

**VILLAGE OF LAKE BLUFF
ARCHITECTURAL BOARD OF REVIEW
REGULAR MEETING
JANUARY 5, 2016**

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 January 5, 2016 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
Carol Russ
John Sorenson
Bob Hunter, Chair

Absent: Ed Deegan, Member
Steve Rappin, Member

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

2. Consideration of the December 1, 2015 ABR Meeting

Member Dahlmann moved to approve the minutes of the December 1, 2015 ABR meeting as presented. Member Kerouac seconded the motion. The motion passed on a unanimous voice vote.

3. Consideration of the December 16, 2015 ABR Workshop Meeting

Member Dahlmann moved to approve the minutes of the December 16, 2015 ABR Workshop meeting as presented. Member Kerouac seconded the motion. The motion passed on a unanimous voice vote.

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

Chair Hunter stated the ABR Chair and Board Members allocate fifteen minutes during this item for those individuals who would like the opportunity to address the Board on any matter not listed on the agenda. There were no request to address the ABR.

5. A Discussion of Potential Building Code Updates

BCS Michael Croak stated Village ordinances requires us to consider the adoption of the latest building codes every three years to stay current with the latest technology. Staff also reviewed the local amendments by which the codes are adopted and noted builders have expressed issues regarding permit renewals. Currently, Section 9-1-9 of the Municipal Code provides that permits expire one year after issuance, unless a longer time is specified on the face of the permit, and if an extension is needed the applicant must pay an additional 50% of the original permit fee for a six month extension. He proposed a monthly renewal that would be less burdensome while still incentivizing timely completion.

In response to a question from Chair Hunter, BCS Croak stated the Village does require bonds for large exterior projects in the right-of-way but not for smaller projects on private property. A discussion ensued regarding the permit renewals.

BCS Croak provided a list of the model codes currently adopted and the proposed 2015 codes.

BCS Croak recommended adoption of the 2015 edition of International Building Code with most of the same amendments that we had for 2012 edition, except for the amendment adopted in 2010 requiring fire rated partitions within a building be constructed of masonry because it has not proven to be practical.

BCS Croak stated Illinois State law mandates that construction projects for which permits are submitted on or after January 1, 2016 must comply with the 2015 edition of the International Energy Conservation Code. BCS Croak provided the ABR with a summary list of the significant changes from 2012 to 2015 of the International Energy Conservation Code.

In response to a comment from Member Sorenson regarding the heated water circulation systems, BCS Croak stated that the demand-activated circulation systems is a new requirement. The system is designed to save water and energy because it prevents cold water from sitting in the pipes. A discussion followed.

BCS Croak provided information regarding the Illinois Plumbing Code requirements and noted the Illinois Department of Natural Resources advised that all communities that use Lake Michigan water are required by State law to establish plumbing code amendments requiring new plumbing fixtures to be Water Sense labeled for water conservation and required to prohibit the irrigation of lawns during a six hour time period in the middle of the day. Currently, Section 8-1D-4 of the Lake Bluff Code prohibits watering for a five hour time period from 12:01 PM to 5:00 PM. Staff recommends amending the time to 11:00 AM to 5:00 PM. Lake Bluff's municipal code refers to the 2004 edition of the Illinois Plumbing Code. Since the State has published a 2014 edition to the Illinois Plumbing Code, we will amend the municipal code to refer to the latest edition. He stated one of the more controversial changes to the Illinois Plumbing Code is that it now allows polyethylene tubing (PEX) for water supply piping. Staff recommends that we maintain our existing plumbing material restrictions, which are similar to those of neighboring communities, and which require copper pipe for water supply. A discussion followed.

BCS Croak stated State law requires new residential construction to provide a radon mitigation system (passive or active venting) since June 1, 2013; however, the Village never formally adopted the requirements. Staff recommends adopting these requirements into the Lake Bluff Code so the Village will have the authority to enforce these requirements.

Member Sorenson provided information regarding radon mitigation, a discussion followed.

Member Sorenson questioned if the plumbing fixtures should be labeled water sense and if that was the current mandated requirement. BCS Croak stated the EPA has set a water conversation program that has some standards regarding water sense labels. A discussion ensued regarding replacement of water fixtures in historic structures.

BCS Croak provided the ABR with the proposed changes to the 2014 National Electrical Code and noted that among the most significant changes is the GFCI protection for dwelling unit laundry areas and commercial garages. A discussion followed.

As there were no questions from the public, BCS Croak stated the next step in the process is to conduct a public hearing and submitted the ABR recommendations to the Village Board for consideration.

Chair Hunter stated the ABR and Joint Plan Commission and Zoning Board of Appeals recently held a workshop meeting and received a presentation from Teska Association on the draft design guidelines for CBD Blocks Two and Three.

In response to a comment from Member Kerouac, BCS Croak stated the area is split into two zoning districts, the west end located in the CBD and the east end with parking in the residential district.

A discussion regarding the building height, underground parking, setback and streetscape followed.

Member Dahlmann asked about Block One streetscape plans for the sidewalks, street lamps, etc. Chair Hunter stated there have been comments that some of the materials used in the Block One streetscape may be hard to repair.

Maureen Chamberlain, a resident of North Avenue, expressed concern regarding the proposed developments for the area. She stated it would make sense for such a building to be built in a difference space as it is not in keeping with the neighborhood.

Chair Hunter commented on Lake Forest downtown configuration which consists of apartment buildings located across from a residential area. A discussion ensued regarding density, diverse housing and building height. Chair Hunter stated we do not want to duplicate Block One.

6. Staff Report

BCS Croak reported the next regular meeting will be on February 2, 2016.

7. Adjournment

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

The meeting adjourned.

Respectfully submitted,

Mike Croak, CBO, CBCO
Building Codes Supervisor