

**VILLAGE OF LAKE BLUFF  
ARCHITECTURAL BOARD OF REVIEW  
REGULAR MEETING  
JULY 12, 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 July 12, 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  
Bob Hunter, Chair

Absent: Edward Deegan, Member  
Stephen Rappin, Member  
John Sorenson, Member

Also Present: Mike Croak, Building Codes Supervisor (BCS)  
David Graf, Fire Chief

**2. Consideration of the June 7, 2016 ABR Regular Meeting Minutes**

Member Dahlmann moved to approve the minutes of the June 7, 2016 ABR meeting as presented. Chair Hunter 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 Exterior Alterations to the Central Lake County Joint Action Water Agency (CLCJAWA) Building at 200 Rockland Road**

Chair Hunter administered the oath to those in attendance and opened the public hearing regarding the matter.

Mr. Bill Soucie, Operations Director for CLCJAWA stated the Village is home to a world class water treatment facility because of the facility's unique water treatment process, as well as its recognition from the Partnership for Safety Drinking Water for its ability to achieve stringent water quality. The CLCJAWA Executive Committee and Board of Directors at its meeting in April 2016 approved the 20 Year Capital Improvement Plan and Fiscal Year 2017 Budget. The plan included the replacement of the ozone disinfection system which will require installation of additional louvres primarily on the east elevation and one on the south elevation and the

replacement of an air condition located under the roof with a more easily accessible roof top unit.

Mr. Soucie showed a picture of the east elevation, noting it is approximately 650 ft. from the nearest neighbor and 50 ft. from the Village owned adjacent property which will be used as the temporary staging area for the ozone project. He stated the south wall is approximately 500 ft. from the nearest neighbor. He stated the new ozone equipment will generate oxygen from ambient air and then produce ozone from the oxygen which is used for water treatment. The louvres are required to minimize the risk of precipitation from entering the duct work. He showed an aerial view of the facility and existing louvres in relation to the neighborhood and noted once completed there will be a total of 17 louvres, anodized bronze in color to match the existing condition.

Members Dahlmann, Kerouac and Russ had no questions.

In response to a question from Fire Chief David Graf, Mr. Soucie stated the request is for fixed louvres with a mixture of intake and exhaust and noted the upper two existing louvres are operable from the interior.

Chair Hunter closed the public hearing.

Member Kerouac moved to recommend the Village Board approve the exterior alterations to the CLCJAWA building as presented. Member Dahlmann seconded the motion. The motion passed on the following roll call vote:

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

Mr. Soucie stated CLCJAWA is also requesting the installation of a rooftop air conditioning unit. He showed pictures of the existing HVAC unit and noted the unit is currently on an existing vent and roof penetration. He showed cardboard mockup photographs of the proposed HVAC unit and views of the unit in relation to the neighborhood.

Members Russ and Kerouac had no comments.

Member Dahlmann inquired of the color. Mr. Soucie stated it is the standard medium gray color but, should the ABR prefer, it could be colored bronze to match the existing metal.

Member Russ moved to recommend the Village Board approve the rooftop air conditioning unit as presented. Member Kerouac seconded the motion. The motion passed on the following roll call vote:

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

**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**

Chair Hunter opened the public hearing regarding the matter.

Mr. Ed Heiser, Superintendent of Facility Services for the Lake Bluff Park District, stated the request is to consider a site plan for new playgrounds at Artesian and Blair Parks and the pathways located within the project. He provided background information regarding the process and noted a preliminary version of the plans were presented to the ABR for comment at its April 5, 2016 meeting. Since then, the Park District has conducted community meetings at each park and has refined the designs based on the comments received.

Mr. Eric Hornig of Hitchcock Design Group showed a slide of Artesian Park current conditions and noted the existing equipment and wood chips will be replaced with the proposed playground equipment which is ADA compliant. He reviewed the proposed equipment site plan which included a gathering area, seat wall, engineered wood fiber play surfacing, 2-5 and 5-12 year old playground areas, vertical net climber with stone pedestal steppers, amongst other features. He also noted their intent to make an accessible path to the tennis courts and tennis courts deck. Mr. Hornig stated their intent is to protect the existing trees. He stated there will be a new asphalt path to the north of the area which connects both north, south, east and west and connect at a gathering area with picnic tables and trash receptacles. He showed the entrances to the playground which included a ramp for ADA compliance and noted the primary safety surface would have engineered wood fiber.

Mr. Hornig showed a picture and reviewed the proposed playground equipment options noting both options were identical except for the color pattern. The plan is to move forward with Option A which received the most positive feedback.

Member Kerouac inquired of the materials used on the structures. Mr. Hornig explained the difference types of materials that will be used for the equipment.

Member Kerouac asked if there was a difference in fading with the red and tan colors. Mr. Hornig stated green and tan tends to stay solid but yellow still has a tendency to fade overtime.

In response to a question, Mr. Hornig explained how the grading will allow access to the equipment without having to climb onto it.

Member Kerouac asked if bike racks would be integrated into the plan. Mr. Heiser the existing bike racks may be upgraded.

Member Kerouac inquired of the grade change between the concrete curb, grass and material inside the playground and asked if it would create a tripping hazard. Mr. Hornig stated it is a 6" in. concrete curb and the grass edge is flushed with the top of the curb, and drop down 3" in. going into the wood fiber area.

Member Kerouac asked if the stones were man made. Mr. Hornig stated the stones are limestone.

Member Russ stated the proposed equipment looks great and thanked them for the presentation.

Chair Hunter asked about the tower height and Mr. Hornig responded that it was 8' to the deck and approximately 7.5' above that to the peak.

Chair Hunter stated the proposed plan looks great.

Mr. Hornig continued the presentation reviewing the proposed playground equipment site plan for Blair Park which included a seating area, concrete paving, engineered wood fiber play surfaces, 2-5 and 5-12 year old playground areas, seat wall, amongst other features. The plan is to have a concrete sidewalk connect to the existing asphalt pathway which leads to the existing shelter.

Mr. Hornig showed a picture and reviewed the proposed playground equipment options noting both options were identical except for the color pattern. The plan is to move forward with Option B which received the most positive feedback.

Member Dahlmann stated the plans were well done and thought out.

Member Kerouac had no questions.

Member Russ stated the proposed plans are great and asked why Blair Park's equipment is smaller as it is intensely used. Mr. Hornig the size of the equipment is smaller largely due to its close proximity to the pool area. He stated Artesian Park is viewed as a bigger playground area in the community. Member Russ expressed her preference for additional shaded seating areas at Blair Park.

Chair Hunter opened the floor for public comments. As there were none, he closed the public hearing.

Member Russ moved to recommend the Village Board approve playground equipment and other exterior alterations (tables, chairs and walkways) at Blair Park and Artesian Park. Member Kerouac seconded the motion. The motion passed on the following roll call vote:

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

**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**

Chair Hunter opened the public hearing regarding the matter.

Mr. Ron Oesterlein of Center Avenue Partners stated the request is to remove one of the existing dumpsters nearest the alley and expand the size of the western dumpster enclosure approximately 3 ft. to accommodate the grease container from the restaurant. The plan is to

have more frequent pickups which is more cost efficient and beneficial for everyone. He noted Scranton Alley will be even more attractive with less dumpsters.

Member Russ stated it is a nice gesture to remove the dumpster from Scranton Alley and asked if there was room to modify the plants to screen the dumpster. Mr. Oesterlein stated removal of the existing sign post will allow room for additional plants.

Member Kerouac inquired of the condition of the existing tree. Mr. Oesterlein stated the existing maple tree is healthy.

Member Dahlmann inquired of the condition of the asphalt underneath the dumpsters. Mr. Oesterlein stated the plan is to repave the existing black top with a solid cement type material.

Member Kerouac moved to recommend the Village Board approve the relocation of refuse dumpsters and a fence for Center Avenue Partners as presented. Member Russ seconded the motion. The motion passed on the following roll call vote:

Ayes: Dahlmann, Kerouac, Russ and Chair Hunter

Nays: None

Absent: Deegan, Sorenson and Rappin

**7. Consideration of a Sign Permit and Awning for Inovasi Restaurant at 28 E. Center Avenue**

Chair Hunter introduced the agenda item.

Member Russ stated it was a good idea to move the entrance and the proposed awning could help identify the new entrance to the restaurant.

Member Dahlmann stated the proposed awning is a good idea but there needs to be a long term solution to identify the new entrance as opposed to arrows in the windows.

Member Kerouac expressed his understanding the request is to allow three awning signs for the business.

In response to a comment from Chair Hunter, Mr. Oesterlein confirmed there would be different size letters and heights.

Member Kerouac expressed his preference that the letter be the same on all three awnings.

Member Kerouac moved to recommend the Village Board approve a sign and awning for Inovasi Restaurant with the condition that the height of the awning letters are the same and less than 7” inches. Member Russ seconded the motion. The motion passed on a unanimous voice vote.

**8. A Public Hearing to Consider a Site Plan to Review New Lights on the Lake Bluff Fire Station at 45 E. Center Avenue**

BCS Croak stated currently, there is only one light over the Fire Department front bay doors and inadequately lighting in the rear of the building. He stated additional lighting is needed because the Fire Department does outdoor practice drills in the evening hours. The plan is to install four light fixtures either 25 or 42 watts in the front and rear of the buildings. Initially a 25 watt light fixture will be installed over the front main door to see how far the beam extends and Staff will move forward with either the 25 or 42 watt depending on the amount of the light generated during the trial. BCS Croak stated the existing box is located over the center door and the other lighting fixtures would be installed on the walls between the doors.

In response to a question from Member Dahlmann, BCS Croak stated the existing light fixture would remain and the new lighting will be on a separate switch which will allow them to be turned off when not in use.

Chair Hunter asked how bright the lights would be and if they would be turned on all the time. Fire Chief David Graf stated the pre-wiring attaches these to lighting system which operates all the Public Safety Building exterior lighting. The light switch would be located on the inner wall of the bay doors. The plan is to use the lights when working or training with the fire engines. The existing lighting fixture will be the single overhead fixture when the light are off.

BCS Croak stated the 25 watt bulb is approximately 2700 lumens and if that is not bright enough the 42 watt will be used and he noted the bulb are the same size.

Fire Chief Graf stated the plan is to install a 25 watt light fixture over the front main door to determine the level of illumination prior to installing four additional light fixtures on the front and rear of the building. He stated the primary concern is not to cast the lighting onto the street or create a bright spot in town.

Member Russ stated the additional fixtures will provide for a better workspace and asked if the existing lights would be replaced. She stated it would be great to have the lights come on each time the fire engines depart the building so people in dark clothing can be seen from the trucks. Member Russ stated four lights in the rear seems minimal and asked if it was because of the location of the power source. Fire Chief Graf stated the front north side has already been pre-wired and there are electrical boxes located in the rear but the wiring needs to be extended through the existing brick wall.

Member Russ expressed her concern regarding the level of illumination and noted the LED's are great lights.

Member Dahlmann inquired of the color of the light fixtures. BCS Croak stated the fixture will be a dark bronze color.

Member Kerouac commented on the multi-level and dimming features for the proposed lights.

Member Kerouac moved to recommend the Village Board approve additional lights for the Lake Bluff Fire Station. Member Dahlmann seconded the motion. The motion passed on the following roll call vote:

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

**9. Staff Report**

BCS Croak stated the Village owns the building at 611 Walnut Avenue (north of the Post Office) and uses it for storage. A replacement door has been ordered due to damage at the bottom of the existing door. The existing building is white with dark green trim on the windows and Staff is considering painting the new door north shore green. Following a brief discussion it was the consensus of the ABR to paint the door white.

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

**10. Adjournment**

There being no further business to consider, Member Kerouac moved to adjourn the meeting. Member Russ seconded the motion. The motion passed on a unanimous voice vote. The meeting adjourned at 8:25 p.m.

Respectfully submitted,

Mike Croak, CBO, CBCO  
Building Codes Supervisor