

**VILLAGE OF LAKE BLUFF
ARCHITECTURAL BOARD OF REVIEW
REGULAR MEETING
APRIL 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 April 5, 2016 at 7:00 p.m. in the Village Hall Board Room (40 E. Center Avenue) and the following were present.

Present: Edward Deegan
Matthew Kerouac
Stephen Rappin
Carol Russ
Bob Hunter, Chair

Absent: Neil Dahlmann, Member
John Sorenson, Member

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

2. Consideration of the January 20 and February 9, 2016 ABR/Joint Plan Commission and Zoning Board of Appeals (PCZBA) Workshop Minutes and March 1, 2016 ABR Regular Meeting Minutes

Member Kerouac moved to approve the minutes of the January 20, 2016 ABR/PCZBA Workshop meeting as presented. Member Rappin seconded the motion. The motion passed on a unanimous voice vote.

Member Rappin moved to approve the minutes of the February 9, 2016 ABR/PCZBA Workshop meeting as presented. Member Kerouac seconded the motion. The motion passed on a unanimous voice vote.

Member Russ moved to approve the minutes of the March 1, 2016 ABR meeting as presented. Member Deegan 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.

There were no request to address the ABR.

4. A Public Hearing to Consider a Site Plan to Review a Tent and Patio for the Lake Bluff Golf Club at 355 West Washington Avenue

Chair Hunter opened the public hearing regarding the matter.

Lake Bluff Park District Executive Director Ron Salski stated temporary tents were used for scheduled outdoor events prior to the request for a special use permit (SUP) in 2009 for the installation of a tent south of the Golf Clubhouse. The SUP has since been amended to ensure the Park District remains good neighbors to the surrounding properties. This evening the Park District is seeking a site plan revision to have removable planters in the asphalt patio area and the installation of a smaller tent (40'x60") from May 1, 2016 through 2019.

Member Russ stated this is a great conceptual plan; however, the Park District should consider more permanent plans because the area still has a temporary appearance. She expressed her preference for additional landscaping and asked them to continue with plans to improve the quality and character of the area.

In response to a question from Member Rappin, Mr. Salski stated there will be no change to the asphalt area's existing footprint.

Member Rappin asked if the smaller tent would attract more business. Mr. Salski stated the goal is to get more outings but he does not anticipate any additional rentals. Also, Mr. Salski confirmed the planters and tables would remain in the asphalt area throughout the season.

Member Rappin stated the planters are a plus but it still appears to be a large concrete area and expressed his agreement with Member Russ to create a more inviting atmosphere for the area.

Member Kerouac expressed his concern with the location of the planters and asked if there was a path near the exit areas that can be used to prevent the grass from being worn out. Mr. Salski stated the planters are removable and can be relocated to adjust to foot traffic patterns.

In response to a question from Member Kerouac, Mr. Salski stated the intent is to install a wall tent which was approved in a previous SUP. Member Kerouac stated he appreciates the direction the Park District is headed and this is a good solution.

Member Deegan stated he has no comments and the proposal seems fine.

Chair Hunter expressed his agreement with the commissioners' comments. He asked if there was a way to have some permanent landscaping around the perimeter and noted the beauty of the removable planters is that they can be occasionally placed in the middle of the asphalt area.

Lastly, Mr. Salski advised that letters were mailed to the neighbors and two residents did come to the office to discuss the proposed changes.

Chair Hunter closed the public hearing.

Member Rappin moved to recommend the Village Board approve a site plan for a tent and patio for the Lake Bluff Park District as presented. Member Russ seconded the motion. The motion passed on the following roll call vote:

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

5. Consideration of a Sign Permit for the Lake Bluff Park District at 355 West Washington Avenue

Mr. Salski stated prior to 2014, the Park District had a sign at the northwest corner of Green Bay Road and West Washington Avenue, leading to the entrance to Blair Park. This sign was on private property and the Park District removed it at the request of the property owner. Since then, the School District has purchased the property and granted permission for the sign to be re-installed at the same location. The sign will provide directions to various facilities as well as promote upcoming events. The request to re-install the sign on a temporary basis allows the Park District and School District a chance to meet and discussed other options.

Member Deegan expressed his concerns with the appearance of the signage.

Member Kerouac stated the signage does not maintain the integrity of the Village or Park District and inquired of other options. Mr. Salski said there has been discussion regarding signage similar to the Village's gateway signage; however, he is concern with investing in new signage because the property belongs to the School District.

Member Rappin stated it is important to identify where the Park District is located and he would not have any issues with the sign installed for a year, as long as there is a plan for the installation of a more comprehensive sign.

Member Russ expressed her agreement with the other commissioners and made some suggestions on how to reconfigure the proposed signage to improve its appearance. Mr. Salski stated he is open to having the two side panels removed.

Chair Hunter commented on past discussions with the Park District about the sign and stated as a temporary plan he like the idea of removing the two side panels and recommended a sandwich board be used for advertisement.

In response to a question from Member Kerouac, Mr. Salski stated the outside posts could be painted to match the Blair Park sign.

Following a brief discussion, Member Russ moved to approve a temporary entry sign at the northwest corner of Green Bay Road and W. Washington Avenue with the revisions as discussed: the side pieces removed, the posts dark green, and both signs to have green background with gold letters. Member Deegan seconded the motion. The motion passed on a unanimous voice vote.

6. Preliminary Discussion of a Conceptual Plan to Replace Playground Equipment at Blair Park and Artesian Park

Mr. Salski stated the Park District intends to replace the playground equipment at Artesian Park and Blair Park and the discussion tonight is to obtain feedback from the Village.

Superintendent of Facility Services Ed Heiser stated the Park District formed a Capital Plan Task Force to review current and future capital needs within the Park District and reviewed the

conceptual playground equipment designs for Artesian Park and Blair Park. A discussion regarding the conceptual plans followed.

Following the discussion the ABR Members provided feedback on impervious surface, existing trees and the height, colors and materials for the proposed equipment.

7. Consideration of a Sign Permit for CVS Pharmacy in Target at 975 Rockland Road

Chair Hunter stated Target has signed up nationwide with CVS as a provider of their pharmacies.

Mr. Tony Matalonis of Icon Identity Solutions addressed the ABR on behalf of CVS Pharmacy Corporation. Recently, CVS Pharmacy Corporation acquired the pharmacies within Target facilities across the United States. The subject site located at 975 Rockland Road is presently operating and branded as a Target facility. Mr. Matalonis stated the request is to remove the existing pharmacy sign on the east façade of the Lake Bluff Target store and replace it with a new CVS Pharmacy sign. The rebrand request is a slight change to the façade whereas the sign area is the same. He stated CVS Pharmacy during the acquisition phase of Target pharmacy operations modified the branding format and introduced a new heart logo which will be incorporated in all facilities nationwide.

Building Codes Supervisor Croak stated when the ABR and the Village Board considered the original sign permit package for the Target store, exemptions to the sign code were granted for the number of wall signs and the height of the wall signs above the ground. The new sign requires the same exemptions as the previous sign. Although Village Code typically requires sign code exemptions to go to the Village Board, in this case the Target Development Agreement gives the ABR the authority to grant final approval of any replacement signage.

Member Russ stated the proposed signage is similar to the existing signage and she is okay with the request.

Member Rappin had no issues or comments.

In response to a question from Member Kerouac, Mr. Matalonis described the proposed LED illuminated signage and installation process.

Member Deegan stated it looks fine and had no comments.

Member Kerouac moved to recommend approval of a wall sign for CVS Pharmacy at Target as presented. Member Russ seconded the motion. The motion passed on a unanimous voice vote.

8. A Public Hearing to Consider a Site Plan to Review the Proposed Single Family Homes at Stonebridge at 136 Green Bay Road

Chair Hunter stated tonight's public hearing is an informal review of the proposed architectural elevations and there will be no vote at tonight's meeting.

Chair Hunter opened the public hearing regarding the matter.

Mr. Peter Kyte of the Roanoke Group stated this is an informal presentation to obtain feedback to create a formal template for the three different series of homes. Mr. Kyte reviewed the changes to the proposed site plan which included revisions to the alley configuration and parking.

Mr. Robert Hidey of Robert Hidey Architects used the type “A”, Cottage style housing products, as an example for the presentation of the conceptual elevations, floor plans and design guidelines. A discussion regarding the conceptual plans followed.

Chair Hunter opened the floor for public comments.

Mr. Austin DePree stated he was asked by Mr. Kyte to review some of the firm’s California developments. The developments had a lot of depth, the trim and door thickness was real, there are deep shadow lines and the architecture feel very authentic and well thought out. Mr. DePree stated the comments about the porches and toning down the diversity are great and expressed his belief the development is going to be very unique and an asset to Lake Bluff.

Mr. Rick Lesser (Resident) asked if the name of the project has changed to 136 Green Bay Road.

Mr. Kyte stated he is unsure of the exact name for the project as they are still undergoing an extensive branding process.

Chair Hunter closed the public hearing.

Following the discussion it was the consensus of the ABR to continue the public hearing to a future date for further consideration of the proposed single family homes at Stonebridge.

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

Chair Hunter introduced the agenda item.

Member Deegan stated he recently attended a meeting with the Garden Club and Staff to discuss possible revisions to the streetscape. Mariani Landscape presented three conceptual designs based on the suggestions provided at the meeting and he reviewed the proposed streetscape designs and the concerns addressed.

A discussion followed regarding the replacement of the existing Central Business District flower bed located at the southeast corner of Scranton Avenue and Center Avenue, with features that would foster public gathering places while improving pedestrian circulation.

10. Staff Report

Chair Hunter reported the next regular meeting will be on May 3, 2016.

11. Adjournment

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

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The meeting adjourned at 9:45 p.m.

Respectfully submitted,

Mike Croak, CBO, CBCO
Building Codes Supervisor