continuously travel through that area.

Member Kerouac asked if the dumpsters could be repositioned to shield the area from the main roadway. Mr. Lasik stated the dumpsters have been moved further back but other options are limited due the trees and loading dock.

Member Kerouac stated the fence will do 95% of the job and it is practical given the flow of traffic and noted he is fine with the proposal.

Chair Hunter suggested the fence be stained to match the building and extended a few feet to help the view issue.

Member Rappin moved to approve the fence as proposed with the following conditions to review the color of the fence for color matching and extend the fence to limit visibility of the dumpster. Member Kerouac seconded the motion. The motion passed on the following roll call vote:

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

4. A Public Hearing to Consider a Site Plan to Review Changes to Blair Park Pool at 355 West Washington Avenue

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

Mr. Ron Salski, Executive Director of the Lake Bluff Park District, introduced Ryan Rathman of FGM Architects and Park District Board President Robert Douglass and thanked the ABR for holding a special meeting to consider the matter.

Mr. Salski reviewed the ongoing process and noted their goal was to have a wading pool by 2016. He stated attendance and revenue has significantly decreased since the wading pool closed in 2009. Mr. Salski showed pictures of the existing conditions and rendering for the proposed wading pool. He stated the shape of the wading pool would increase the original footprint approximately 16%. In addition, Mr. Salski reviewed the additional features which included a stroller parking area located on the 1,000 sq. ft. grassy area south of the pool and the shade structures. Lastly, he stated the intent is to come back to the ABR prior to the bid process for Artesian and Blair Parks which were also part of the referendum.

Chair Hunter stated it was great the Park District had conducted focus groups to obtain feedback before starting the project.

Mr. Rathman reviewed the existing and proposed improvements for the wading pool and equipment shed. He stated the proposed rectangular design for the wading pool would allow accessibility from the edge of the pool for all the different depths. The Park District is appearing before the ABR tonight because the expansion and geometrical shape of the wading pool moves it closer to the current parking area. He stated the plan is to plant evergreen shrubs around the entire parameter of the new deck to provide screening from the parking area.

Member Dahlmann stated he like the shade features and expressed his concern that screening the pool could lose an opportunity for a visual sales pitch for the pool. He stated he does not favor chain link fences and expressed his preference for a wrought iron style fence. Mr. Rathman stated the intent is to have a wrought iron fence within the parameter and maintain the current chain link fence, which is more cost effective around the exterior to enclose the pool area. Mr. Salski stated during the focus groups some parents had expressed their desire for more privacy.

Following a comment from Member Dahlmann, Mr. Rathman expressed his concerns regarding the fence height and noted a 6 ft. fence would be more beneficial for security and insurance purposes.

Member Kerouac asked if the locations of the shade structures were permanent. Mr. Rathman reviewed the options and noted the Park District elected to go with the anchor bolts cast in concrete which would allow removal of the poles along with the fabric at the end of the season.

Member Kerouac stated he like the concept and the proposed design is a more sophisticated approach. He asked if the side with the slide was designed for passing. Mr. Rathman stated the plan is to keep the side clear for circulation.

Member Rappin stated he likes the design and inquired of the wading pool depth. Mr. Rathman stated the depth is 0 to 2 ft. for the wading pool.

In response to a comment from the ABR, Mr. Douglas stated the plan is to start small with the shaded areas and add more if needed.

Member Rappin asked if shrubs would be planted on both sides of the fence. Mr. Rathman stated the shrubs will only be planted along the exterior of the fence.

Member Dahlmann expressed his concern regarding the aesthetics along the parking area and his preference for a more affordable decorative fence or a feasible amount of shrubs to screen the area. Mr. Salski stated the Park District will consider landscape suggestions for the area. A discussion regarding landscaping followed.

Chair Hunter expressed his agreement with comments from the ABR and asked does the shade structures tilt. Mr. Rathman stated titled shade structures are not manufactured at the proposed 10 ft. height. The substantial sized shade structures will allow an approximately 2 ft. gap between the canopies. Mr. Rathman stated the proposed shade structures have a longer lifetime compared to other alternatives.

Chair Hunter stated the proposed plans should not be the final design. The concrete should be poured for the pool and the possibility of relocating some of the other amenities should be considered at a later date. Mr. Rathman stated no further action will be taken regarding the wading pool until the overall process is complete. He stated the plan is to install the fence and landscape features next spring and reconsider the design and come back with a revised plan.

Mr. Douglass commented on the contingencies associated with the project and noted it is important to remain within the budgeted amount for the project. Chair Hunter stated there is a sufficient amount of time to complete the construction work and reconsider the fence and landscaping to ensure the project remain within the budgeted amount. A discussion followed. Member Kerouac noted that the fence would have a prominent effect on the appearance of the whole project and that landscaping could always be added to at a later date. He would therefore place a higher priority on a more decorative fence rather than additional shrubbery. Mr. Douglass stated the Park District will consider the recommendations.

Chair Hunter closed the public hearing.

Member Dahlmann recommended the Village Board approve a proposed site plan for the reconstruction of the Blair Park wading pool with the condition the applicant obtain separate site plan approval for the proposed fence and landscaping. Member Kerouac seconded the motion. The motion passed on the following roll call vote:

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

6. Staff Report

Building Codes Supervisor Croak stated the Village Board is seeking feedback from the ABR as a result of feedback received from downtown business owners regarding the current sign variation process. Currently the ABR makes the final approval for signs that are in compliance with Code. For signs that need a variance, the ABR make a recommendation to the Village Board. The ABR is being asked to consider whether the Code should be changed to reduce the number of sign variances or whether the Code should be changed to authorize the ABR final approval for sign variances. A discussion ensued.

It was the consensus of the ABR to recommend the Code be changed to authorize the ABR to grant final approval for sign variances and that door signs listing the hours and name of the business were acceptable.

7. Adjournment

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

The meeting adjourned at 7:56 p.m.

Respectfully submitted,

Mike Croak, CBO, CBCO
Building Codes Supervisor

VILLAGE OF LAKE BLUFF

Memorandum

TO: Chairman Hunter and Members of the Architectural Board of Review

FROM: Mike Croak, Building Codes Supervisor

DATE: October 2, 2015

SUBJECT: **Agenda Item #4 – A Continuation of the Discussion Regarding the Possibility of ABR Review of New Single Family Homes**

At the June and July meetings, the Architectural Board of Review discussed the possibility of instituting some form of review of new single family homes in order to respond to concerns about changing neighborhood character in the community.

Among the possibilities discussed:

- review of all new houses,
- review of speculative new homes only,
- review of only new infill houses (houses which replaced demolished homes), or
- review only for houses that do not comply with certain guidelines

Also discussed was the possibility of formulating some type of standards or guidelines.

Some examples of design guidelines or pattern books from other communities are available in the links below:

Lake Forest's residential design guidelines:

<http://lfpf.org/sites/default/files/file-uploads/residential-design-guidelines.pdf>

Pattern Book and Architectural Guidelines for the Village of Red Hook, New York:

<http://www.redhooknyvillage.org/pdf/2013/05-20-13villagepatternbookfinal.pdf>

Residential Pattern Book for Roanoke Virginia

<http://www.roanokeva.gov/DocumentCenter/View/1486>

The pattern book for Deerpath Farm in Mettawa is more prescriptive than a municipal pattern book would likely be, but has some interesting examples:

http://www.deerpathfarm.com/wordpress/wp-content/uploads/2014/01/DPF_PatternBook.pdf

Residential Pattern Book for the Del Ray Neighborhood of Alexandria, Virginia:

[http://www.alexandriava.gov/uploadedFiles/planning/info/Historic_Preservation/Del_Ray/Del_Ray_Pattern_Book_DRAFT_7-16-2015public_reduced\(1\).pdf](http://www.alexandriava.gov/uploadedFiles/planning/info/Historic_Preservation/Del_Ray/Del_Ray_Pattern_Book_DRAFT_7-16-2015public_reduced(1).pdf)

Recommendation:

The ABR should make a recommendation to the Village Board.