

**VILLAGE OF LAKE BLUFF  
ARCHITECTURAL BOARD OF REVIEW  
REGULAR MEETING  
JULY 7, 2015**

**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 7, 2015 at 7:00 p.m. in the Village Hall Board Room (40 E. Center Avenue) and the following were present.

Present:       Ed Deegan  
                  Neil Dahlmann  
                  Matthew Kerouac  
                  Carol Russ  
                  John Sorenson  
                  Bob Hunter, Chair

Absent:         Steve Rappin, Member

Also Present:  Mike Croak, Building Codes Supervisor

**2. Consideration of the June 2, 2015 ABR Meeting and June 11, 2015 ABR Meeting.**

Member Russ moved to approve the June 2, 2015 minutes as presented. Member Kerouac seconded the motion. The motion passed on a unanimous voice vote.

Member Russ moved to approve the June 11, 2015 minutes as presented. Member Dahlmann seconded the motion. The motion passed on a unanimous voice vote.

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

Chair Hunter stated there were no requests to address the ABR.

Chair Hunter agreed to a request to amend the order of the meeting to take agenda #5 in advance of #4. There were no objections from the ABR.

**5. A Public Hearing to Consider a Site Plan to Review the Relocation of the Front Door of Inovasi Restaurant**

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

Mr. Ron Oesterlein of Center Avenue Partners stated the proposed relocation would allow patrons easier access to the dining area when the restaurant is fully occupied. In addition, he noted the outdoor vestibule will no longer be needed.

Members Sorenson, Russ, Deegan and Dahlmann expressed their appreciation with the proposed relocation of the front door.

Member Kerouac asked if the menu box would be relocated. Mr. Oesterlein stated the menu box would not change from its current location.

Chair Hunter closed the public hearing.

Member Kerouac moved to recommended Village Board approve the proposed relocation of the main entrance to the restaurant from the corner to the façade along E. Scranton Avenue. Member Russ second the motion. The motion passed on the following roll call vote:

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

**4. A Public Hearing to Consider a Site Plan to Review Changes to Stairs, Landings and a Ramp at Sunrise Park**

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

Mr. Ron Salski, Executive Director of the Lake Bluff Park District, introduced Mr. Ray Lee, a principal at FGM Architects. He also noted that Scott Larson, who was not present, will be the individual responsible for overseeing the project for the Park District.

Mr. Salski provided background information concerning the needed improvements identified for Sunrise Park. He stated the Friends of Lake Bluff Parks had agreed to raise \$50,000 to support the improvements, dependent on the result of the referendum placed on the November 2014 ballot. The referendum was approved and the intent now to move forward with the proposed improvements.

Mr. Lee stated the plan is to replace the existing stairs because the existing stairs are too steep and do not comply with code. He noted that the appearance and materials used would be similar to the existing stairs. He stated the stairs would be made out of pressure treated cedar lumber.

Mr. Lee stated the existing concrete walkway on the east side of the beach house does not meet the accessibility code for entrance to the bathroom. The plan is to raise the height of the step and widen the walkway approximately 2 ft. to allow for an accessible entranceway. The stairs leading to the beach will be replaced with the same heavy timber as the existing stairs.

Member Dahlmann expressed his satisfaction with the proposed plan for the lower stairs and his preference to have open risers.

Member Deegan expressed his satisfaction with the proposed changes to the lower stairs and stated he has no other issues with the proposed improvements.

Member Kerouac expressed his concern with the appearance that the lower stairs were squeezed between the buildings and asked if the Park District had considered moving the stairs further to the north. Mr. Lee stated that the intent was to keep the design as similar to the existing condition as possible.

Member Russ expressed her agreement with the comments from the previous ABR Members and noted the proposed design is a tremendous improvement. She inquired of the improvements for the upper stair plan specifically the risers. Mr. Lee stated the stairs would have 12” treads and 5.5” risers. Member Russ expressed her concern regarding the type of chemicals used for pressure treated wood. A discussion followed.

Member Sorenson stated the proposed plans would be a great improvement.

Chair Hunter expressed his agreement with the Commissioner’s comments.

Ms. Karen Zarse, a Lake Bluff residents asked why the ramp located on the south shelter is shorter than the ramp on the southern end of the north shelter. Mr. Lee stated currently there is a slope located at the southern end and the plan is to extend the slope to keep the area accessible for wheelchairs. He further noted if a ramp was constructed it would require handrails on both sides to comply with current regulations. A discussion ensued.

Chair Hunter closed the public hearing.

Member Russ moved to recommend the Village Board approve the proposed reconstruction of the existing stairwell leading to Sunrise Beach with the conditions the stairway is built with open risers and that the Park District consider whether a naturally decay resistant wood would be better than preservative treated wood. Member Kerouac seconded the motion. The motion passed on the following roll call vote:

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

**6. Consideration of a Sign Permit Application for Starbucks at 975 Rockland Road (In Target Store)**

Chair Hunter introduced the agenda item and invited the Petitioner to the podium.

Mr. Ernie DiFiore of Modern Signs Inc. explained that when the petitioner put the Starbucks sign up, they did not realize that they didn’t have Village approval for it.

As there were no questions or concerns from the commissioners, Member Dahlman moved to recommend the Village Board approve the request for an exemption from the Sign Code to allow a Starbucks window sign near the front entrance. Member Sorenson seconded the motion. The motion passed on the following roll call vote:

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

**7. Consideration of a Sign Permit Application for Athletico Physical Therapy at 233 S. Waukegan Road, Suite 100**

Chair Hunter introduced the agenda item and invited the Petitioner to the podium.

Ms. Karen Dodge of Municipal Resolutions addressed the ABR as a representative for South Water Signs. She stated Athletico Physical Therapy recently bought out Accelerated Physical Therapy and are seeking to replace the existing signage with the new name. The proposed signs include the following: two wall signs consisting of white illuminated channel letters with blue returns—one facing the courtyard and one facing IL Rt. 176, a window sign consisting of vinyl lettering, a door sign, and 4 tenant panels, one on each side of the two multi-tenant monument signs.

Member Russ expressed her preference to maintain the existing 18’ signage requirement for street frontage wall signs. A discussion followed.

Member Dahlmann expressed his agreement with Member Russ and inquired of the proposed mounted height for the sign. He asked if the sign located in the right window would be removed and expressed his preference to use material the same color as the building to fill the holes. Ms. Dodge stated the existing vinyl graphic window sign will be replaced with the new name and the non-smoking signs will be posted to the right of the front entrance door.

Member Dahlmann expressed his concerns regarding window signs.

Building Codes Supervisor Michael Croak stated the background on the drawing is labeled translucent and would need to be revised to opaque to comply with the sign code.

Chair Hunter expressed his preference to maintain the 18” requirements for street front signage and reduce the letters on the northern side of the building. In addition, he expressed his concern about the amount of text proposed on the window signs.

Member Kerouac expressed his agreement that the purpose of the signage is appropriate. A discussion ensued regarding the size of proposed signage and posters.

Member Kerouac moved to approve the new wall signs with the condition that the size be reduced so that the capital A is 18” and the rest of the sign is proportional and that the old holes in the mortar be filled with the same color mortar, and to approve the new tenant panels on the shopping center’s directory sign with the condition that the background be opaque. Member Russ seconded the motion. The motion passed on the following roll call vote:

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

Member Kerouac moved to approve the door signs shown on page 7 of the submission and to recommend that the Village Board deny the request for an exemption from the Sign Code and not approve the window signs shown on page 8. Member Deegan seconded the motion.

**8. Consideration of a Wayfinding Sign at Target at 975 Rockland Road**

Chair Hunter introduced the agenda item and Staff reviewed the previous discussions regarding the matter. A discussion followed.

It was the consensus of the ABR the wayfinding signage proposed by Target is unnecessary and would be ineffective in directing people to the Central Business District.

**9. A Discussion Regarding the Possibility of ABR Review of New Single Family Homes**

Chair Hunter stated at its June 2<sup>nd</sup> meeting the ABR began a discussion regarding new single family homes and among the possibilities discussed were: review of all new houses, review of speculative new homes only, review of only new infill houses (houses which replaced demolished homes), or no change to the existing code. A discussion followed.

Mr. Paul Bergman, a longtime Village resident and son of former ABR Chair Bill Bergman, provided the ABR with background information and legislative actions pursued by his father. Mr. Bergman commented on the past and current housing developments located on Moffett Avenue and Woodland Road. He stated the neighborhood where he currently resides is not the neighborhood he bought into as most of the ranch style homes have been demolished and stated the character of Lake Bluff is being lost with the new developments. Mr. Bergman expressed his concern regarding subdivided lots and asked the Village to review its procedures regarding requests to subdivide lots, construction of dissimilar homes and the type of building material used for new homes. Lastly, he expressed his preference for the ABR to be involved with the review process for new single family homes.

A discussion concerning implementation of residential design guidelines ensued. The ABR expressed a preference to conduct a workshop with the Historic Preservation Commission (HPC) and Plan Comm. & Zoning Board of Appeals (PCZBA).

**10. Staff Report**

There was no Staff report.

**11. 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 9:20 p.m.

Respectfully submitted,

Mike Croak, CBO, CBCO  
Building Codes Supervisor