

**VILLAGE OF LAKE BLUFF
ARCHITECTURAL BOARD OF REVIEW
REGULAR MEETING
OCTOBER 6, 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 October 6, 2015 at 7:00 p.m. in the Village Hall Board Room (40 E. Center Avenue) and the following were present.

Present: Matthew Kerouac
Carol Russ
John Sorenson
Bob Hunter, Chair

Absent: Neil Dahlmann, Member
Ed Deegan, Member
Steve Rappin, Member

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

2. Consideration of the September 15, 2015 ABR Meeting.

Member Kerouac moved to approve the September 15, 2015 minutes as presented. Member Hunter 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.

5. A Continuation of the Discussion Regarding the Possibility of ABR Review of New Single Family Homes

BCS Mike Croak stated this is a continuation of the past discussion regarding this matter. Provided in the ABR packet are draft design guidelines that relate to the Village's master planning process downtown. BCS Croak reviewed the PCZBA summary of community character discussion points.

Chair Hunter stated the Village Board has asked the HPC to review the Village's preservation regulations and asked if the ABR review criteria should be to consider all new residential homes or redevelopments.

A discussion concerning implementation of residential design guidelines ensued.

Member Russ expressed her preference for the ABR to participate in the review process because of its expertise.

In response to a comment from Member Sorensen, Chair Hunter stated there has not been any type of structural analysis required for the HPC review as this could create a burden for homeowners.

Member Kerouac stated it is difficult to impose restriction on how homeowners should market their homes.

Chair Hunter stated Lake Bluff is concerned about individual lots and the restrictions on redevelopments. There are some restrictions such as zoning that are necessary but regulating design is difficult.

Member Kerouac stated that design guidelines with a laundry list of items will lead to bad architecture. We don't want a Disneyland recipe.

Member Kerouac stated that demolition on corner lots does make a big impact if it is subdivision and that limiting the subdividability of lots is important.

Chair Hunter stated he was hoping the zoning ordinance would become a bit more concrete with the bonus areas. We currently get a bonus for a 2 ft. wide porch and stated it should be a minimum 6 ft. wide porch so as to only apply to a usable porch.

Member Russ stated the ABR is out of synch with the other Advisory Boards. She questioned if the ABR want to add design guidelines of any kind do we want to advocate and let someone do it or do we step to the plate.

Member Kerouac stated he would rather see a simple home with beautiful details than a house with poor architectural features, and that small details such as vinyl siding and windows can ruin the entire house.

Following a discussion regarding teardowns, Chair Hunter used E. Woodland as an example and noted that in the 1980s every house of the first three blocks was demolished and the ordinance at that time were more relaxed and most of the smaller house were redeveloped and the area is not the same street.

Member Kerouac stated any potential guidelines need to be as open ended as possible to provide flexibility to the architect.

Chair Hunter suggested a rulebook with an allowable palette of materials and broad standards such as all elevations have to be designed.

Member Russ asked if we were looking for incentives that encourage quality designs.

Chair Hunter summarized the discussion: i) the possibility of instituting a requirement for ABR review of the exterior design for new single family homes, ii) the design guidelines are not suited to Village-wide use for new single family homes because they don't allow enough flexibility for the designing architects and, iii) if the community wants ABR review of new

single family homes, the ABR would prefer to define an Architectural Review District and only review new homes within that district.

6. Adjournment

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

The meeting adjourned at 9:30 p.m.

Respectfully submitted,

Mike Croak, CBO, CBCO
Building Codes Supervisor