

**VILLAGE OF LAKE BLUFF
ARCHITECTURAL BOARD OF REVIEW
REGULAR MEETING
MAY 3, 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 May 3, 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
Stephen Rappin
Carol Russ
Bob Hunter, Chair

Absent: Edward Deegan, Member
John Sorenson, Member

Also Present: Mike Croak, Building Codes Supervisor (BCS)
Drew Irvin, Village Administrator
Brandon Stanick, Assistant to the Village Administrator

2. Consideration of the April 5, 2016 ABR Regular Meeting Minutes

Member Rappin moved to approve the minutes of the April 5, 2016 ABR meeting as presented. Member Kerouac 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 requests to address the ABR.

4. Consideration of a Sign Permit and Awning for the Marvin Design Gallery at 930 North Shore rive

Chair Hunter introduced the agenda item.

Mr. Bill Goodman briefly summarized the request noting the color of the awning will change from black to white.

Member Rappin stated the awning looks just as good as the previous awning.

Members Russ, Kerouac, Dahlmann and Chair Hunter expressed their agreement with Member Rappin.

Member Dahlmann made a motion recommending that the Village Board approve exemptions to the Sign Code to allow signage be attached to the main portion of the awning and to allow the lettering of the sizes shown. Member Russ seconded the motion. The motion passed on a unanimous voice vote.

5. Consideration of a Sign Permit for United Services at 46 Sherwood Terrace

Chair Hunter introduced the agenda item.

BCS Croak stated the ABR may consider final approval because the sign complies with Village Code.

Member Dahlmann had no comments.

In response to a comment from Member Kerouac, BCS Croak stated this is a two sided sign.

Member Russ expressed concern regarding the size of the letters and legibility of the sign but noted the sign looks great to her otherwise.

Member Rappin expressed his agreement with Member Russ that the sign is a little busy and somewhat out of alignment but it complies with Village Code therefore he is okay with the request.

Chair Hunter had no comments.

Member Kerouac moved to approve a ground sign for United Services, Inc. as submitted. Member Dahlmann seconded the motion. The motion passed on a unanimous voice vote.

6. A Discussion of Proposed Design Guidelines for Central Business District Block Two and Three

Chair Hunter introduced the agenda item.

BCS Croak stated the yellow highlighted areas of the draft downtown design guidelines have been revised in response to the past comments.

Member Russ questioned page 24, paragraph #1; Chair Hunter stated the comment established how the sidewalk should look.

Member Rappin stated there may be an easier way to say that, in terms of being more consistent with existing sidewalks on the north side of Scranton Avenue.

Chair Hunter stated that this is not a code sort of an informational booklet with a lot of background information based on how some of the images came to be and asked if it was necessary to keep that information intact or can it be a historic document.

BCS Croak asked if the appendix should be kept as part of the legal document or as supplemental information. Village Administrator Drew Irvin stated it should be kept with the document because there are elements in there which are zoning code and comprehensive land

use orientated, and design guidelines which can be codified. Ultimately, there will be some pieces that will result in zoning code amendments, land use plan amendments, and then the balance of the plan will probably be put into the land use plan as an appendix, as there is value in historic information.

In response to a comment from Chair Hunter, BCS Croak stated Staff had recommended including a statement “Photographs are intended to illustrate what is discussed in caption and other aspects of the photograph may not be suitable for development in Lake Bluff”.

Member Kerouac stated these are all basic concepts which do not need much illustration because the goal is to establish a precedence which is different than what is depicted in the pictures.

Mr. Thomas McAfee (resident) provided information on the height of his home and stated he is confused because when talking about some of the design attributes when we are not sure how we are going to conclude on the scale, it is hard to reconcile both of these because the design characteristics of two-story or single-story are going to be different. Mr. McAfee stated three story structures are not consistent with North Avenue. He expressed his understanding we are trying to provide collective guidance to developers but it is also important for us to decide on some of the scale limits as this could drive the viability of some redevelopments. He stated his struggle is with density and the desire to have the density necessary to support an economic price point that works for the developer or support diversified housing stock. A discussion regarding building height followed.

Chair Hunter commented on Block Two and Three redevelopments and noted that Block Three may continue to be proposed as all residential. In order to pay for the property along it would have to be a three-story development of some sort to be economically feasible. Also, parking will drive the redevelopment of Blocks Two and Three.

Mr. McAfee asked why the economic viability of a developer is driving the decision on what is appropriate for Blocks Two and Three. Chair Hunter stated the goal is to develop a certain kind of envelope that would allow developers to do projects that are feasible so the property does not remain vacant. A discussion followed.

Member Dahlmann talked about the Teska study done in the mid 1990’s, and showed the Board a news article from 1966 discussing a study on apartment housing in Lake Bluff that was done by the League of Women Voters.

Mr. Paul Bergman stated his father met resistance when he proposed to build townhomes on the 8 acres of land along Green Bay Road at the south end of town. He stated the land has since been subdivided into single-family homes and expressed his opinion that the Village would look much different today if there were townhomes built on Green Bay Road.

Chair Hunter stated nobody likes changes but Tanglely Oaks and Belle Forest Subdivisions both turned out really well.

Mr. Bergman commented on building height and setbacks and noted the library setback is approximately 25 ft. from the curb line before you get to the 35 ft. roof. Mr. Bergman stated you are talking about the same view scape of the same area, the same part of town, and there needs to be division for whatever is redeveloped on North Avenue and Block Three. He stated all the pieces have to fit together and have some sort of setback concept which will allow all the neighborhoods to flow together. Mr. Bergman stated Blocks Two and Three redevelopment cannot be view independently. He stated setbacks should be considered throughout the entire concept and noted that view scape is an important aspect of the Village. A discussion followed.

Ms. Julie Stevenson (resident) stated her husband was involved with the Block One redevelopment and suggested the Boards listen to residents from the past to make these redevelopments look as good as possible. Ms. Stevenson asked if there is really a need for the third story.

Member Kerouac made a motion to recommend that the PCZBA establish a daylight plane requirement where we establish a height on the building facade on all four sides, and from that point create a daylight plane for the third floor. Member Russ seconded the motion. The motion passed on a unanimous voice vote.

Village Administrator Irvin stated it is not necessarily a bad thing if you put language in the design guidelines as well as make a recommendation to codify it in the zoning ordinance.

Following their discussion the commissioner expressed their preference to i) clarify streetscape specifically sidewalk paving materials, visibility, access and outdoor seating, ii) fewer photographs, iii) for setback recommendations, iv) building height, v) visibility of third floor from ground level and vi) apply a daylight plan restriction to the third floor to further regulate building height.

Chair Hunter opened the floor for public comments

Mr. Bergman asked why are there were not many pictures of Lake Bluff commercial buildings in the draft guidelines and why are they not being used as the starting point. He expressed his preference to have the illustrations depict what Lake Bluff currently looks like.

Mr. Mark Stolzenburg (resident) asked if the planning principles were more appropriately directed to the ABR or Joint Plan Commission and Zoning Board of Appeals. Chair Hunter stated that is the preview of the PCZBA.

BCS Croak provided the ABR with a photograph and asked for feedback regarding a streetscape bench that could be used around trees to protect the front of Block One. Member Russ stated it would look great on Center Avenue parkway.

Chair Hunter provided an update on the Mariani Streetscape design.

7. **Staff Report**

Chair Hunter reported the next regular meeting will be on June 7, 2016.

8. **Adjournment**

There being no further business to consider, Member Dahlmann moved to adjourn the meeting. Member Rappin seconded the motion. The motion passed on a unanimous voice vote. The meeting adjourned at 8:20 p.m.

Respectfully submitted,

Mike Croak, CBO, CBCO
Building Codes Supervisor