

**VILLAGE OF LAKE BLUFF
ARCHITECTURAL BOARD OF REVIEW
REGULAR MEETING
NOVEMBER 3, 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 November 3, 2015 at 7:00 p.m. in the Village Hall Board Room (40 E. Center Avenue) and the following were present.

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

Absent: Ed Deegan, Member
Matthew Kerouac, Member

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

2. Consideration of the October 6, 2015 ABR Meeting

Member Russ moved to approve the September 15, 2015 minutes as presented. Member Sorenson seconded the motion. The motion passed on a unanimous voice vote.

2. Consideration of the October 21, 2015 ABR Workshop Meeting

Member Dahlmann moved to approve the minutes with a request to add "Dr. Jean Sophie". 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. 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.

James Foley, the owner's representative for Bernie's Book Bank, presented the request for a revision to the previously approved design. The revised version has a smaller sign at the corner by the entrance and eliminates the overhead canopy and lattice structure that were previously proposed. Mr. Foley stated the improvements are in keeping with the general overall look that was already approved and are a better use of the funds that are available for the project.

Member Rappin stated the revisions are acceptable.

Members Dahlmann and Russ expressed their agreement with Member Rappin.

Member Sorensen stated the proposed improvements look good and are along the same general direction as the original approved plans as well as within the organizations budget.

Member Russ commented that the green color is zingy and really pops.

Chair Hunter asked if the wing wall could be included in the proposed plans to shape the entry space. Mr. Foley stated the rendering does not properly scale the sign which will visually fill up the space along the wall. The proposed aluminum sign (42” wide x 72” height) is smaller than the original wall sign but should create the desired effect.

Member Dahlmann asked what the backside of the sign would look like. BCS Croak stated it is a 2-sided sign.

Chair Hunter closed the public hearing.

Member Rappin recommended the ABR approve a new wall sign as presented and recommended the Village Board approve an amendment to the site plan to reconfigure the front entryway of Bernie’s Book Bank. Member Sorenson seconded the motion. The motion passed on the following roll call vote:

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

5. A Public Hearing to Consider a Site Plan to Review New Antennas and Other Equipment for the Cell Tower at 45 E. Center Avenue

Chair Hunter opened the public hearing regarding the matter.

Elton Manion, a representative for T-Mobile, stated the application is to add new antennas and install new equipment on the existing cell tower located at the Public Safety Building. Mr. Manion reviewed the drawings and noted there will be three sectors with two antennas on each sector for a total of six antennas. The existing tower is approximately 164 ft. tall and the intent is to install the proposed antennae at 123 ft. He also noted the request from the Joint Plan Commission and Zoning Board of Appeals (PCZBA) to ensure the color of all the new antennae and equipment match the existing. In addition, Mr. Manion confirmed that the cable would be installed inside the tower.

Member Rappin asked how much capacity is available and if there was enough space to continue adding antennas to the existing monopole. BCS Croak and Mr. Manion commented that there does not appear to be much space left.

Member Russ expressed her concern regarding the height of the air conditioning equipment to be installed on a platform inside the brick enclosure and the possibility that future air conditioning equipment might be taller. After a discussion, it was agreed that it would be the responsibility of the petitioner and Crown Castle, the landlord, to ensure that all future air conditioners and other equipment remain below the top of the brick wall.

Member Dahlman moved to approve the submittal of the cellular antennas and equipment with the condition the height of the equipment behind the wall, including the air conditioners, be less than the height of the existing wall and the color of the new antennae match the existing equipment. Member Russ seconded the motion. The motion passed on the following roll call vote:

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

6. Staff Report

BCS Croak reported the next regular meeting will be on December 1, 2015.

BCS Croak stated Staff is working on an amendment to the 2015 edition of the Building Code and a draft will be submitted to the ABR at a future meeting. A discussion ensued regarding the building permit process and existing code requirements.

Chair Hunter reported on the upcoming Joint Special Meeting with the Committee-of-the-Whole, PCZBA, Historic Preservation Commission and ABR scheduled for November 9, 2015. The Chair of each respective Advisory Board is scheduled to review the community character discussion points which were submitted to the Village Board. Chair Hunter reviewed the ABR points that would be presented.

Following its discussion consideration was given to establishing an Architectural Review District that would require new construction to comply with specific building material standards. The ABR would only review projects that vary from the building material standards in this proposed District.

7. Adjournment

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

The meeting adjourned at 8:08 p.m.

Respectfully submitted,

Mike Croak, CBO, CBCO
Building Codes Supervisor