

**VILLAGE OF LAKE BLUFF  
ARCHITECTURAL BOARD OF REVIEW**

**TUESDAY, JULY 12, 2016 – 7:00 P.M.**

**VILLAGE HALL BOARD ROOM  
40 E. CENTER AVENUE, LAKE BLUFF, ILLINOIS**

**AGENDA**

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- 1. Call to Order and Roll Call**
- 2. Consideration of the June 7, 2016 Architectural Board of Review Meeting Minutes**
- 3. Non-Agenda Items and Visitors (Public Comment Time)**

The Architectural Board of Review Chair and Board Members allocate fifteen (15) minutes during this item for those individuals who would like the opportunity to address the Board on any matter not listed on the agenda. Each person addressing the Architectural Board of Review is asked to limit their comments to a maximum of three (3) minutes.
- 4. A Public Hearing to Consider a Site Plan to Review Exterior Alterations to the Central Lake County Joint Action Water Agency Building at 200 Rockland Road**
- 5. A Public Hearing to Consider a Site Plan to Review Playground Equipment and Other Exterior Alterations at Artesian Park and Blair Park, 355 W Washington Avenue and 10 E Sheridan Place**
- 6. A Public Hearing to Consider a Site Plan to Review Exterior Alterations Including the Relocation of Dumpsters and a Fence for Center Avenue Partners at 61 E Scranton Avenue**
- 7. Consideration of a Sign Permit and Awning for Inovasi Restaurant at 28 E Center Avenue**
- 8. A Public Hearing to Consider a Site Plan to Review New Lights on the Lake Bluff Fire Station at 45 E Center Avenue**
- 9. Staff Report**
  - **Discuss Paint Color for New Door at Walnut Avenue Storage Building**
  - **Next Regular Meeting – August 2, 2016 (1<sup>st</sup> Tuesday)**
- 10. Adjournment**

The Village of Lake Bluff is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities, are requested to contact R. Drew Irvin at 234-0774 or TDD number 234-2153 promptly to allow the Village of Lake Bluff to make reasonable accommodations.

**VILLAGE OF LAKE BLUFF  
ARCHITECTURAL BOARD OF REVIEW  
REGULAR MEETING  
JUNE 7, 2016**

**DRAFT 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 June 7, 2016 at 7:00 p.m. in the Village Hall Board Room (40 E. Center Avenue) and the following were present.

Present: Neil Dahlmann  
Edward Deegan  
John Sorenson  
Bob Hunter, Chair

Absent: Matthew Kerouac, Member  
Stephen Rappin, Member  
Carol Russ, Member

Also Present: Mike Croak, Building Codes Supervisor (BCS)  
Drew Irvin, Village Administrator

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

Member Dahlmann moved to approve the minutes of the May 3, 2016 ABR meeting with the changes suggested by BCS Croak. 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 requests to address the ABR.

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

Chair Hunter introduced the agenda item and noted the ABR decided to recommend the following modifications to the design guidelines: i) choose photographs to delete from the guidelines and ii) recommend to the PCZBA to establish a new daylight plane regulation.

Member Sorenson expressed the concern that there are a fair amount of photographs being recommended for removal and he does not know if the overall design is being prejudiced by removing so many pictures.

Chair Hunter commented on the photographs dealing with single-family detached housing noting there aren't any guidelines for single-family detached housing anywhere in the Village. A discussion regarding the photographs followed.

Member Dahlmann made a motion to approve the design guidelines with the crossed out photographs removed and with the disclaimer “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 Deegan second the motion. The motion passed on a unanimous voice vote.

BCS Croak stated the ABR had also discussed a recommendation to the PCZBA regarding adopting a downtown daylight plane. The ABR should consider whether or not there should be any additional exceptions from the downtown daylight plane, such as dormers or gable roof ends or a limited amount of the front façade to allow more articulation to the building.

Member Deegan stated from a residential standpoint the daylight plane is a good thing which has been a successful rule in town. He stated the way it is sketched and depending on what the exceptions will be it will be difficult for the third floor to be completely viable.

Chair Hunter stated the starting point is a three story block and nobody wants a three story block. He stated what was done for Block One was an attempt to articulate the development by having setbacks and a very strong line at the top.

Member Sorenson questioned if the lot line could be adjusted to allow a Petitioner to adjust the building on site if they are using multiple parcels. Chair Hunter stated the goal is to achieve daylight plane on all four sides of the building.

Member Deegan stated it seems 24 ft. is the minimum starting point needed to achieve the height necessary to have a useable third floor. BCS Croak stated the height could be based on height above grade or it could be based on the third floor elevation above grade.

BCS Croak stated the description of what we are proposing to recommend is “The third floor of any building that is part of a Planned Mixed Development, other than detached single family homes, shall be set back so that it is below the Downtown Daylight Plane. The Downtown Daylight Plane shall be defined as a line beginning at the intersection of the exterior of the second floor walls with the extended plane of the floor surface of the third floor and continuing inward at forty five degree angle towards the interior of the building. Parapet walls, guardrails, and chimneys are permitted to extend into and through the downtown daylight plane. Rooftop mechanical units, elevator bulkheads, and stairs shall remain below the Downtown Daylight Plane.”

In response to a question from Member Sorenson, BCS Croak stated the maximum height in residential zoning district is 44 ft. but Block Three is not wide enough to achieve that height. Should all the properties be put together the maximum would be 40 ft.

Chair Hunter noted that the Design Guidelines recommend that the south side of North Avenue be no more than 2.5 stories maximum, which is currently what exists now across the street.

Mr. Lee Nysted (resident) stated he noticed the discussion never included a 35 ft. or 36 ft. height structure along Scranton Avenue nor how it would affect the rear of his property located

behind the PNC bank parking lot. He stated his home is currently on the market and he believes the potential redevelopment of Block Three is negatively impacting the sale of his home. Mr. Nysted read his written comments and provided the Board with a copy for the record.

Mr. Tom McAfee (resident) stated there is a level of confusion amongst the residents because of the actions taken by the Advisory Boards. For some residents it is difficult to understand how some of these come together with a project that could be really significant relative to the quality of life. Mr. McAfee showed a picture taken from the third floor of the Block One Development and noted his concern regarding building height. Mr. McAfee stated he does not believe the passion is irrational and he is concerned with basing the architectural standards for Block Three on the Block One Development because to continue with this massing concept down to Block Two and Three would impact the view from North Avenue. Mr. McAfee expressed his opinion that Block One was not successful as a large portion of the third floor is vacant and questioned if we really want to change the Village character.

Chair Hunter stated Block One does come up as a discussion point but it is not considered the standard by which we are trying to deliberate right now, as it would not fit into the proposed guidelines being discussed at tonight's meeting.

Mr. McAfee stated Blocks Two and Three are currently zoned for two story dwelling with a maximum height of 30 ft. and the R-5 District is dependent upon the width of parcel and he would like to know what is possible for what areas. BCS Croak stated no one could possibly get enough width in the R-5 district for the 44 ft. height and his opinion that 40 ft. height is the most that could be achieved. He stated in the Lansdowne Subdivision there are blocks that are more than 250 ft. wide and the 44 ft. height is allowed. A discussion ensued.

Village Administrator Drew Irvin expressed his understanding what the PCZBA and ABR have discussed thus far is while the current regulations would allow that, if the land mass could be put together in such away; however, what they are talking about is reducing the height for the south side of North Avenue in Block two, to reduce the height of what can be build there.

In response to a comment from a resident, BCS Croak stated the south half of Block Two is zoned CBD. The north side is zoned R-5.

Chair Hunter stated the 44 ft. building height is not an issue and will never happen pursuant to the design guidelines.

In response to a question from Mr. McAfee, BCS Croak stated the south half of Block Three is zoned CBD about two thirds of the way into the parking lot, and the eastern edge of the block is zoned R-4. Mr. McAfee asked if that was two-stories with a maximum height of 30 ft. He stated right now the current zoning for two thirds of the former PNC Bank property has a maximum height of two-stories, 30 ft., and then it would shift to 34 ft. depending on the width of the lot.

Mr. Lee asked if the main justification for allowing a three-story development was to allow the developer to make money. Chair Hunter clarified his statement from the previous meeting

noting that the redevelopment of the property may not be economically feasible without a third floor.

Mr. Lee asked if there is any reason to change zoning or guidelines to allow a three-story development on Block Three. BCS Croak stated the design guidelines that are being discussed tonight are not proposing to allow a third story anywhere where you cannot do it today. A discussion followed.

Mr. Lee asked if there is an economic reason to allow a developer to make money and if there is any reason why other than for a developer to make money to allow a third floor. Chair Hunter stated it is not up to the Village to make sure a developer makes money.

Member Sorenson asked if any floor area ratio (FAR) studies for Block Three have been reviewed. Typically everything in the Village is driven off FAR and he would be curious on how the proposals compare to Block Two. BCS Croak stated the PCZBA will discuss this at their meeting.

Member Dahlmann made a motion to recommend to the PCZBA to consider adopting a downtown daylight plane as discussed in the Staff memorandum with the permitted encroachments allowed in the residential daylight plane to also be allowed in the downtown daylight plane. Member Deegan seconded the motion. The motion passed on the following roll call vote:

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

##### **5. 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 7:58 p.m.

Respectfully submitted,

Mike Croak, CBO, CBCO  
Building Codes Supervisor

## VILLAGE OF LAKE BLUFF

### Memorandum

**TO:** Chairman Hunter and Members of the Architectural Board of Review

**FROM:** Mike Croak, Building Codes Supervisor

**DATE:** July 8, 2016

**SUBJECT:** **Agenda Item #4 -- A Public Hearing to Consider a Site Plan to Review Exterior Alterations to the Central Lake County Joint Action Water Agency Building at 200 Rockland Road**

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The Central Lake County Joint Action Water Agency is planning to replace old ozone generating equipment inside their building with new equipment. The new equipment will generate oxygen from ambient air and then produce ozone from the oxygen. The ozone is then used for water treatment. The exterior changes include new vent louvres on the south and east sides of the building and the replacement of a set of windows on the south elevation with louvres. The color of the louvres will be anodized bronze to match the existing.

In a separate project, CLCJAWA also proposes to add an additional air conditioning unit to the rooftop. Attached is a photo of a cardboard mockup of the hvac unit, as well as photos of the existing units.

### Recommendation:

It is recommended the ABR conduct a public hearing to consider modification to the site plan, appropriately question the Petitioner as needed, entertain public comments and questions from the petitioner and make one of the following recommendations regarding the site plan:

- Recommend that the Village Board approve the proposed site plan as presented or with conditions;
- Recommend that the Village Board deny the proposed site plan; or
- Request the petitioner to provide additional information for the ABR's consideration.

Bill Soucie, Operations Director for CLCJAWA, and Village Staff will be in attendance at Tuesday's meeting to respond to questions from the ABR. If you should have any questions regarding this matter, please feel free to contact me at 847-283-6885.

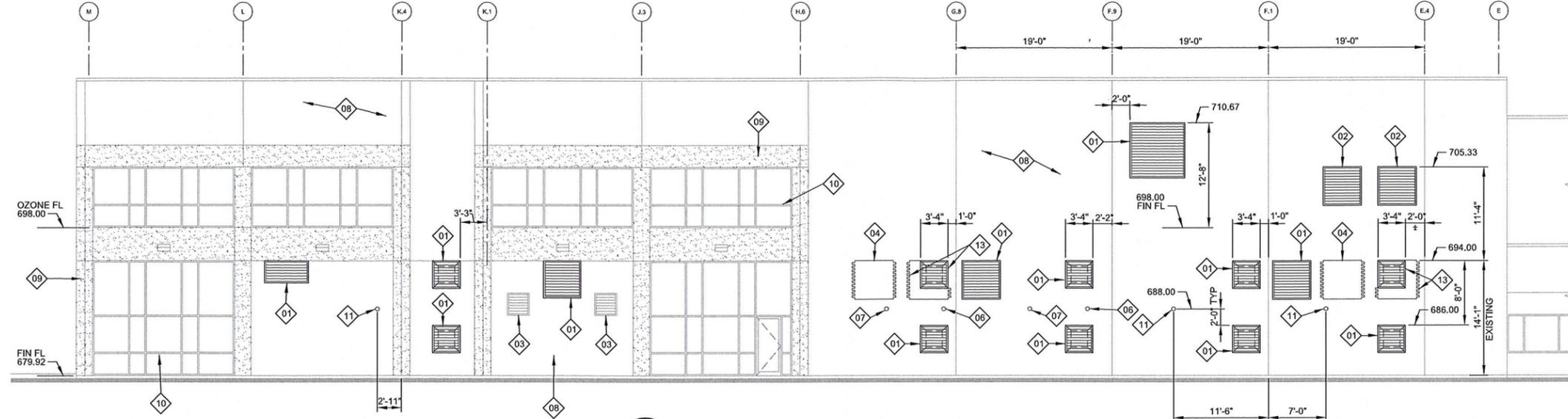
### Attachments:

- Site Plan
- Proposed Elevations
- Existing Elevations
- Photos of Proposed and Existing Hvac Units

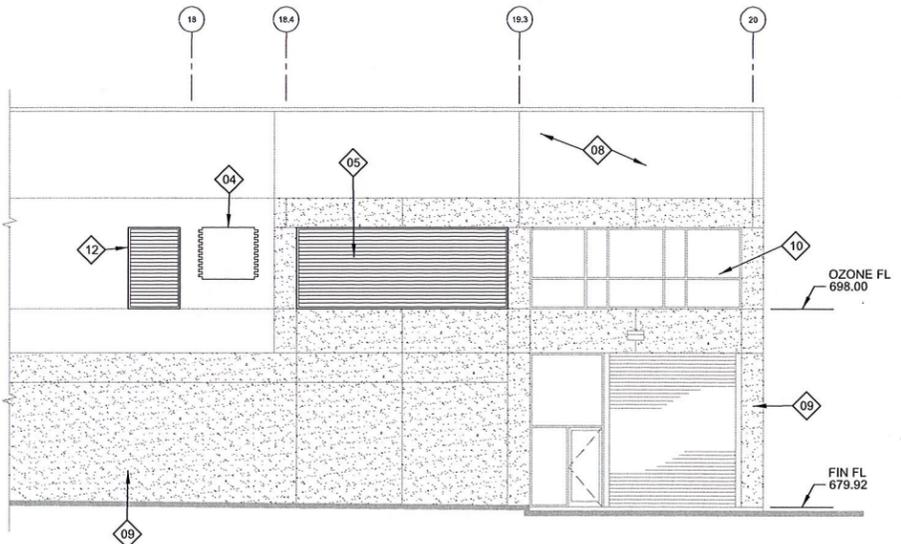


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 LAST SAVED BY: jilband

Proposed Elevation



**E EAST ELEVATION**  
 SCALE: 1/8"=1'-0"  
 FILE: 9346A1000A400



**F SOUTH ELEVATION**  
 SCALE: 1/8"=1'-0"  
 FILE: 9346A1000A400

- GENERAL NOTES:**
1. SCREENED LINEWORK INDICATES EXISTING CONSTRUCTION
  2. SEE MECH AND HVAC DWGS FOR LOUVER TYPE AND DETAILS
  3. SEE STRUCT DWGS FOR LINTELS AT NEW WALL OPENINGS
  4. HORIZONTAL DIMENSIONS FROM COL LINES TO LOUVERS SHALL BE TAKEN AS APPROXIMATE. CONTRACTOR SHALL FIELD INVESTIGATE AND COORDINATE FINAL LOUVER LOCATIONS WITH REGARD TO MASONRY COURSING, EXISTING OBSTRUCTIONS AND SIZE OF PROVIDED EQUIPMENT. CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER OF FINAL DIMENSIONS PRIOR TO CONSTRUCTION.

- KEY NOTES:**
- 01) NEW LOUVER IN EXISTING BRICK VENEER AND INTERIOR CMU WALL. SEE MECH AND HVAC DWG FOR LOUVER SIZE AND TYPE
  - 02) EXISTING WALL OPENING WITH NEW SAME SIZE LOUVER. SEE HVAC DWGS FOR LOUVER SIZE AND TYPE
  - 03) EXISTING LOUVER TO REMAIN
  - 04) REMOVE EXISTING LOUVER AND HALF BRICK AROUND WALL OPENING. FILL OPENING IN INTERIOR CMU WALL TO MATCH ADJACENT CMU. PATCHING MISSING RIGID WALL INSUL AT AREA OF FILLED OPENING. THEN FILL EXTERIOR WALL OPENING WITH RECOVERED BRICK. MATCH JOINTING AND MORTAR COLOR OF EXISTING BRICK.
  - 05) NEW LOUVER IN PLACE OF EXISTING STOREFRONT AND GLASS ASSEMBLY
  - 06) REPAIR ABANDONED PIPE PENETRATIONS USING RECOVERED BRICK. MATCH BRICK COLOR, JOINTING AND MORTAR COLOR AS CLOSE AS POSSIBLE. ON INSIDE CMU WALL, USE MORTAR TO SEAL WALL
  - 07) REUSE EXISTING PIPE PENETRATION. ADJUST BRICK VENEER OPENING SIZE AS REQD TO SUIT NEW PIPE SIZE. CAULK WEATHERTIGHT ALL ROUND. PATCH INTERIOR CMU WALL IN SIMILAR FASHION
  - 08) BRICK VENEER ON CMU WALL
  - 09) PRECAST CONC WALL
  - 10) GLAZED ALUM STOREFRONT
  - 11) NEW CORE DRILLED WALL OPENING FOR NEW 4" DIA PIPE. SEE MECH DWGS
  - 12) NEW LOUVER IN EXISTING ENLARGED WALL OPENING. OPENING WIDTH AND HEAD HEIGHT REMAINS UNCHANGED. SEE HVAC DWGS FOR NEW LOUVER SIZE AND TYPE
  - 13) REMOVE EXISTING LOUVER AND HALF BRICK AROUND WALL OPENING. FILL OPENING IN INTERIOR CMU WALL TO MATCH ADJACENT CMU IN PREPARATION FOR NEW SMALLER LOUVER. PATCHING MISSING RIGID WALL INSUL AT AREA OF FILLED OPENING. THEN FILL EXTERIOR WALL OPENING WITH RECOVERED BRICK. ALLOWING FOR NEW LOUVER OPENING. MATCH JOINTING AND MORTAR COLOR OF EXISTING BRICK. INSTALL NEW SMALLER LOUVER.

REV	DATE	BY	DESCRIPTION
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APRIL 2015

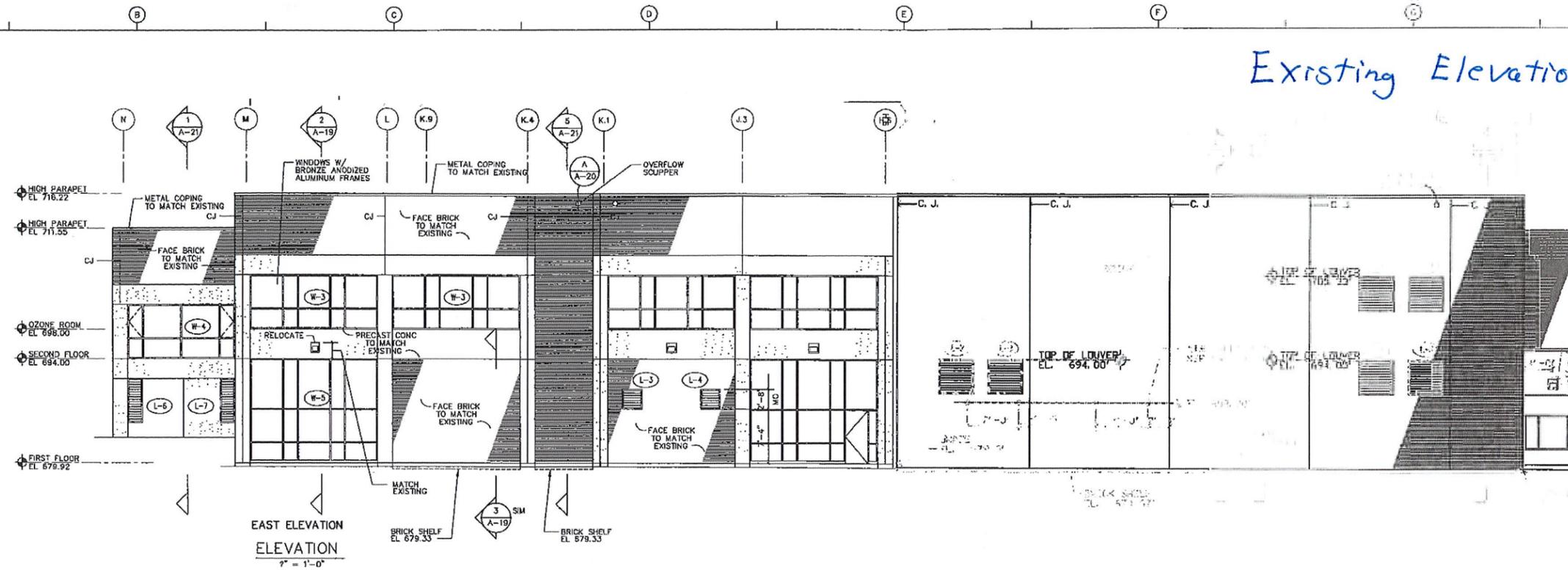


CENTRAL LAKE COUNTY JOINT ACTION WATER AGENCY  
 OZONE SYSTEM REPLACEMENT PROJECT  
 ARCHITECTURAL  
 OZONE AREA  
 EXTERIOR ELEVATIONS

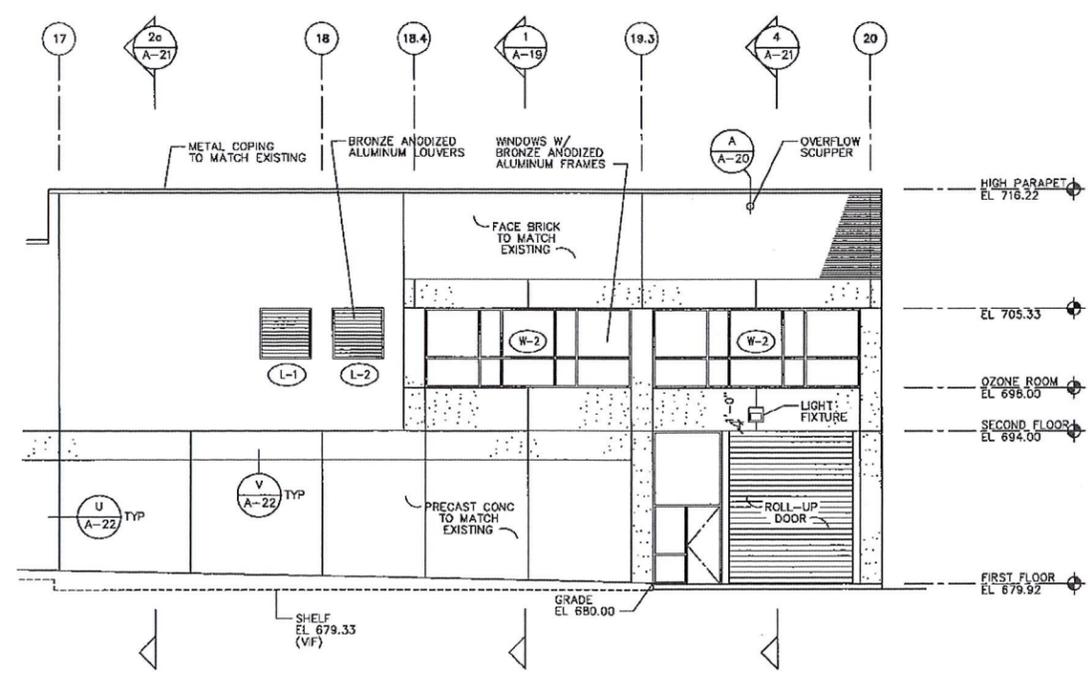
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 IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

JOB NO.  
9346A.10  
 DRAWING NO.  
A-04  
 SHEET NO.  
10 OF 107

Existing Elevation



EAST ELEVATION  
ELEVATION  
2" = 1'-0"



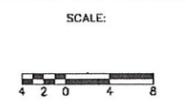
SOUTH ELEVATION  
ELEVATION  
2" = 1'-0"

**RECORD DRAWING**  
 THESE RECORD DRAWINGS HAVE BEEN PREPARED BASED ON INFORMATION PROVIDED BY OTHERS. THE ENGINEER HAS NOT VERIFIED THE ACCURACY OF THIS INFORMATION AND SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH MAY BE INCORPORATED HEREIN AS A RESULT.  
 CAMP DRESSER & MCKEE INC. Date **Aug. 2002**

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REV. NO.	DATE	CHKD	REMARKS
1	AUG/02	CNY	RECORD DRAWING

DESIGNED BY: H. ZELLER  
 DRAWN BY: R. JOHNSON  
 SHEET CHK'D BY: H. ZELLER  
 CROSS CHK'D BY: H. ZELLER  
 APPROVED BY: \_\_\_\_\_  
 DATE: MARCH 1999



CENTRAL LAKE COUNTY JOINT ACTION WATER AGENCY  
 WATER TREATMENT IMPROVEMENTS  
 CONTRACT NO. 99-01

BUILDING ELEVATIONS I

PROJECT NO: 1047-2337B  
 FILE NAME: AVEL100  
 SHEET NO:  
**A-18**

Proposed HVAC unit

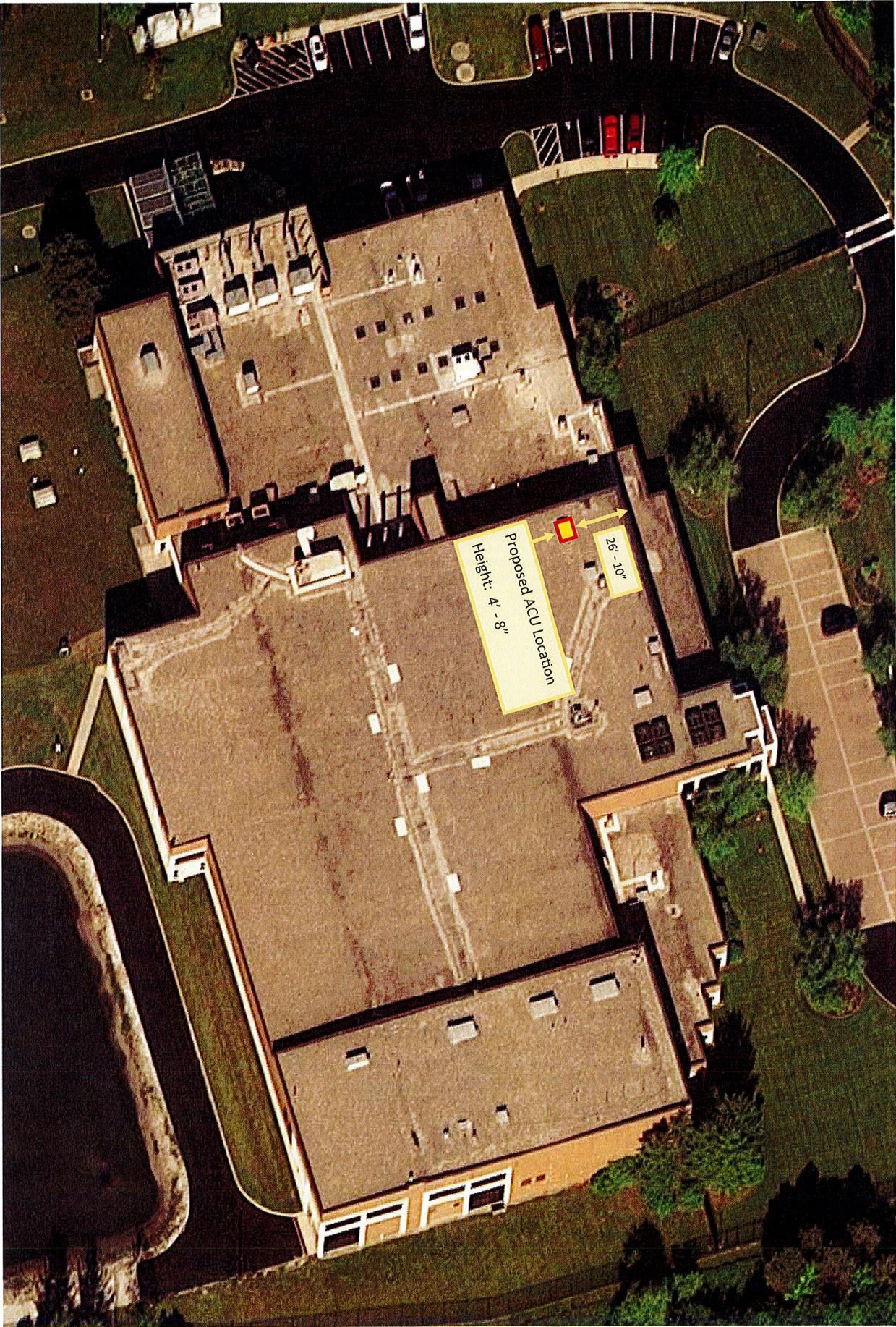
Please see a picture depicting our proposed A/C unit. It is visible at the west end along the roof line.



Please note existing HVAC units on the west end of our building also visible from the bike path.



Here is a final picture from the foot path of our existing buildings west end.



# VILLAGE OF LAKE BLUFF

## Memorandum

**TO:** Chairman Hunter and Members of the Architectural Board of Review

**FROM:** Mike Croak, Building Codes Supervisor

**DATE:** July 8, 2016

**SUBJECT:** **Agenda Item #5 -- A Public Hearing to Consider a Site Plan to Review Playground Equipment and Other Exterior Alterations at Artesian Park and Blair Park, 355 W Washington Avenue and 10 E Sheridan Place**

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The Park District plans to replace playground equipment at Blair and Artesian Parks. They presented a preliminary version of these plans to the ABR for comment at the April 5, 2016 ABR meeting. Since then, the Park District has conducted community meetings at each park and has refined the designs based on the comments received.

The proposed plans include pathways, berms, benches, and, at Artesian Park, an area for tables and chairs.

### Recommendation:

It is recommended the ABR conduct a public hearing to consider modification to the site plan, appropriately question the Petitioner as needed, entertain public comments and questions from the petitioner and make one of the following recommendations regarding the site plan:

- Recommend that the Village Board approve the proposed site plan as presented or with conditions;
- Recommend that the Village Board deny the proposed site plan; or
- Request the petitioner to provide additional information for the ABR's consideration.

Ed Heiser, Superintendent of Facility Services for the Lake Bluff Park District, and Village Staff will be in attendance at Tuesday's meeting to respond to questions from the ABR. If you should have any questions regarding this matter, please feel free to contact me at 847-283-6885.

### Attachments:

- Letter from Ed Heiser, Superintendent of Facility Services, dated June 29, 2016
- Drawings of the Proposed Playground Equipment



# LAKE BLUFF PARK DISTRICT

355 W. WASHINGTON AVENUE \* LAKE BLUFF, ILLINOIS 60044 Phone (847) 234-4150

June 29, 2016

Chairman Robert D. Hunter  
Architectural Board of Review  
Village of Lake Bluff  
40 East Center Avenue  
Lake Bluff, IL 60044

Dear Chairman Hunter;

In November, 2014, the Park District successfully passed a \$3.1 million referendum addressing many of the capital needs identified by the Park Board, staff and the Capital Plan Task Force comprised of residents. Included in the referendum were projects at Artesian and Blair Parks. These projects included replacing both playgrounds, resurfacing the tennis courts and parking lot at Artesian Park and repairing walking paths.

Park District staff presented a pair of conceptual plans for each playground at the April 5 meeting of the Architectural Board of Review. Since that meeting, the Parks and Beach Committee of the Park District has selected and refined a final playground design for each park. On June 29, 2016, staff presented playground designs at two community meetings within the respective parks providing residents the opportunity to submit feedback. Residents will also assist in selecting the color palette of each playground.

The Park District Board of Commissioners has scheduled construction of both playgrounds for early fall, 2016 with the opening scheduled for spring, 2017. The Lake Bluff Park District respectfully requests approval of the proposed site plan. Thank you for your consideration and please do not hesitate to contact me at (847) 457-7342 with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Ed Heiser", with a long horizontal stroke extending to the right.

Ed Heiser  
Superintendent of Facility Services  
Lake Bluff Park District

cc: Drew Irvin, Lake Bluff Village Manger  
Ron Salski, Executive Director



**VILLAGE OF LAKE BLUFF  
SITE PLAN REVIEW APPLICATION**

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Address of Project: Artesian & Blair Parks  
Applicant: Lake Bluff Park District  
Mailing Address: 355 West Washington Avenue  
Contact Individual for Project: Ed Heiser, Superintendent of Facility Services  
Telephone: 847-457-7342 Email Address: eheiser@lakebluffparkdistrict.org

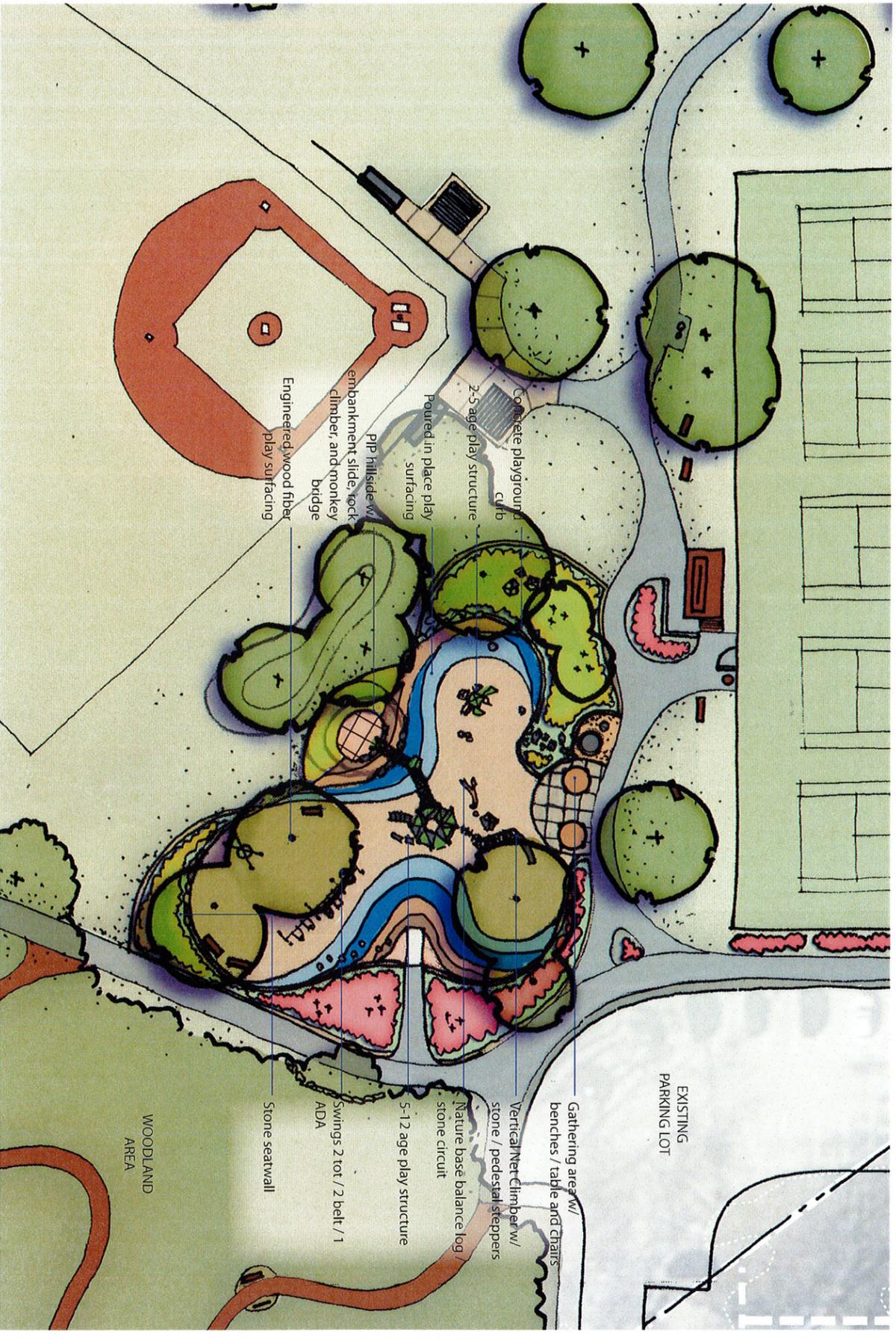
**APPLICATION REQUIREMENTS**

Any applicant seeking site plan approval shall submit to the Village Administrator, or his designee, 13 copies of each of the following documents listed below plus a non-refundable application fee of \$300.00 (see current fee schedule) plus an amount determined by the Village Administrator to reimburse the Village for all anticipated out of pocket expenses incurred in connection with the delivery of notice pursuant to this section.

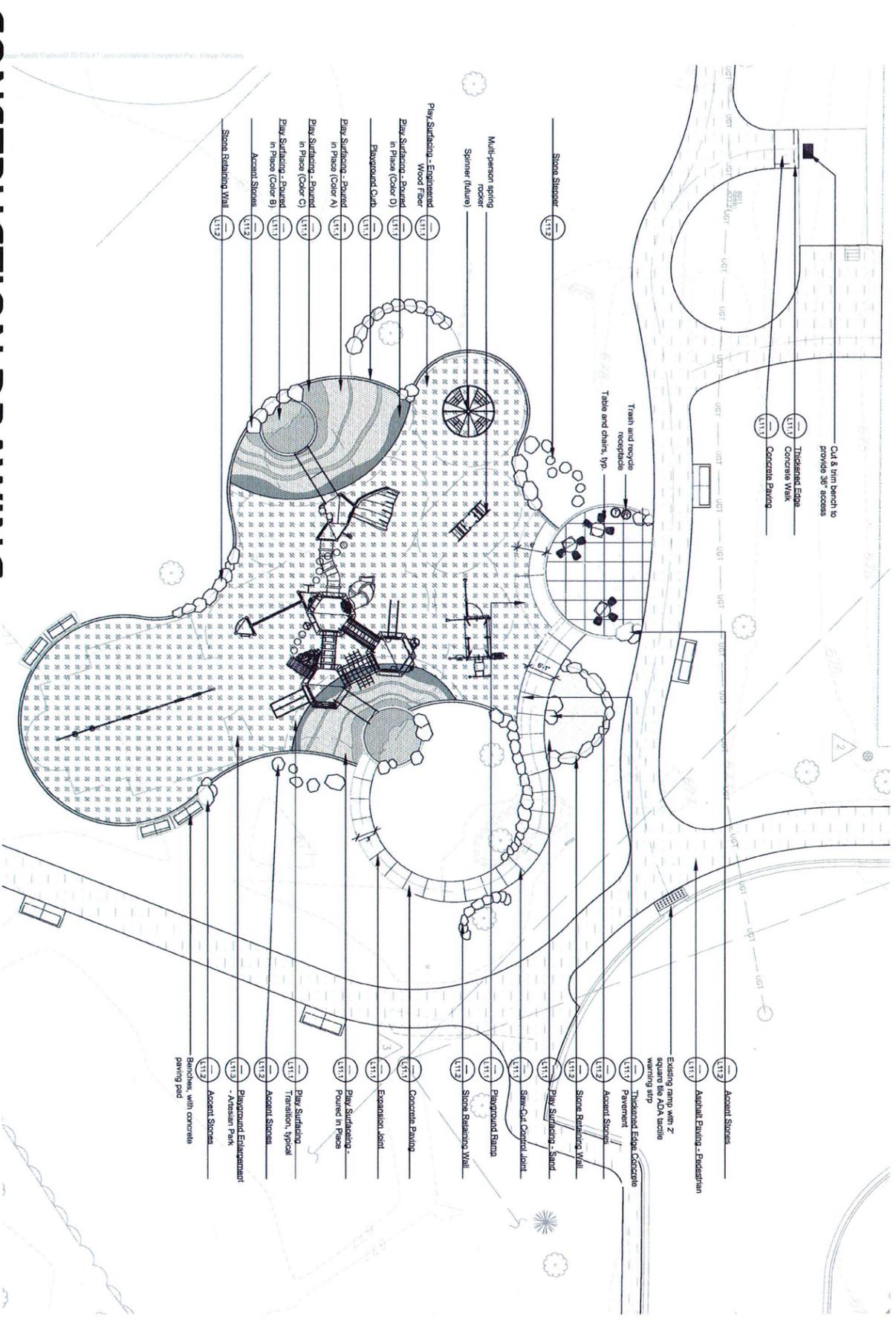
- A survey showing existing conditions including buildings, structures, trees over four inches in trunk diameter, streets, utility easements, rights-of-way, land use, and other data required by the Lake Bluff Subdivision Ordinance.
- A **site plan** showing proposed building locations and land use areas, sidewalks, pedestrian walks, parking lot and walkway lighting, signage, and site plan amenities. The location of garbage and refuse collection points, mail pick-up points, and loading areas shall also be specified.
- A **vehicle and traffic parking plan** for access location, access geometric, onsite traffic circulation and parking areas.
- **Preliminary drawings** for buildings to be constructed, including floor plans, exterior elevations and sections, building materials, and a color, three dimensional rendering thereof.
- **Preliminary engineering plans** and engineering feasibility studies including: lighting; street improvements; drainage system; sewer system; and Public utility extensions. All requirements of the Lake Bluff Subdivision Ordinance must be fully complied with, including but not limited to construction of underground electrical and telephone service.
- **Preliminary landscape plans**, including site grading, irrigations, and landscape design.
- **Streetscape elevation plans** with regard to property in the CBD or R-5 district showing elevations for neighboring buildings and structures.

**Note:** In addition to the paper submission, please email a copy of the drawings to Mike Croak, Building Codes Supervisor, at [mcroak@lakebluff.org](mailto:mcroak@lakebluff.org).

**NOTICE:** All materials must be received by the Village at least 20 days prior to the meeting date. The applicant/Architect or their designee must attend the review meeting. The Architectural Board of Review generally meets the first Tuesday of each month at 7:00 p.m. in the Village Hall Board Room (40 E. Center Avenue).



# MASTER PLAN



## CONSTRUCTION DRAWING

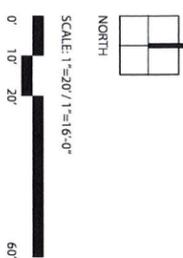
### Playground Enlargement

#### Artesian Park

Lake Bluff, Illinois



PREPARED FOR  
Lake Bluff Park  
District



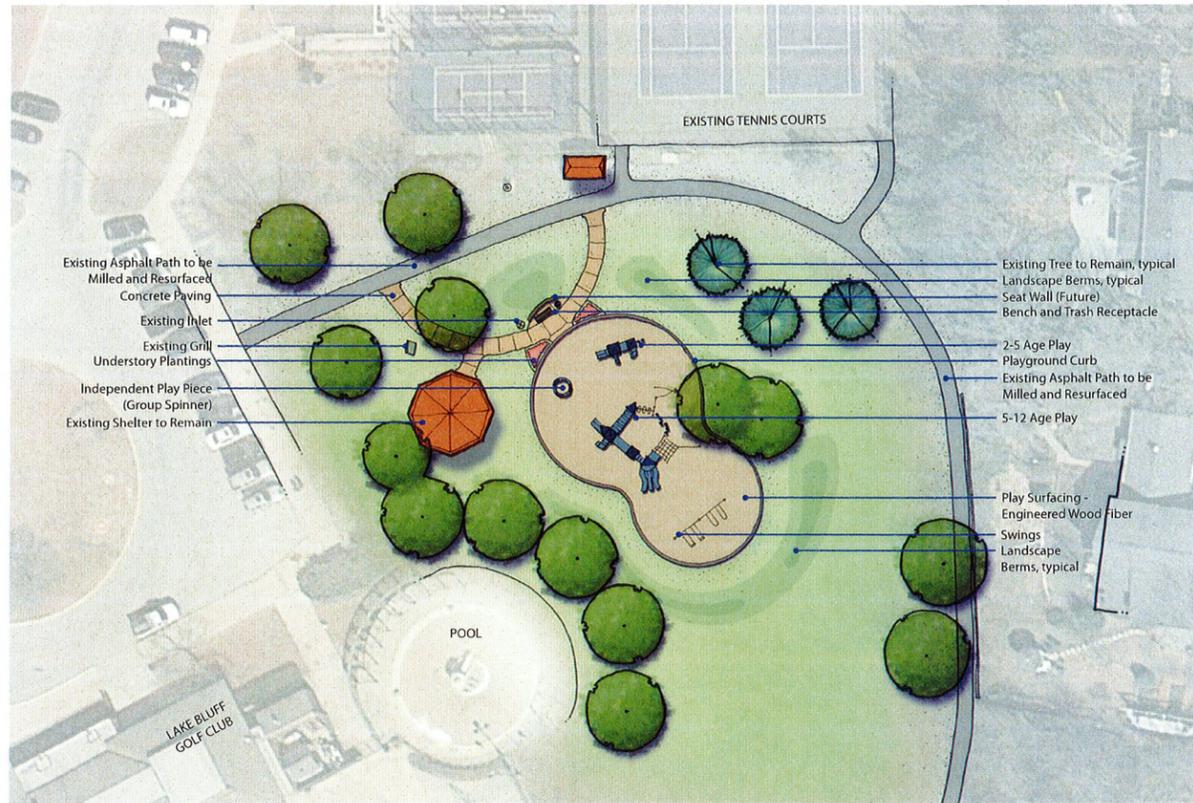
SCALE: 1"=20' / 1"=16'-0"  
ISSUE DATE: June 26, 2018  
All drawings are preliminary and subject to change.  
© 2018 Hitchcock Design Group

# OPTION A

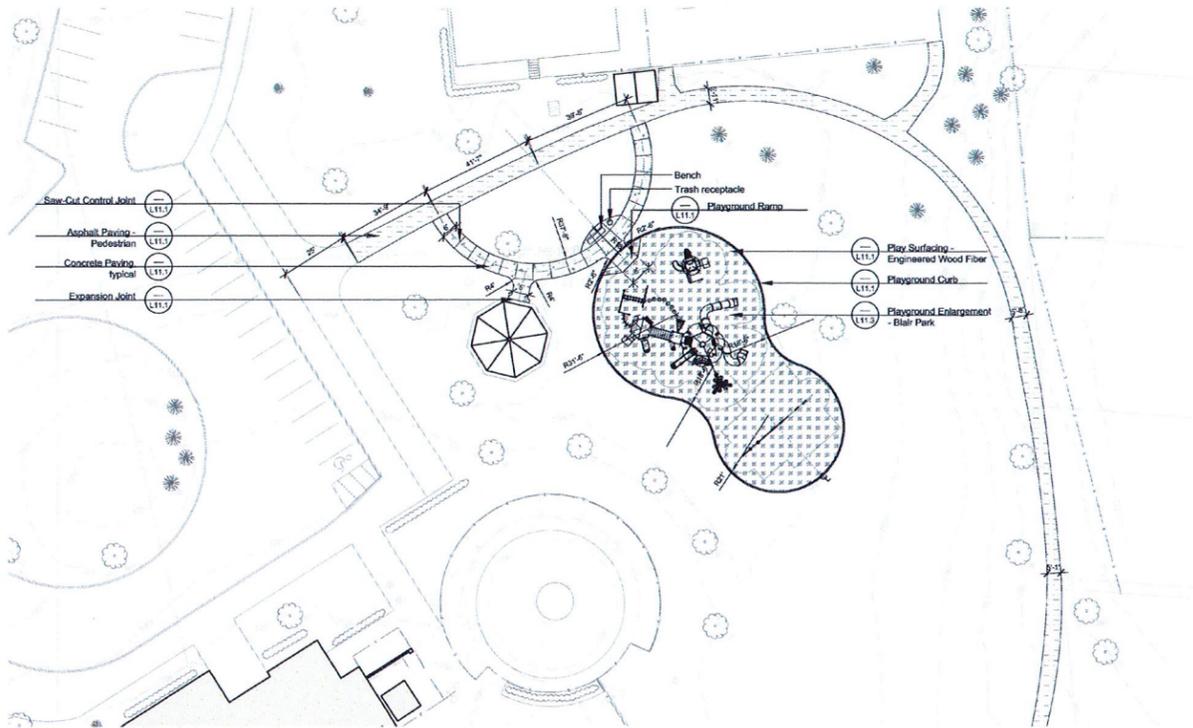


# OPTION B





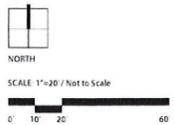
**MASTER PLAN**



**CONSTRUCTION DRAWING**



**Playground Enlargement  
Blair Park**  
Lake Bluff, Illinois

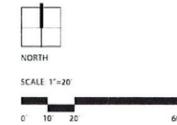


PREPARED FOR  
Lake Bluff Park District

**OPTION A**



**Playground Enlargement  
Blair Park**  
Lake Bluff, Illinois



PREPARED FOR  
Lake Bluff Park District

# OPTION B



## Playground Enlargement

### Blair Park

Lake Bluff, Illinois



PERMANENT  
Lake Bluff Park  
District



SCALE: 1"=20'



ISSUE DATE: June 29, 2018  
All drawings are preliminary and subject to change.  
© 2018 Hitchcock Design Group

## VILLAGE OF LAKE BLUFF

### Memorandum

**TO:** Chairman Hunter and Members of the Architectural Board of Review

**FROM:** Mike Croak, Building Codes Supervisor

**DATE:** July 8, 2016

**SUBJECT:** **Agenda Item #6 -- A Public Hearing to Consider a Site Plan to Review Exterior Alterations Including the Relocation of Dumpsters and a Fence for Center Avenue Partners at 61 E Scranton Avenue**

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Center Avenue Partners, the owner of the building at the southeast corner of Center Avenue and Scranton Avenue, is proposing to remove the dumpsters from the east end of their parking lot in order to make the Scranton Alley an even more attractive space. They would expand their western dumpster enclosure from the existing 16'-10" x 5'-8" size to 20'-8" x 6'-8" in order to accommodate an additional dumpster in that enclosure. They would also have more frequent pickups so that fewer dumpsters overall would be needed.

The expanded dumpster enclosure would consist of a fence of the same height and appearance as the existing fence. The existing sign post would be removed.

### Recommendation:

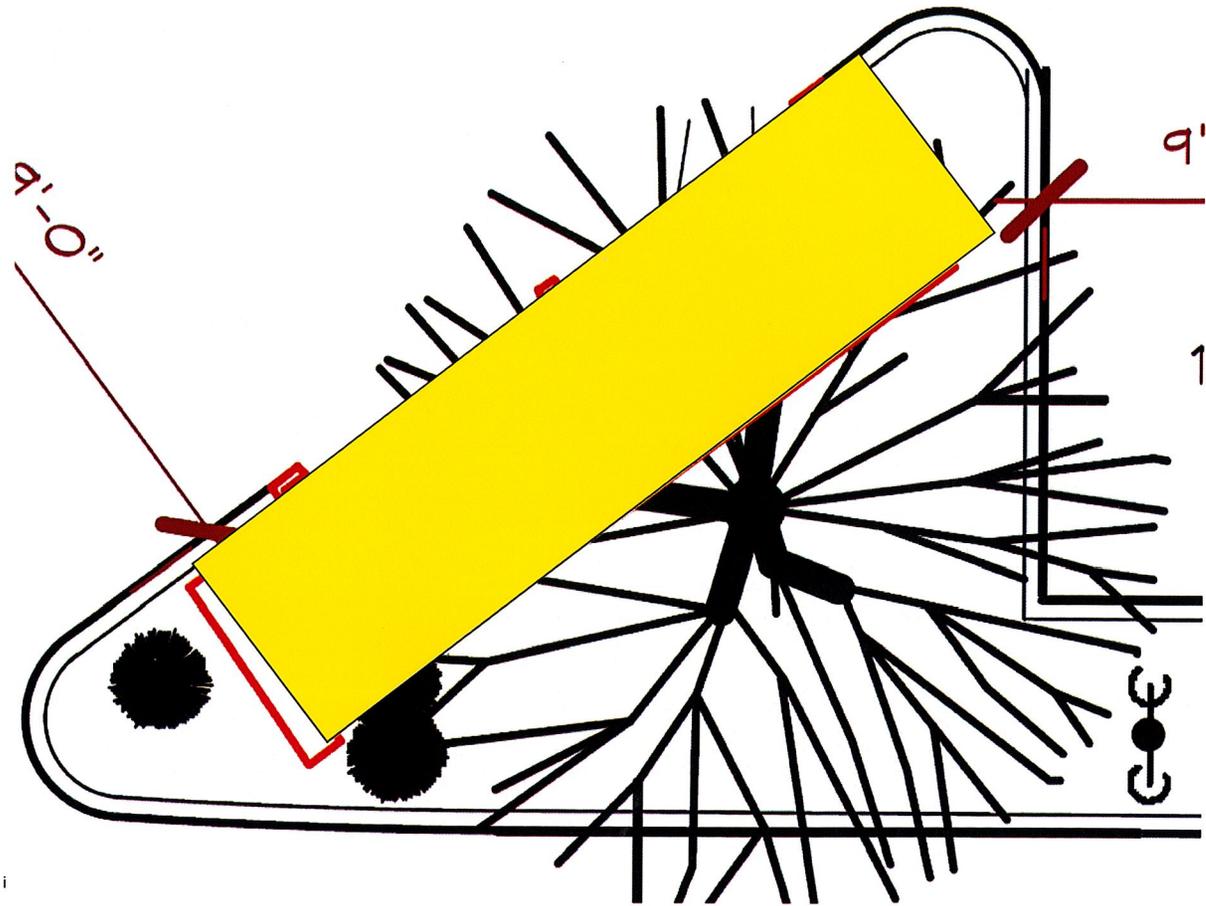
It is recommended the ABR conduct a public hearing to consider modification to the site plan, appropriately question the Petitioner as needed, entertain public comments and questions from the petitioner and make one of the following recommendations regarding the site plan:

- Recommend that the Village Board approve the proposed site plan as presented or with conditions;
- Recommend that the Village Board deny the proposed site plan; or
- Request the petitioner to provide additional information for the ABR's consideration.

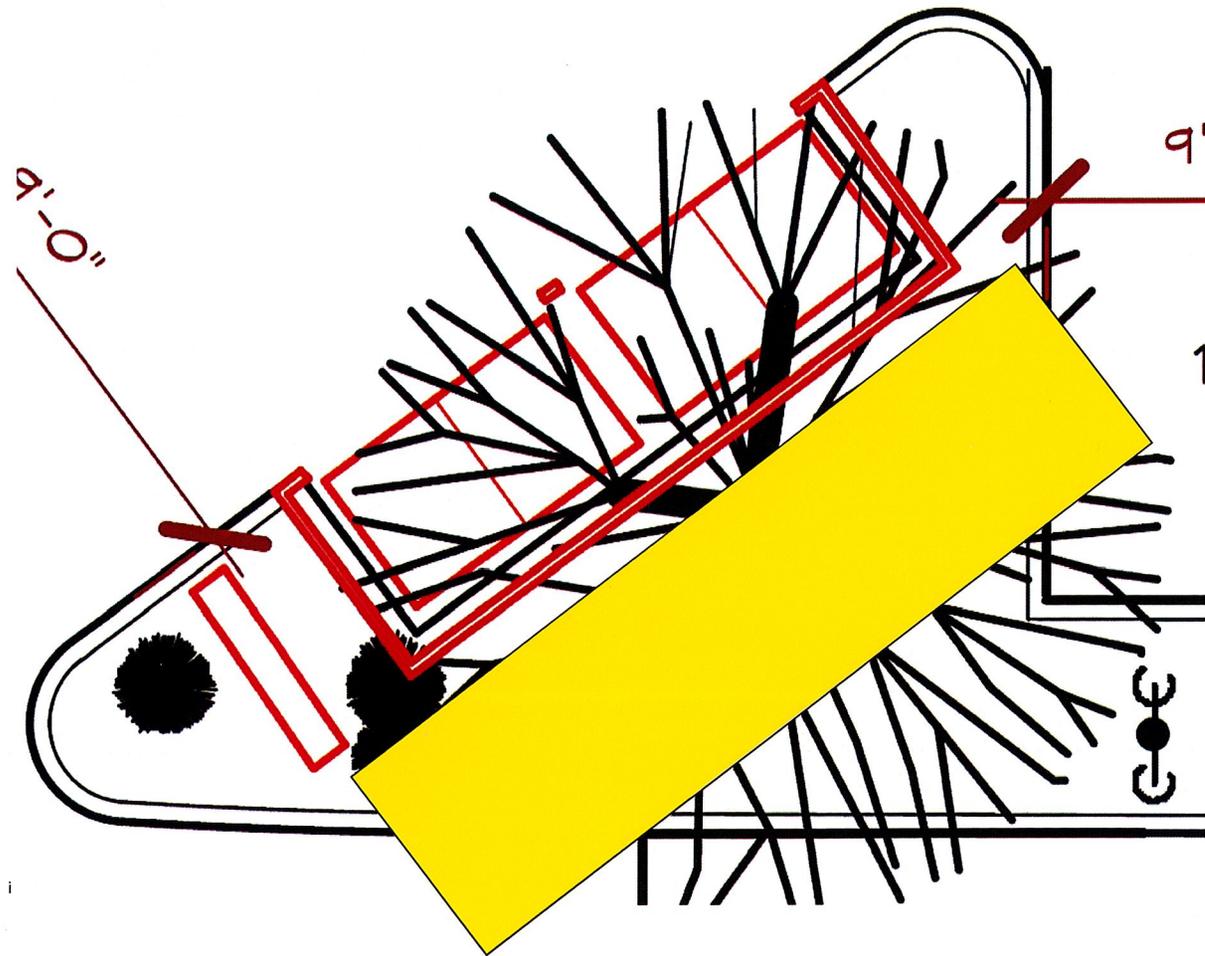
Ron Oesterlein of Center Avenue Partners and Village Staff will be in attendance at Tuesday's meeting to respond to questions from the ABR. If you should have any questions regarding this matter, please feel free to contact me at 847-283-6885.

### Attachments:

- Dumpster Proposed Location and Size
- Existing Conditions with New Dumpster Size Shown
- Site Plan



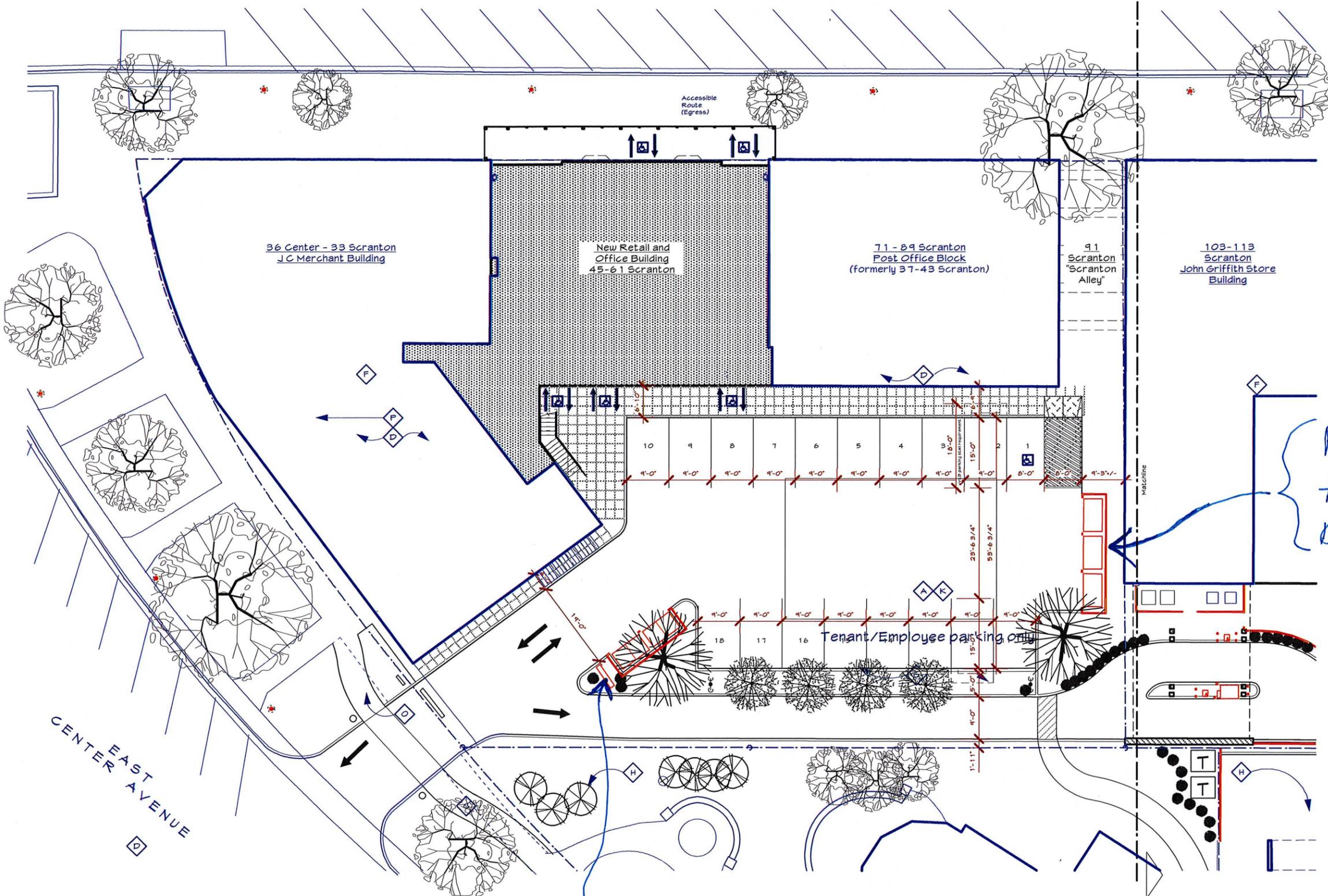
Yellow Rectangle proposed new size and location of Dumpster



Existing conditions = Dumpster and sign in red  
Yellow Rectangle = proposed new size of Dumpster

EAST SCRANTON AVENUE

Matchline:  
Refer to 'Additions to Lake Forest  
Bank and Trust and Laurence  
Interiors and Framing' Construction  
Documents



Remove these Dumpsters

Expand this dumpster enclosure here

Tenant parking entrance/exit

Drive-through entrance

EAST AVENUE  
CENTER AVENUE



# VILLAGE OF LAKE BLUFF

## Memorandum

**TO:** Chairman Hunter and Members of the Architectural Board of Review

**FROM:** Mike Croak, Building Codes Supervisor

**DATE:** July 8, 2016

**SUBJECT:** **Agenda Item #7 - Consideration of a Sign Permit and Awning for Inovasi Restaurant at 28 E Center Avenue**

---

Inovasi Restaurant is proposing to add an awning over their front door on Scranton Avenue. The awning would be 74" wide and 41" tall with a 24" projection out from the face of the building. It would be made of forest green canvas with the word "Inovasi" in white letters on all three sides of the valence.

The sign code limits a business to one awning sign, so an exemption would be required for the applicant to have three. The ABR has the authority to recommend to the Village Board that an exemption be granted. A similar exemption was recently granted to Hansa Coffee.

The following is a chart summarizing the measurements of the proposed signs:

<b>Sign Code CBD</b>	<b>Proposed Signage</b>
1.) One awning sign permitted per business	Exemption Required
2.) Letters on the awning are to be between 5" & 7" tall	Complies
3.) Awning lettering shall be on descending skirt only	Complies
4.) Minimum height from sidewalk to awning frame is 7'-6"	Complies

The ABR has the authority to:

- Recommend the Village Board grant or deny an exemption from the Sign Code regulations for the signage as presented;
- Approve a sign permit (with conditions) that complies with all Code regulations; or
- Deny the sign permit.

John Des Rosiers of Innovasi and Village Staff will be in attendance at Tuesday's meeting to respond to questions from the ABR. If you should have any questions regarding this matter, please feel free to contact me at 847-283-6885.



**VILLAGE OF LAKE BLUFF**  
**SIGN PERMIT APPLICATION (PERMANENT AND TEMPORARY)**

Applicant: INOVASI  
Mailing Address: 28 E. CENTER AVE  
Telephone: 847.295.1000 Email Address: JOHN@INOVASI.US  
Proposed Sign Address: 28 E. CENTER AVE  
Permanent or Temporary Sign: PERMANENT  
Type of Sign (window, wall, ground, etc.): OVER DOOR  
Sign Company Name: UNITED CANVAS  
Contact Individual for Project: JOHN DES ROSIERS  
Telephone: 847.295.1000 Email Address: JOHN@INOVASI.US

**Application Requirements**

**Permanent Signs Requiring Approval by the Architectural Board of Review or the Village Board**

- A scaled drawing showing the lot and building(s) and structure(s) to which the sign(s) is/are to be attached or erected. The exact position of the sign(s) must be noted on the drawing, including the height of sign above grade, as applicable
- A scaled drawing or plan of the sign(s) showing construction details for the sign(s) including all dimensions including: letter sizes and styles, foundation and/or mounting materials, and sign height and width.
- A concise description of the construction materials and colors of all sign components.
- A detail of type and intensity of any lighting or illumination.
- Thirteen (13) paper copies are required if the drawings are in color and/or larger than 11x17.
- Email an electronic copy of the drawings to Mike Croak, Building Codes Supervisor, at [mcroak@lakebluff.org](mailto:mcroak@lakebluff.org)

**Temporary Signs Requiring Approval by the Village Administrator**

- A description of the location of the sign.
- A date when the sign will be erected and when it will be removed.
- A description of the type of sign, the sign materials and the sign size (lighting of temporary signs is prohibited).

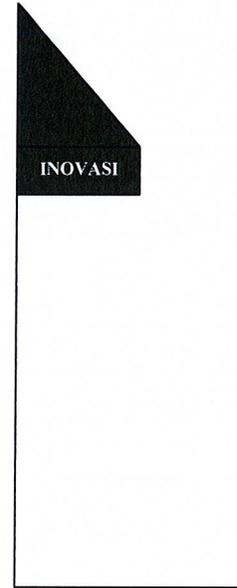
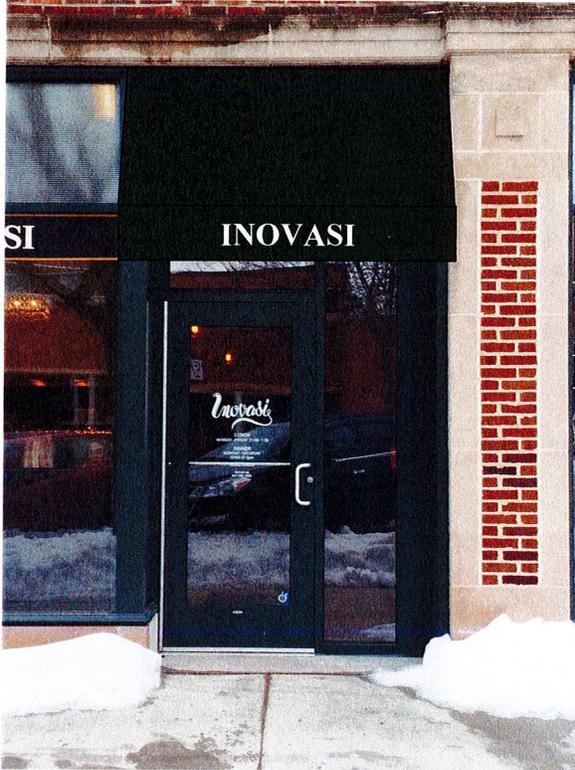
**NOTICE:** Upon receipt of a completed application, including all related drawings and materials, a review date will be provided. The applicant or their designee must attend the review meeting. The Architectural Board of Review generally meets the first Tuesday of each month.

An Architectural Board of Review application fee of \$150 is due at the time of application for all permanent signs. For signs that require an exemption from the Village Sign Code, an escrow deposit is required to cover the Village's out-of-pocket expenses, including attorney's fees to write the resolution approving the sign exemption. Contact the Building Code Supervisor, Mike Croak (847-283-6885), to determine the amount of the escrow for your particular project. Checks should be made payable to the Village of Lake Bluff. A sign permit fee (equal to 3% of the construction cost of the sign) will be collected at the time of permit issuance.

# UNITED CANVAS AWNING

25434 W. Rt. 173  
Antioch, IL 60002

847-395-2235 phone  
847-395-7695 fax



Estimate for awning

Size: 74" wide x 24" projection x 41" high including 10" rigid valance

All lettering shall not exceed 7" in height

Forest green canvas fabric to match the surrounding building window framing

Aluminum welded frame

Graphics painted white on front and sides

## VILLAGE OF LAKE BLUFF

### Memorandum

**TO:** Chairman Hunter and Members of the Architectural Board of Review

**FROM:** Mike Croak, Building Codes Supervisor

**DATE:** July 8, 2016

**SUBJECT:** **Agenda Item #8 -- A Public Hearing to Consider a Site Plan to Review New Lights on the Lake Bluff Fire Station at 45 E Center Avenue**

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Currently, there is only one light over the Fire Department bay doors on the front of the building. Since the Fire Department does a lot of practice outdoors in the evening in front of this area of the building, more light is needed. Two years ago, four electrical boxes were installed in the brick walls next to and between the doors. The Village proposes to install the light fixture shown in the attached specification sheet at each of the four boxes.

### Recommendation:

It is recommended the ABR conduct a public hearing to consider modification to the site plan, appropriately question the Petitioner as needed, entertain public comments and questions from the petitioner and make one of the following recommendations regarding the site plan:

- Recommend that the Village Board approve the proposed site plan as presented or with conditions;
- Recommend that the Village Board deny the proposed site plan; or
- Request the petitioner to provide additional information for the ABR's consideration.

Village Staff will be in attendance at Tuesday's meeting to respond to questions from the ABR. If you should have any questions regarding this matter, please feel free to contact me at 847-283-6885.

### Attachments:

- Proposed Light Fixture Specification Sheet

# XSP Series

XSPW™ LED Wall Mount Luminaire

## Product Description

The XSPW™ LED wall mount luminaire has a slim, low profile design intended for outdoor wall mounted applications. The rugged lightweight aluminum housing and mounting box are designed for installation over standard single gang J-Boxes and mud ring single gang J-Boxes. The luminaire allows for through-wired or conduit entry from the top, bottom, sides and rear. The housing design is intended specifically for LED technology including a weathertight LED driver compartment and thermal management. Optic design features industry-leading NanoOptic® Precision Delivery Grid™ system in multiple distributions.

**Applications:** General area and security lighting

## Performance Summary

NanoOptic® Precision Delivery Grid™ optic

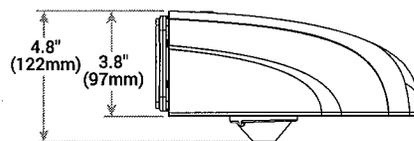
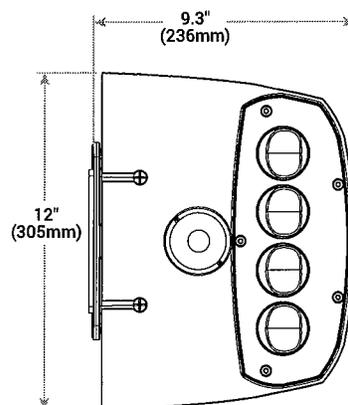
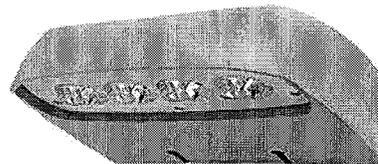
Made in the U.S.A. of U.S. and imported parts

**CRI:** Minimum 70 CRI

**CCT:** 4000K (+/- 300K), 5700K (+/- 500K)

**Limited Warranty\*:** 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

\*See [www.cree.com/lighting/products/warranty](http://www.cree.com/lighting/products/warranty) for warranty terms



Multi-Level Sensor location (ordered as an option)

## Accessories

Field-Installed
<b>Beauty Plate</b> WM-PLT12** - 12" (305mm) Square WM-PMT14** - 14" (356mm) Square - Covers holes left by incumbent wall packs

\*\* Must specify color

Weight
9.5 lbs. (4.3kg)

## Ordering Information

Example: XSPW-A-0-2-F-C-U-Z

XSPW	A	0						
Product	Version	Mounting	Optic	Modules	Input Power Designator	Voltage	Color Options	Options
XSPW	A	D Wall	2 Type II Medium 3 Type III Medium	F 4000K M 5700K	C 42W G 25W	U Universal 120-277V 1 120V 2 208-277V 6* 347V	S Silver T Black W White Z Bronze	K Multi-Level - Refer to ML spec sheet for details - Available with Input Power Designator C only P Photocell - Not available with K option - Must specify 1, 2, or 6 voltage Y 0-10V Dimming - Control by others - Available with Input Power Designator C only - Refer to dimming spec sheet for details

\* Available in Canada only  
NOTE: Price adder may apply depending on configuration



Rev. Date: V6 07/31/2015

US: [www.cree.com/lighting](http://www.cree.com/lighting)

T (800) 236-6800 F (262) 504-5415

Canada: [www.cree.com/canada](http://www.cree.com/canada)



T (800) 473-1234 F (800) 890-7507

# XSPW™ LED Wall Mount Luminaire

## Product Specifications

### CONSTRUCTION & MATERIALS

- Slim, low profile design
- Luminaire housing specifically designed for LED applications with advanced LED thermal management and driver
- Luminaire mounting box designed for installation over standard single gang J-Boxes and mud ring single gang J-Boxes
- Luminaire can also be direct mounted to a wall and surface wired
- Secures to wall with four 3/16" (5mm) screws (by others)
- Conduit entry from top, bottom, sides, and rear
- Designed and UL approved for easy through-wiring
- Designed for downlight applications only
- Exclusive Colorfast DeltaGuard® finish features an E-coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Silver, black, white and bronze are available
- **Weight:** 9.5lbs. (4.3kg)

### ELECTRICAL SYSTEM

- **Input Voltage:** 120-277V or 347V, 50/60Hz, Class 2 driver
- **Power Factor:** > 0.9 at full load
- **Total Harmonic Distortion:** < 20% at full load
- Integral 10kV surge suppression protection standard
- To address inrush current, slow blow fuse or type C/D breaker should be used
- **10V Source Current:** 0.15 mA

### REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus Listed
- Suitable for wet locations
- Enclosure rated IP66 per IEC 60529
- DLC qualified. Please refer to [www.designlights.org/QPL](http://www.designlights.org/QPL) for most current information
- 10kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2
- Meets FCC Part 15 standards for conducted and radiated emissions
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- Meets Buy American requirements within ARRA
- RoHS compliant. Consult factory for additional details

Electrical Data*							
Input Power Designator	System Watts 120-277V	System Watts 347V	Total Current				
			120V	208V	240V	277V	347V
C	42	46	0.36	0.21	0.19	0.16	0.14
G	25	27	0.22	0.13	0.11	0.10	0.08

\* Electrical data at 25°C (77°F)

Recommended XSPW Series Lumen Maintenance Factors (LMF)						
Ambient	Input Power Designator	Initial LMF	25K hr Projected <sup>2</sup> LMF	50K hr Projected <sup>2</sup> LMF	75K hr Projected <sup>2</sup> LMF	100K hr Calculated <sup>3</sup> LMF
5°C (41°F)	C	1.04	1.02	1.01	1.00	1.00
	G					
10°C (50°F)	C	1.03	1.01	1.00	0.99	0.99
	G					
15°C (59°F)	C	1.02	1.00	0.99	0.98	0.98
	G					
20°C (68°F)	C	1.01	0.99	0.98	0.97	0.97
	G					
25°C (77°F)	C	1.00	0.98	0.97	0.96	0.96
	G					

<sup>1</sup> Lumen maintenance values at 25°C (77°F) are calculated per TM-21 based on LM-80 data and in-situ luminaire testing

<sup>2</sup> In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing (DUT) i.e. the packaged LED chip

<sup>3</sup> In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing (DUT) i.e. the packaged LED chip

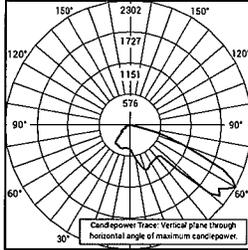


XSPW™ LED Wall Mount Luminaire

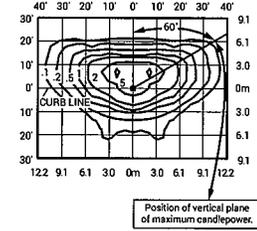
Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: [www.cree.com/Lighting/Products/Outdoor/Wall-Mount/XSP-Series](http://www.cree.com/Lighting/Products/Outdoor/Wall-Mount/XSP-Series)

2



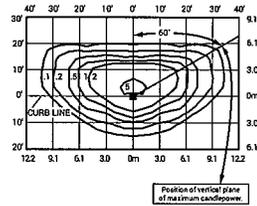
CESTL Test Report #: 2014-0017  
BXSPW-A\*-2-F-G-U-S  
Initial Delivered Lumens: 2,739



BXSPW-A\*-2-F-C-U-S  
Mounting Height: 10' (3.0m) A.F.G.  
Initial Delivered Lumens: 3,819  
Initial FC at grade

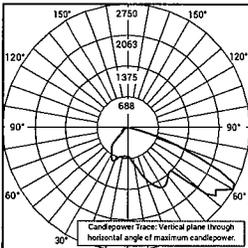
Type II Medium Distribution				
Input Power Designator	4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
C	3,819	B1 U0 G1	4,109	B1 U0 G1
G	2,529	B1 U0 G1	2,722	B1 U0 G1

\* Initial delivered lumens at 25°C (77°F)  
\*\* For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: [www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf](http://www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf).

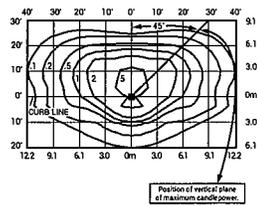


BXSPW-A\*-2-F-G-U-S  
Mounting Height: 10' (3.0m) A.F.G.  
Initial Delivered Lumens: 2,529  
Initial FC at grade

3



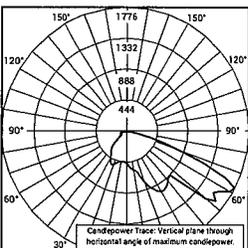
CESTL Test Report #: 2014-0018  
BXSPW-A\*-3-F-C-U-S  
Initial Delivered Lumens: 4,187



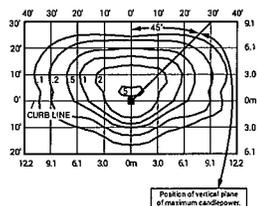
BXSPW-A\*-3-F-C-U-S  
Mounting Height: 10' (3.0m) A.F.G.  
Initial Delivered Lumens: 3,819  
Initial FC at grade

Type III Medium Distribution				
Input Power Designator	4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
C	3,819	B1 U0 G1	4,109	B1 U0 G1
G	2,529	B1 U0 G1	2,722	B1 U0 G1

\* Initial delivered lumens at 25°C (77°F)  
\*\* For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: [www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf](http://www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf).



CESTL Test Report #: 2014-0019  
BXSPW-A\*-3-F-G-U-S  
Initial Delivered Lumens: 2,692



BXSPW-A\*-3-F-G-U-S  
Mounting Height: 10' (3.0m) A.F.G.  
Initial Delivered Lumens: 2,529  
Initial FC at grade

## VILLAGE OF LAKE BLUFF

### Memorandum

**TO:** Chairman Hunter and Members of the Architectural Board of Review

**FROM:** Mike Croak, Building Codes Supervisor

**DATE:** July 8, 2016

**SUBJECT:** **Agenda Item #9 -- Discuss Paint Color for New Door at Walnut Avenue Storage Building**

---

The Village owns the building at 611 Walnut Avenue (north of the Post Office) and uses it for storage. We are replacing the front door (person door, not overhead door) and are considering painting the new door a different color. The existing building is white with dark green trim on the windows. I'll bring some color samples to the meeting and we can discuss.

Village Staff will be in attendance at Tuesday's meeting to respond to questions from the ABR. If you should have any questions regarding this matter, please feel free to contact me at 847-283-6885.

#### Attachments:

- Photo of Building

