

**VILLAGE OF LAKE BLUFF  
ARCHITECTURAL BOARD OF REVIEW  
REGULAR MEETING  
MARCH 7, 2017**

**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 March 7, 2017 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  
Matthew Kerouac  
Carol Russ  
John Sorenson

Absent: Julie Wehmeyer  
Bob Hunter, Chair

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

Member Russ volunteered to serve as Chair Pro Tem and a motion was duly made and seconded. The motion passed on a unanimous voice vote.

**2. Consideration of the February 7, 2017 ABR Regular Meeting Minutes**

Member Dahlman moved to approve the minutes of the February 7, 2017 ABR meeting as presented. Member Sorenson seconded the motion. The motion passed on a unanimous voice vote.

**3. Non-Agenda Items and Visitors (Public Comment Time)**

Chair Pro Tem Russ 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 New Antennas and Equipment on the Existing Cell Tower at 45 East Center Avenue**

Chair Pro Tem Russ administered the oath to those in attendance and opened the public hearing.

Chair Pro Tem Russ introduced the agenda item and invited Ms. Siely Joshi a representative of Crown Castle to the podium.

Ms. Joshi showed a picture of the existing cell tower and stated the plan is to install three new antennas, approximately 8 ft. tall, 1 ft. wide and 7 inches in depth, and six supporting radio units on the existing platform. There will also be one new system module installed on the existing equipment cabinet.

In response to a question from Member Sorenson, Ms. Joshi stated the new antennas will be the same color as the existing antennas and all visible outside equipment will be painted to match the existing tower and she noted the wires will be installed inside the tower. BCS Croak stated Village Code requires equipment to be screened, but much of the proposed modifications are addressed by the existing situation such as the brick wall for screening and color to match the existing antennas.

Chair Pro Tem Russ opened the floor for public comments.

As there were no comments, Chair Pro Tem Russ closed the public hearing.

Member Sorenson moved to approve the request to add three new T-Mobile antennas and equipment on the existing T-Mobile platform of the existing cell tower. Member Dahlman seconded the motion. The motion passed on the following roll call vote:

Ayes: Sorenson, Dahlmann, Kerouac, Deegan and Chair Pro Tem Russ  
Nays: None  
Absent: Wehmeyer and Chair Hunter

BCS Croak stated Section 10-4-2 (11) of the Zoning Code gives the ABR the authority to grant final approval of the site plan review.

**5. A Public Hearing to Consider a Site Plan to Review a New Building for Chase Bank and Associated Signage and Landscaping at 965 Rockland Road**

Chair Pro Tem Russ introduced the agenda item and invited Mr. Bruce Danley with Oxford Real Estate Equities to the podium.

Mr. Danley introduced Mr. John Krissoff (J.P. Morgan Chase Bank) and Ms. Michelle Bogner (The Architects Partnership, Ltd). Mr. Danley stated Chase Bank is proposing to construct a new building on the vacant lot west of Chipotle (Lot 2). The initial Target Development site plan indicated a possible future bank building with a drive-thru at the proposed location.

Ms. Bogner stated the plan is to work within the guidelines of the previously approved site plan to construct a one-story banking facility with an ATM drive-thru and noted the material and color palette is consistent with the other outlot buildings. She reviewed the building massing in relation to the adjacent buildings and advised they will continue working with Staff regarding the specific articulation of the building features.

Chair Pro Tem Russ opened the floor for comments from the Commissioners.

Member Kerouac commented on the brick column massing and stated everything was done with the sensitivity that the site is requiring and had no further comments.

Member Deegan expressed his concern with the proposed brick exterior wall on the east side of the building. Ms. Bogner stated the interior program was the driving factor because there is usually one side of the bank that has more support spaces and it made sense to have it on the plaza side.

Member Dahlmann stated it will fit in well with the industrial park and inquired of the location for the trash receptacles. Ms. Bogner stated the trash receptacles will be located by the transformers on the southeast corner of the building.

BCS Croak there was a discussion regarding the location and need for the sign labeled “E4”. The applicant had requested to install the proposed sign by the island at the entrance to the drive-thru but there is already a sign at this location. The request now is to install the sign on the island by the center driveway at the entrance of the outlot buildings. Staff expressed concern regarding traffic visibility and placement of a sign in such a prominent location. A discussion regarding the proposed signage ensued.

Member Sorensen asked if the white parapet wall was for a future sign. Ms. Bogner stated that it was not, and that the backside of the parapet will be covered with a TPO roofing material and will not be visible from the street.

In response to a question from Member Sorensen, Ms. Bogner stated she does not believe the south elevation roofline treatment is the same as the Potbelly’s building located to the east.

Chair Pro Tem Russ expressed her concern regarding the landscaping and windows because the initial concept showed the liveliness of the area which contributed to the synergy of the surrounding businesses. Mr. Danley stated that building walls would provide a more intimate space.

In response to a request from Chair Pro Tem Russ, Ms. Bogner stated the applicant is requesting two proposed wall signs on the north and west elevation, tenant panels on each side of two existing multi-tenant pylon signs, signage on the existing monument sign north of the bank, three on-site informational signs, two “Do Not Enter” signs at the drive-thru exit, two “ATM” signs and a “Clearance 10’-5” sign on the west side of the drive-thru canopy. A discussion followed.

Member Sorenson asked if the request could be approved on the condition that the existing Potbelly sign, subject to their approval, be moved to a more appropriate location. BCS Croak responded yes, and added that the proposed Chase directional sign is 3 ft. high and not as wide as the existing Lot 4 multi-tenant sign which is approximately 6 ft. high and obstructs the view of drivers.

Chair Pro Tem Russ asked if the proposed direction signage enhance any directional information, identify the building or if it needs to be in those locations.

Member Dahlmann asked if there needs to be a sign directing people to the drive-thru or customer parking when the locations are obvious.

Chair Pro Tem Russ opened the floor for public comments.

Ms. Kate Briand (resident) stated that it is difficult to maneuver through the area and to allow more signs will increase the overwhelming signage already installed at the location. The current configuration creates a hazard when traveling through the development and this could further impact traffic flow. She expressed her concern regarding landscaping and asked how much of the area will be green space. The west side of Chipotle is primarily floor to ceiling windows, it would

be nice to soften that area with green space because it accumulate a lot of heat and this may abate the issue.

In response to a comment from Ms. Briand, BCS Croak confirmed there is an existing sidewalk located on the north side of the building. Ms. Briand asked the PCZBA to carefully consider the proposal and how it may impact the development in the future.

A discussion ensued regarding the proposed signage. Mr. Krissoff agreed that the sign labeled “E5” may not be necessary but “E4” is logical and expressed his opinion the existing Potbelly sign could confuse patrons proceeding from the south.

Member Kerouac stated the directional signage is unnecessary when the building is right in front of you. Mr. Krissoff agreed that the signs labeled “E5” and “E6” can be removed from the plan, but stated that Chase would like sign E4 if Potbelly agrees to move their sign. A discussion followed.

Member Kerouac asked if a joint directional sign was possible for both Potbelly and Chase’s drive-thru. Mr. Krissoff said that alternative will be considered.

In response to a comment from Chair Pro Tem Russ regarding the possibility of installing more glass on the courtyard side of the building, Mr. Krissoff provided information regarding the use of the interior spaces on that side.

Member Kerouac asked about employee parking. Mr. Krissoff stated employees will be instructed to parking as far from the entrance as possible.

As there were no further comments, Chair Pro Tem Russ closed the public hearing.

Member Dahlmann moved to recommend Village Board approval of the new Chase Bank building with the proposed landscaping and signage be approved as submitted, except for three proposed directional signs. Member Kerouac seconded the motion. The motion passed on the following roll call vote:

Ayes:	Dahlmann, Kerouac, Deegan, Sorenson and Chair Pro Tem Russ
Nays:	None
Absent:	Wehmeyer and Chair Hunter

**6. Staff Report**

BCS Croak had no report.

**7. Adjournment**

There being no further business to consider and upon a motion duly made and seconded, the meeting was adjourned.

ABR Regular Meeting Minutes –  
March 7, 2017

Respectfully submitted,

Mike Croak, CBO, CBCO  
Building Codes Supervisor