

**VILLAGE OF LAKE BLUFF
ARCHITECTURAL BOARD OF REVIEW
REGULAR MEETING
AUGUST 4, 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 August 4, 2015 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
John Sorenson
Bob Hunter, Chair

Absent: Ed Deegan, Member
Steve Rappin, Member

Also Present: Mike Croak, Building Codes Supervisor

2. Consideration of the July 7, 2015 ABR Meeting.

Member Dahlmann moved to approve the July 7, 2015 minutes with the changes recommended by Member Russ and Chair Hunter. Member Russ 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.

4. Consideration of a Sign Permit Application for Katie Hall Liz Mazur Photography at 36 East Center Avenue

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

Ms. Katie Hall presented a revised version of the awning signs and stated the plans are to refurbish the existing awning sign with the new business name.

Member Sorenson expressed his approval of the plans and asked for clarification regarding the proposed letters. Building Codes Supervisor Michael Croak stated the letter height on the awning are to be between 5 and 7 inches tall.

Member Sorenson stated he has no problem with the awning and noted that surrounding buildings do not have awnings.

Member Russ noted that it is her understanding the property owner was to update the store frontage to match the adjacent stores and also that the sign code requirement is to have the tenant identification on the descending skirt of the awning.

Member Dahlmann stated although the proposal is not consistent with Village Code it looks fine and its consistent with the existing awnings.

Member Kerouac commented on the signage precedent for that particular area and stated the proposed door and awning signage will add a little more elegance to the location.

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

Member Kerouac moved to recommend the Village Board approve the revised request, for an exemption from the Sign Code to allow an awning and door sign for Katie Hall Liz Mazur Photography. Member Sorenson seconded the motion. The motion passed on the following roll call vote:

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

5. A Public Hearing to Consider a Site Plan to Review a New Commercial Building at 965 Rockland Road (Lot 2 in the Target Development)

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

Mr. Bruce Danly, of Oxford Real Estate Equities, LLC stated the intent is to follow the same architecture as in the original plan. He showed the elevation rendering which shows the new building aligning on the north with the Chipotle/Potbelly building and noted there will be a plaza with tables and umbrellas located between the two buildings.

Mr. Danly presented the ABR with the revised prototype design of the 4,800 ft. building which include signage and proposed lighting pursuant to dark sky regulations. The plans are for two tenants and a freestanding drive through ATM.

Building Codes Supervisor Croak inquired of an item located on the rooftop of the ATM canopy. Mr. Danly expressed his belief the image is of the canopy as there will not be additional signage. He stated as we progress with the unit their intent is to come back to the ABR with the proposed signage as it is different than the previously approved sign criteria.

In response to a comment from Chair Hunter, Mr. Danly stated it comes out as an assembled package.

Mr. Danly stated their intent was to match the two other outlot buildings. There would be windows and lighting on both sides of the building. It would be occupied by two tenants with a large trash receptacle located in the rear of the building.

Member Kerouac commented on the two lanes for the drive through and asked if there would be any activity in the left lane. Mr. Danly stated the left lane will be painted with yellow stripes to indicate no parking and/or loading zone area.

Member Kerouac stated the buildings look great and he would be excited to see the plaza come to fruition. Member Kerouac asked if the ATM was designed for the area or a prototype that will be used elsewhere. Mr. Danly stated it is a prototype and he does not know how much flexibility Chase has regarding the ATM.

Member Dahlmann asked what does the backside of the ATM look like. Mr. Danly stated he does not have a picture of the ATM but it is essential the same material obviously without the ATM.

Member Dahlmann expressed his agreement with Member Kerouac and his preference for a masonry wall to be built around the ATM.

Member Kerouac inquired of the location of the trash receptacle and the garbage truck access. Mr. Danly stated the trash enclosures have wheels and will be pulled to the trash lane for pick-up. Member Kerouac expressed his concerns regarding disposal of food scraps that could cause the containers to leak should the building be occupied by a restaurant.

Member Russ expressed her agreement with comments from Members Dahlmann and Kerouac. She stated if the ATM strip was black it would be more sophisticated and in character with the building. Member Russ inquired of the turn radius and if the Petitioner would consider revising the ATM plans to make it more convenient for visibility of traffic.

Member Sorenson stated the development looks good and asked if it was possible to add additional trees or additional vegetation to beef up the green space on the west side of the building. Member Sorenson expressed his concerns regarding the proposed ATM and stated it would be less intrusive if it was just the ATM unit. Member Sorenson asked the Petitioner to review the proposed landscape and ATM plan.

Chair Hunter expressed his appreciation for the color consistency with the buildings and access to the plaza on the east side. He expressed his agreement with Member Sorenson regarding an additional tree toward the north. Chair Hunter expressed his understanding that the traffic flow for the ATM would be from west to east. He asked if the canopy was high enough to accommodate a recreational vehicle. Mr. Danly stated their Engineers recommended traffic flow from west to east as it would allow natural stacking.

Member Dahlmann asked if the ABR needed to recommend approval of the site plan to the Village Board and asked if it could be conditioned with more definition for the site plan.

In response to a comment from the ABR, Mr. Danly stated that the ATM canopy is a grayish color which is Chase's corporate color.

Member Sorenson asked if there would be lights separate from the canopy. Mr. Danly stated there would not be any additional lighting.

Member Kerouac noted that he would be willing to accept the possibility that there will be four Chase signs and five Chase logos.

Chair Hunter closed the public hearing.

Following a brief discussion, Member Russ moved to recommend Village Board approval of the construction of a new commercial building (Lot 2 in the Target Development) with the condition that additional details regarding the free standing ATM be provided and the addition of another tree and trash enclosure landscaping as discussed. Member Kerouac seconded the motion. The motion passed on the following roll call vote:

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

6. A Public Hearing to Consider a Sign Plan to Review New Equipment on the Existing Cell Tower at 45 East Center Avenue

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

Ms. Mehreen Sherwani addressed the ABR on behalf of Verizon and stated the request is for equipment modifications to the existing cell tower which include replacing three of the of the existing antennas with smaller antennas. In addition, the additional equipment installation would consist of six tower mounted amplifiers, six remote radio units, one surge protector and one hybrid cable.

Building Codes Supervisor Croak asked if the cable would be located outside of the tower. Ms. Sherwani confirmed the cable would be mounted outside of the tower and noted she was advised there was not sufficient room inside the tower to mount the cable. Building Codes Supervisor Croak advised that T-1 Mobile’s plans to install another set of antennas to the cell tower.

Chair Hunter stated that when the new tower was presented to the ABR, the board was told there would always be enough space to allow the cables to be mounted inside.

In response to a question from the ABR, Ms. Sherwani stated the proposed hybrid cable is approximately 1.5 inches in diameter. A discussion followed.

As there were no further questions or concerns from the commissioners, Member Dahlmann moved to recommend the Village Board approve the proposal from Verizon to replace six existing antennas located on the cellular monopole at the Public Safety Building with the condition the cable is installed on the inside of the tower. Member Sorenson seconded the motion. The motion passed on the following roll call vote:

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

7. Staff Report

Building Codes Supervisor Croak stated the respective Village Advisory Board Chairs will meet with the Village President and Staff to discuss the Community Character “4 Points” and

noted the whole ABR will meet with the other Advisory Boards following that meeting. A discussion followed.

8. Adjournment

There being no further business to consider, Member Dahlmann moved to adjourn the meeting. Member Russ seconded the motion. The motion passed on a unanimous voice vote.

The meeting adjourned at 8:16 p.m.

Respectfully submitted,

Mike Croak, CBO, CBCO
Building Codes Supervisor