

**VILLAGE OF LAKE BLUFF
ARCHITECTURAL BOARD OF REVIEW
REGULAR MEETING
FEBRUARY 2, 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 February 2, 2016 at 7:00 p.m. in the Village Hall Board Room (40 E. Center Avenue) and the following were present.

Present: Ed Deegan (arrived at 7:08 pm)
 Steve Rappin
 Carol Russ
 John Sorenson
 Bob Hunter, Chair

Absent: Neil Dahlmann, Member
 Matthew Kerouac, Member

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

2. Consideration of the January 5, 2016 ABR Meeting

Member Rappin moved to approve the minutes of the January 5, 2016 meeting with the corrections suggested by Member Russ. Member Sorenson seconded the motion. The motion passed on a unanimous voice vote.

3. 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.

Ms. Robin McAfee stated a few residents along North Avenue still have concerns regarding the density and height for the proposed development on North Avenue. ABR Chair Hunter stated the PCZBA/ABR is scheduled to hold a special workshop meeting on February 9th to continue its discussion regarding the draft Downtown Subarea Visioning and Planning Principals guidelines.

4. A Public Hearing to Consider a Site Plan to Review Changes to the Exterior of the Building and Signage for Hansa Coffee Roasters at 600 Walnut Avenue

Chair Hunter opened the public hearing regarding the matter.

BCS Croak stated Staff could not locate any approval documentation for the existing exterior stairway configuration and ask that it be considered as part of this agenda item.

Mr. Rob Douglass, Managing Partner with Lake Effect Holdings, stated the building commonly known as the Village Market currently operates under the 2006 Resolution and provided background information on the existing exterior stairway configuration. Mr. Douglas stated the

request is to add four sets of shutters, an awning with three valance signs, and two window signs to the east elevation of the building and he noted the awning feature will enhance the retail space and provide protection for the stairs from the weather. The tenant names will be on the east, north and south sides of the removable valance portion of the awning because visibility from Scranton Avenue is critical and the building will benefit from the signage on the end of the awning.

Member Sorenson asked if the variance was for the signage on the awning or the awning itself and he stated the design looks great and will be a nice improvement.

Member Russ expressed her agreement and stated it is a humble building and this will give it an identity. As far as the signage goes the identification does belong on the side of the space and it all looks very nice.

Member Rappin stated he loves the design and have no problem with the stairs as they need to be memorialized. Member Rappin questioned if it is critical to have a sign facing North Avenue and if the residents would want to look at a commercial sign.

Member Rappin inquired of the color of the awning and if there were any on the front of the Village Common Buildings. Mr. Douglass stated there is no awnings on the buildings and the color of the existing signage on the Village Common Building consists of four screens with a gold leaf frame. The plan is to use goose grey tweed for the awning.

Member Deegan stated it is interesting from a balanced symmetry to hang three signs on the awning and he do not have a problem with the awning or stairs.

In response to a comment from Chair Hunter, Mr. Douglass expressed his opinion this action will help tighten up the elevation and soften the building appearance.

Chair Hunter closed the public hearing.

Member Rappin recommended Village Board approve the site plan for changes to the exterior of the building, exterior stairs, awning, and signage for Hansa Coffee Roasters. Member Deegan seconded the motion. The motion passed on the following roll call vote:

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

5. **A Continuation of a Public Hearing to Consider a Site Plan to Review Changes to the Lake Bluff Middle School at 31 E. Sheridan Place**

Chair Hunter opened the public hearing regarding the matter.

Superintendent of Schools Lake Bluff Elementary School District #65 Dr. Jean Sophie stated the Village Board approved a conditional site plan based on the ABR's approval of the revised front entrance, landscaping and signage plans. Although the proposed front entrance way plan is more costly, it was voted as the first priority by a team of representatives from the Lake Bluff

community because the entrance is the first impression of the building. Dr. Sophie stated the existing school sign along Sheridan Place will remain in its current location and there are no plans for any additional signage to the facility.

Mr. Craig Siepka of Wight Architects showed a slide of the revised main entrance site plan. The only change was to the corner of the building where the solid wall wrapped around the ramp, which was opened up as a request from the Lake Bluff Police Department, because it created a visual barrier. The proposed front entrance is over the original budget but the School District is committed to working with the Village.

Mr. Siepka reviewed the revised landscape plan and noted the additional landscaping around the perimeter of the new out-building and classroom addition is not included in the current project budget, but the School District hopes that it will be done in the future, perhaps by volunteers or donations. Mr. Siepka stated the neighbors have been provided with detailed information regarding the noise issue and the action that will be taken by the acoustic engineer to ensure the noise levels are acceptable.

Dr. Sophie stated that Wight Architects has consulted an acoustical engineer to conduct the study and design. The School District plans to consult an acoustical firm and a professor which assisted with the previous project, both of which the neighbors have expressed satisfaction, for the peer review and final approval process. The noise consultant's report will be submitted to Village Staff to ensure the noise levels complies with the terms of the special use permit (SUP).

Member Deegan stated the front entrance looks great and the revised layout looks sensible and has more of a presence than the previous plan.

Member Rappin stated the front entrance and landscaping looks great. He asked whether the final approval to this plan is pending City Council approval of the acoustic study. BCS Croak stated the Village Board has approved the SUP with the condition the noise consultant's report be submitted to Village Staff for review.

Member Russ stated the revised plans are more fun with a welcoming open at the front entrance. She inquired of the material type for the vertical enclosure wall that wraps the perimeter. She asked if the walls needed to have a flat coping on the top or could be slopped and lowered. Mr. Siepka noted the need for a slope to allow the water to drain.

Member Russ asked that the vertical wall be reviewed and noted the openness would be more in character with the School's nature. She stated we would love to see them pursue this in terms of esthetic and massing and maybe the School could save some materials and put it into the details instead. Lastly, she stated the revised plans are fabulous.

Member Sorenson stated he think they have done a very nice job.

Chair Hunter expressed his agreement with the Police Department's recommendation to remove the wall.

Dr. Sophie stated the Lake Bluff Police Department is awesome and noted they have worked with the School District on the project, lock down drills, and the installation of security cameras in both schools.

Chair Hunter closed the public hearing.

Member Deegan recommended the Village Board approve the site plan for the front entrance with possible revision to heighten walls, landscaping as presented and the acoustic studies to be finalized by Village Staff. Member Sorenson seconded the motion. The motion passed on the following roll call vote:

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

6. A Public Hearing to Consider a Site Plan to Review Changes to Light Fixtures for the Paddle Courts at Blair Park, 355 W. Washington Avenue

Chair Hunter opened the public hearing regarding the matter.

Lake Bluff Park District Executive Director Ron Salski stated he participated in the 2008 discussion with the neighbors regarding the outdoor lighting. Recently, paddle court players expressed concern with the safety and the playability under the existing lighting. Mr. Salski stated in 2015 the Village gave temporary approval to install an LED light on the northern paddle court to determine the impact on players and the surrounding neighbors. The neighbors were informed of the pilot program and asked for feedback, one response was received stating the bulb appeared hotter from a distance. The light shown in the photometric chart show the area away from the court has a lower light level with LEDS. The Park District has concluded the pilot program which included a light survey which has been presented to the ABR. The request tonight is to replace the existing pole-mounted light fixtures for the paddle courts at Blair Park with new LED fixtures which may reduce energy consumption by approximately 30%. He stated positive feedback was received from the paddle players whom conducted a fundraiser to assist with the cost thus not being a burden on the taxpayers.

Member Deegan stated if the request is to replace the lighting which would save the Park District money it seems logical. He expressed his preference to hear comments from the ABR members regarding the matter.

Member Rappin stated it looks like a trifecta in terms of decreasing energy and paddle players would be happy with the on court play and visibility. He stated the esthetics are fine and it works for him.

In response to a question from Member Rappin, Lake Bluff Park District Superintendent of Facility Services Ed Heiser stated there was a significant decrease in light levels twenty feet off the north end of the paddle court in comparison to the south end where the halogen bulbs were still installed.

Member Russ had no questions and stated she is happy with their approach to the neighbors.

Member Sorenson had no questions but noted the lighting chart was very helpful.

Chair Hunter expressed his agreement with the ABR comments.

Chair Hunter closed the public hearing.

Member Russ recommended the Village Board approve an amended site plan as presented for changes to light fixtures for the paddle courts at Blair Park. Member Deegan seconded the motion. The motion passed on the following roll call vote:

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

7. Consideration of a Sign Permit for Dold for Congress Office at 999 Sherwood Drive

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

Mr. Peter Collins of Dold for Congress stated the request is to replace the existing illuminated display with the new Dold for Congress sign. The proposed sign has an opaque white background, blue vinyl applied copy and a red star.

Member Russ expressed her confusion with the proposed colors for the signage and asked how much of the sign would be visible. Mr. Fogel stated the sign will be visible during the daylight hours. Because the background field would be opaque, the sign would not be very visible in the night, but they are ok with that, since most of the traffic is during the daytime.

Member Rappin asked if there was anything in the Village regulations that prohibits political signs. BCS Croak stated there are two different categories and he was advised the political signs have a smaller size limit than signs for business at this location; however, this sign serve an office for Dold for Congress therefore the business sign regulations applies.

In response to a comment from Chair Hunter, Mr. Fogel stated there are no plans to make any changes and noted since they have occupied the space the sign has not been lit during the night.

BCS Croak asked if this would be a permanent office. Mr. Fogel stated it is an optional lease and the plan is to remain in the space if the candidate wins the election.

Member Sorenson moved to approve the sign permit as presented. Member Deegan seconded the motion. The motion passed on the following roll call vote:

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

8. A Discussion of Potential Streetscape Improvements to the Southeast Corner of Scranton Avenue and Center Avenue

BCS Croak provided background information on the wall enclosing the flower bed on the southeast corner of Scranton Avenue and Center Avenue in front of Inovasi. The Village is looking to implement more of the aspects approved in the 2007 design for that location, possibly in a slightly altered version to use more durable materials and control costs. In addition the Village is interested in installing a bike rack near the parking area in front of Village Hall. Tonight the purpose is to seek conceptual feedback regarding the project.

Public Works Superintendent Jake Terlap stated Staff is constantly repairing the capstone on the existing flower bed located in front of Inovasi. The major issue is the capstones which requires a lot of maintenance. The idea is to recreate a design using brick with a lime stone cap, similar to the existing fountain located adjacent to Village Hall.

Chair Hunter provided background information regarding the planter and sculpture and stated whatever happens the Village must be mindful of the significance associated with the design. A discussion followed.

9. A Public Hearing to Consider Building Code Updates

BCS Croak recommended the Codes not be voted on at tonight's meeting because the revised text amendment is currently posted on the Village website to give potential builders or other interested parties an opportunity to review and provide comment before the ABR makes its final recommendation to the Village Board.

BCS Croak commented on a previous question from Member Kerouac noting the Code applies to new fixtures and does not apply to rehabbing existing historic features.

BCS Croak reviewed the current regulations regarding permit renewals and Staff's recommendations. A discussion followed.

Member Sorenson asked if drinking water and refrigeration could stay copper but toilets and non-potable water could be compass to match the State Code. A discussion regarding safety and health issues followed.

Member Sorenson moved to recommend Village approve the section of the building code regarding amended permit renewal fees. Member Deegan seconded the motion. The motion passed on the following roll call vote:

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

10. Staff Report

Chair Hunter provided an update on the Stonebridge Development.

BCS Croak stated Mr. Peter Kyte has requested a special meeting with the ABR in February to present the conceptual designs.

Chair Hunter stated there is an ABR/PCZBA joint workshop meeting schedule to discuss the design guidelines and receive a design presentation from the owners of Block Three.

Ms. Maureen Chamberlain, a resident in the audience, commented on the previous workshop protocols. BCS Croak stated he would address the meeting protocols with Staff prior to the upcoming workshop. A discussion followed.

BCS Croak reported the next regular meeting will be on March 1, 2016.

11. Adjournment

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

The meeting adjourned at 8:35 p.m.

Respectfully submitted,

Mike Croak, CBO, CBCO
Building Codes Supervisor