

**VILLAGE OF LAKE BLUFF  
ARCHITECTURAL BOARD OF REVIEW**

**TUESDAY, MARCH 1, 2016 – 7:00 P.M.**

**VILLAGE HALL BOARD ROOM  
40 E. CENTER AVENUE, LAKE BLUFF, ILLINOIS**

**AGENDA**

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1. **Call to Order and Roll Call**
2. **Consideration of the February 2, 2016 Architectural Board of Review Meeting Minutes**
3. **Non-Agenda Items and Visitors (Public Comment Time)**  
The Architectural Board of Review Chair and Board Members allocate fifteen (15) minutes during this item for those individuals who would like the opportunity to address the Board on any matter not listed on the agenda. Each person addressing the Architectural Board of Review is asked to limit their comments to a maximum of three (3) minutes.
4. **A Public Hearing to Consider a Site Plan to Review Changes to the Exterior of the Building for Northshore Dermatology at 925 Sherwood Drive**
5. **A Public Hearing to Consider a Site Plan to Review Changes to the Fence and Landscaping for the Wading Pool at Blair Park, 355 W Washington Avenue**
6. **A Public Hearing to Consider a Site Plan to Review a Proposed Generator and Fence at Blair Park, 355 W Washington Avenue**
7. **A Public Hearing to Consider Building Code Updates**
8. **Staff Report**
  - **Next Regular Meeting – April 5, 2016 (1<sup>st</sup> Tuesday)**
9. **Adjournment**

The Village of Lake Bluff is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities, are requested to contact R. Drew Irvin at 234-0774 or TDD number 234-2153 promptly to allow the Village of Lake Bluff to make reasonable accommodations.

**VILLAGE OF LAKE BLUFF  
ARCHITECTURAL BOARD OF REVIEW  
REGULAR MEETING  
FEBRUARY 2, 2016**

**DRAFT 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 February 2, 2016 at 7:00 p.m. in the Village Hall Board Room (40 E. Center Avenue) and the following were present.

Present: Ed Deegan (arrived at 7:08 pm)  
Steve Rappin  
Carol Russ  
John Sorenson  
Bob Hunter, Chair

Absent: Neil Dahlmann, Member  
Matthew Kerouac, Member

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

**2. Consideration of the January 5, 2016 ABR Meeting**

Member Rappin moved to approve the minutes of the January 5, 2016 meeting with the corrections suggested by Member Russ. Member Sorenson 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.

Ms. Robin McAfee stated a few residents along North Avenue still have concerns regarding the density and height for the proposed development on North Avenue. ABR Chair Hunter stated the PCZBA/ABR is scheduled to hold a special workshop meeting on February 9<sup>th</sup> to continue its discussion regarding the draft Downtown Subarea Visioning and Planning Principals guidelines.

**4. A Public Hearing to Consider a Site Plan to Review Changes to the Exterior of the Building and Signage for Hansa Coffee Roasters at 600 Walnut Avenue**

Chair Hunter opened the public hearing regarding the matter.

BCS Croak stated Staff could not locate any approval documentation for the existing exterior stairway configuration and ask that it be considered as part of this agenda item.

Mr. Rob Douglass, Managing Partner with Lake Effect Holdings, stated the building commonly known as the Village Market currently operates under the 2006 Resolution and provided background information on the existing exterior stairway configuration. Mr. Douglas stated the

request is to add four sets of shutters, an awning with three valance signs, and two window signs to the east elevation of the building and he noted the awning feature will enhance the retail space and provide protection for the stairs from the weather. The tenant names will be on the east, north and south sides of the removable valance portion of the awning because visibility from Scranton Avenue is critical and the building will benefit from the signage on the end of the awning.

Member Sorenson asked if the variance was for the signage on the awning or the awning itself and he stated the design looks great and will be a nice improvement.

Member Russ expressed her agreement and stated it is a humble building and this will give it an identity. As far as the signage goes the identification does belong on the side of the space and it all looks very nice.

Member Rappin stated he loves the design and have no problem with the stairs as they need to be memorialized. Member Rappin questioned if it is critical to have a sign facing North Avenue and if the residents would want to look at a commercial sign.

Member Rappin inquired of the color of the awning and if there were any on the front of the Village Common Buildings. Mr. Douglass there is no awnings on the buildings and the color of the existing signage on the Village Common Building consists of four screens with a gold leaf frame. The plan is to use goose grey tweed for the awning.

Member Deegan stated it is interesting from a balanced symmetry to hang three signs on the awning and he do not have a problem with the awning or stairs.

In response to a comment from Chair Hunter, Mr. Douglass expressed his opinion this action will help tighten up the elevation and soften the building appearance.

Chair Hunter closed the public hearing.

Member Rappin recommended Village Board approve the site plan for changes to the exterior of the building, exterior stairs, awning, and signage for Hansa Coffee Roasters. Member Deegan seconded the motion. The motion passed on the following roll call vote:

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

5. **A Continuation of a Public Hearing to Consider a Site Plan to Review Changes to the Lake Bluff Middle School at 31 E. Sheridan Place**

Chair Hunter opened the public hearing regarding the matter.

Superintendent of Schools Lake Bluff Elementary School District #65 Dr. Jean Sophie stated the Village Board approved a conditional site plan based on the ABR's approval of the revised front entrance, landscaping and signage plans. Although the proposed front entrance way plan is more costly, it was voted as the first priority by a team of representatives from the Lake Bluff

community because the entrance is the first impression of the building. Dr. Sophie stated the existing school sign along Sheridan Place will remain in its current location and there are no plans for any additional signage to the facility.

Mr. Craig Siepka of Wight Architects showed a slide of the revised main entrance site plan. The only change was to the corner of the building where the solid wall wrapped around the ramp, which was opened up as a request from the Lake Bluff Police Department, because it created a visual barrier. The proposed front entrance is over the original budget but the School District is committed to working with the Village.

Mr. Siepka reviewed the revised landscape plan and noted the additional landscaping around the perimeter of the new out-building and classroom addition is not included in the current project budget, but the School District hopes that it will be done in the future, perhaps by volunteers or donations. Mr. Siepka stated the neighbors have been provided with detailed information regarding the noise issue and the action that will be taken by the acoustic engineer to ensure the noise levels are acceptable.

Dr. Sophie stated that Wight Architects has consulted an acoustical engineer to conduct the study and design. The School District plans to consult an acoustical firm and a professor which assisted with the previous project, both of which the neighbors have expressed satisfaction, for the peer review and final approval process. The noise consultant's report will be submitted to Village Staff to ensure the noise levels complies with the terms of the special use permit (SUP).

Member Deegan stated the front entrance looks great and the revised layout looks sensible and has more of a presence than the previous plan.

Member Rappin stated the front entrance and landscaping looks great. He asked whether the final approval to this plan is pending City Council approval of the acoustic study. BCS Croak stated the Village Board has approved the SUP with the condition the noise consultant's report be submitted to Village Staff for review.

Member Russ stated the revised plans are more fun with a welcoming open at the front entrance. She inquired of the material type for the vertical enclosure wall that wraps the perimeter. She asked if the walls needed to have a flat coping on the top or could be sloped and lowered. Mr. Siepka noted the need for a slope to allow the water to drain.

Member Russ asked that the vertical wall be reviewed and noted the openness would be more in character with the School's nature. She stated we would love to see them pursue this in terms of esthetic and massing and maybe the School could save some materials and put it into the details instead. Lastly, she stated the revised plans are fabulous.

Member Sorenson stated he think they have done a very nice job.

Chair Hunter expressed his agreement with the Police Department's recommendation to remove the wall.

Dr. Sophie stated the Lake Bluff Police Department is awesome and noted they have worked with the School District on the project, lock down drills, and the installation of security cameras in both schools.

Chair Hunter closed the public hearing.

Member Deegan recommended the Village Board approve the site plan for the front entrance with possible revision to heighten walls, landscaping as presented and the acoustic studies to be finalized by Village Staff. Member Sorenson seconded the motion. The motion passed on the following roll call vote:

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

**6. A Public Hearing to Consider a Site Plan to Review Changes to Light Fixtures for the Paddle Courts at Blair Park, 355 W. Washington Avenue**

Chair Hunter opened the public hearing regarding the matter.

Lake Bluff Park District Executive Director Ron Salski stated he participated in the 2008 discussion with the neighbors regarding the outdoor lighting. Recently, paddle court players expressed concern with the safety and the playability under the existing lighting. Mr. Salski stated in 2015 the Village gave temporary approval to install an LED light on the northern paddle court to determine the impact on players and the surrounding neighbors. The neighbors were informed of the pilot program and asked for feedback, one response was received stating the bulb appeared hotter from a distance. The light shown in the photometric chart show the area away from the court has a lower light level with LEDS. The Park District has concluded the pilot program which included a light survey which has been presented to the ABR. The request tonight is to replace the existing pole-mounted light fixtures for the paddle courts at Blair Park with new LED fixtures which may reduce energy consumption by approximately 30%. He stated positive feedback was received from the paddle players whom conducted a fundraiser to assist with the cost thus not being a burden on the taxpayers.

Member Deegan stated if the request is to replace the lighting which would save the Park District money it seems logical. He expressed his preference to hear comments from the ABR members regarding the matter.

Member Rappin stated it looks like a trifecta in terms of decreasing energy and paddle players would be happy with the on court play and visibility. He stated the esthetics are fine and it works for him.

In response to a question from Member Rappin, Lake Bluff Park District Superintendent of Facility Services Ed Heiser stated there was a significant decrease in light levels twenty feet off the north end of the paddle court in comparison to the south end where the halogen bulbs were still installed.

Member Russ had no questions and stated she is happy with their approach to the neighbors.

Member Sorenson had no questions but noted the lighting chart was very helpful.

Chair Hunter expressed his agreement with the ABR comments.

Chair Hunter closed the public hearing.

Member Russ recommended the Village Board approve an amended site plan as presented for changes to light fixtures for the paddle courts at Blair Park. Member Deegan seconded the motion. The motion passed on the following roll call vote:

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

**7. Consideration of a Sign Permit for Dold for Congress Office at 999 Sherwood Drive**

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

Mr. Peter Collins of Dold for Congress stated the request is to replace the existing illuminated display with the new Dold for Congress sign. The proposed sign has an opaque white background, blue vinyl applied copy and a red star.

Member Russ expressed her confusion with the proposed colors for the signage and asked how much of the sign would be visible. Mr. Fogel stated the sign will be visible during the daylight hours. Because the background field would be opaque, the sign would not be very visible in the night, but they are ok with that, since most of the traffic is during the daytime.

Member Rappin asked if there was anything in the Village regulations that prohibits political signs. BCS Croak stated there are two different categories and he was advised the political signs have a smaller size limit than signs for business at this location; however, this sign serve an office for Dold for Congress therefore the business sign regulations applies.

In response to a comment from Chair Hunter, Mr. Fogel stated there are no plans to make any changes and noted since they have occupied the space the sign has not been lit during the night.

BCS Croak asked if this would be a permanent office. Mr. Fogel stated it is an optional lease and the plan is to remain in the space if the candidate wins the election.

Member Sorenson moved to approve the sign permit as presented. Member Deegan seconded the motion. The motion passed on the following roll call vote:

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

**8. A Discussion of Potential Streetscape Improvements to the Southeast Corner of Scranton Avenue and Center Avenue**

BCS Croak provided background information on the wall enclosing the flower bed on the southeast corner of Scranton Avenue and Center Avenue in front of Inovasi. The Village is looking to implement more of the aspects approved in the 2007 design for that location, possibly in a slightly altered version to use more durable materials and control costs. In addition the Village is interested in installing a bike rack near the parking area in front of Village Hall. Tonight the purpose is to seek conceptual feedback regarding the project.

Public Works Superintendent Jake Terlap stated Staff is constantly repairing the capstone on the existing flower bed located in front of Inovasi. The major issue is the capstones which requires a lot of maintenance. The idea is to recreate a design using brick with a lime stone cap, similar to the existing fountain located adjacent to Village Hall.

Chair Hunter provided background information regarding the planter and sculpture and stated whatever happens the Village must be mindful of the significance associated with the design. A discussion followed.

#### **9. A Public Hearing to Consider Building Code Updates**

BCS Croak recommended the Codes not be voted on at tonight's meeting because the revised text amendment is currently posted on the Village website to give potential builders or other interested parties an opportunity to review and provide comment before the ABR makes its final recommendation to the Village Board.

BCS Croak commented on a previous question from Member Kerouac noting the Code applies to new fixtures and does not apply to rehabbing existing historic features.

BCS Croak reviewed the current regulations regarding permit renewals and Staff's recommendations. A discussion followed.

Member Sorenson asked if drinking water and refrigeration could stay copper but toilets and non-potable water could be compass to match the State Code. A discussion regarding safety and health issues followed.

Member Sorenson moved to recommend Village approve the section of the building code regarding amended permit renewal fees. Member Deegan seconded the motion. The motion passed on the following roll call vote:

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

#### **10. Staff Report**

Chair Hunter provided an update on the Stonebridge Development.

BCS Croak stated Mr. Peter Kyte has requested a special meeting with the ABR in February to present the conceptual designs.

Chair Hunter stated there is an ABR/PCZBA joint workshop meeting schedule to discuss the design guidelines and receive a design presentation from the owners of Block Three.

Ms. Maureen Chamberlain, a resident in the audience, commented on the previous workshop protocols. BCS Croak stated he would address the meeting protocols with Staff prior to the upcoming workshop. A discussion followed.

BCS Croak reported the next regular meeting will be on March 1, 2016.

**11. Adjournment**

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

The meeting adjourned at 8:35 p.m.

Respectfully submitted,

Mike Croak, CBO, CBCO  
Building Codes Supervisor

## VILLAGE OF LAKE BLUFF

### Memorandum

**TO:** Chairman Hunter and Members of the Architectural Board of Review

**FROM:** Mike Croak, Building Codes Supervisor

**DATE:** March 1, 2016

**SUBJECT:** **Agenda Item #4 – A Public Hearing to Consider a Site Plan to Review Changes to the Exterior of the Building for Northshore Dermatology at 925 Sherwood Drive.**

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Northshore Dermatology (Petitioner) moved into the building at 925 Sherwood Drive early last year and came before the ABR and the Village Board in April and May of 2015 for approval of signs, standing seam metal canopies, sconce lights, and other improvements to the façade of building.

The petitioner is requesting approval of three changes from the previous design. They are proposing to separate what was previously proposed to be one long canopy on the south façade into two shorter canopies. They have completed the altered portions of the façade in lannon stone, instead of the EIFS that was previously approved. This also results in a change to the corbeling at the top of the wall. Lastly, the sign on the south façade is made out of plexiglass instead of the aluminum that was proposed in the previous submittal. The size and shape of the sign remain the same.

The previous approval included a sign code exemption to allow two signs, the monument sign in front (north of the building) and the wall sign on the south façade facing the rear parking lot.

### Recommendation:

It is recommended the ABR conduct a public hearing to consider modification to the site plan and signage plan, appropriately question the Petitioner as needed, entertain public comments and questions from the petitioner and make one of the following recommendations regarding the site plan:

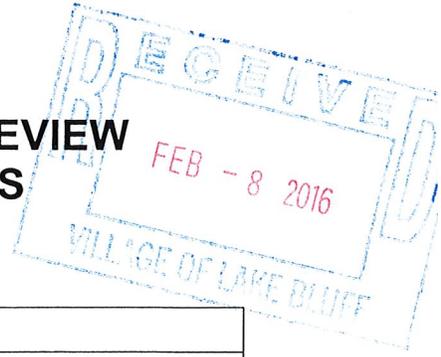
- Recommend that the Village Board approve the proposed site plan as presented or with conditions;
- Recommend that the Village Board deny the proposed site plan; or
- Request the petitioner to provide additional information for the ABR's consideration.

At the conclusion of the public hearing, it is recommended that the ABR take one of the following actions with respect to the signage plan:

- Approve the proposed change to the material of the sign; or
- Deny the requested material change for the sign.

Dr. Tina Venetos of Northshore Dermatology will be in attendance at Tuesday's meeting to respond to questions from the ABR. If you should have any questions regarding this matter, please feel free to contact me at 847-283-6885.

**APPLICATION FOR ARCHITECTURAL REVIEW  
VILLAGE OF LAKE BLUFF, ILLINOIS  
SITE PLAN APPROVAL**



Applicant:	DR Tina Venetos
Mailing Address:	925 Sherwood Dr LB.
Location of project:	SAME
Telephone:	847 682-7088
E-Mail Address:	tinavenetos@hotmail.com
Contact Individual for Project:	SAME

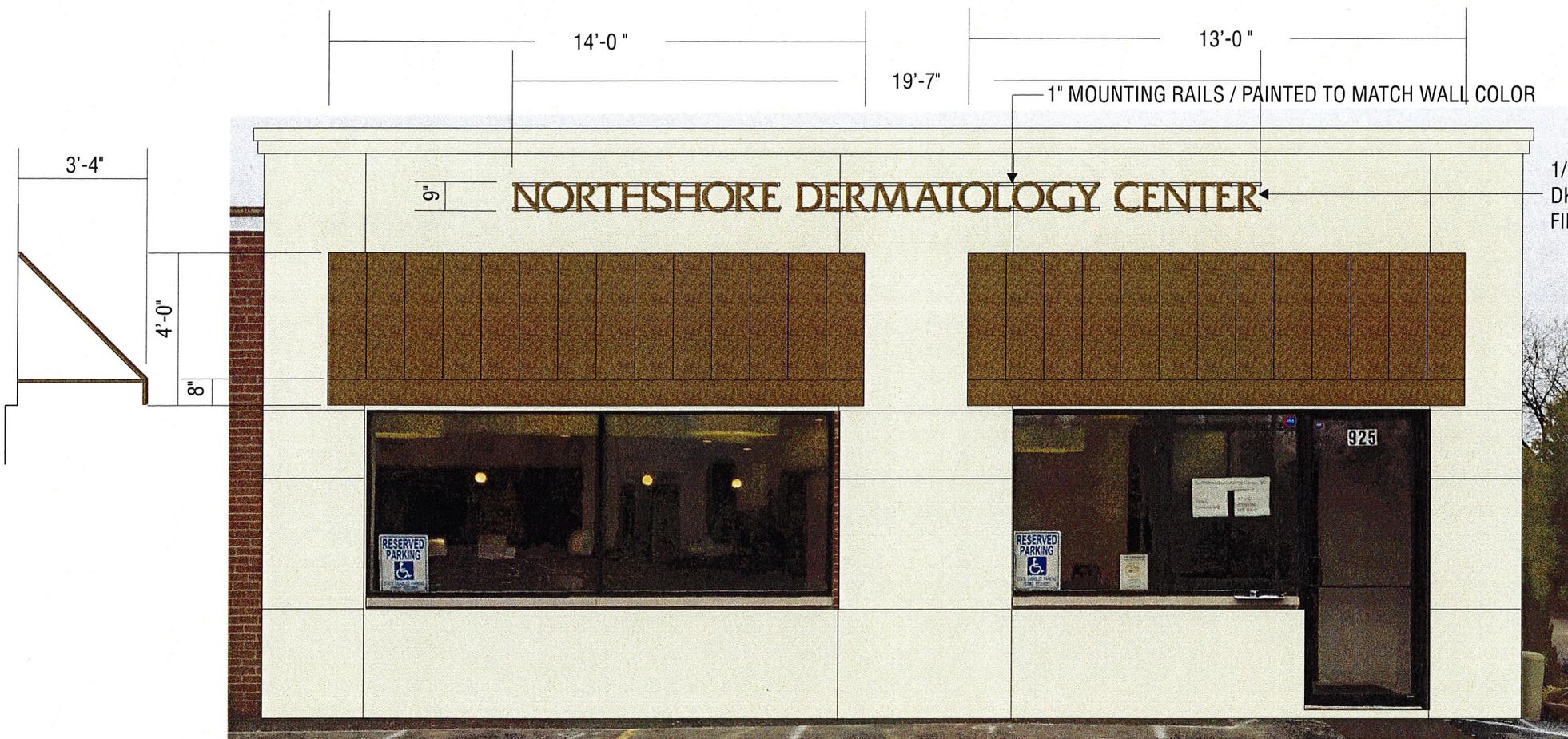
**APPLICATION REQUIREMENTS**

Any applicant seeking site plan approval shall submit to the Village Administrator, or his or her designee, 13 copies of each of the following documents listed below plus a non-refundable application fee of \$300.00 (see current fee schedule) plus an amount determined by the Village Administrator to reimburse the Village for all anticipated out of pocket expenses incurred in connection with the delivery of notice pursuant to this section.

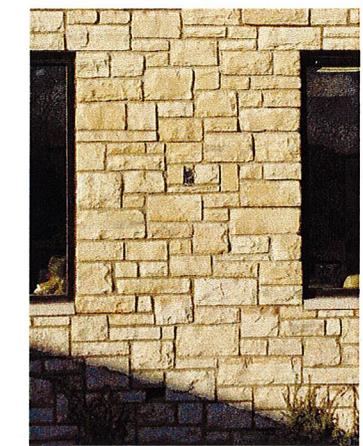
- ❑ **A survey** showing existing conditions including buildings, structures, trees over four inches in trunk diameter, streets, utility easements, rights-of-way, land use, and other data required by the Lake Bluff Subdivision Ordinance.
- ❑ **A site plan** showing proposed building locations and land use areas, sidewalks, pedestrian walks, parking lot and walkway lighting, signage, and site plan amenities. The location of garbage and refuse collection points, mail pick-up points, and loading areas shall also be specified.
- ❑ **A vehicle and traffic parking plan** for access location, access geometric, onsite traffic circulation and parking areas.
- ❑ Preliminary drawings for buildings to be constructed, including floor plans, exterior elevations and sections, building materials, and a color, three dimensional rendering thereof.
- ❑ **Preliminary engineering plans** and engineering feasibility studies including: lighting: street improvements; drainage system; sewer system; and Public utility extensions. All requirements of the Lake Bluff Subdivision Ordinance must be fully complied with, including but not limited to construction of underground electrical and telephone service.

- **Preliminary landscape plans**, including site grading, irrigation, and landscaping design.
  
- **Streetscape elevation plans** with regard to property in the CBD or R-5 district showing elevations for neighboring buildings and structures.

**NOTICE: All Materials must be received by the Village at least 20 days prior to the meeting date.** The applicant/Architect or their designee must attend the review meeting. The Architectural Board of Review generally meets the first Tuesday of each month.



1/2" THICK FCO PLEXIGLAS LETTERS  
 DK. BRONZE POLYURETHANE  
 FINISH MOUNTED FLUSH TO WALL



WALL STONE PHOTO

CANOPY DISPLAY  
 1/4" = 1'-0"  
 FABRICATED ALUMINUM CANOPY FRAMEWORK (DK. BRONZE) FINISH  
 W/PAC-CLAD ALUMINUM ROOFING / STANDING SEAM  
 PANELS 12" WIDE (DARK BRONZE) FINISH



**NORTH SHORE SIGN**  
 1925 Industrial Drive Libertyville, Illinois 60048 847-816-7020  
*"Quality Signage Since 1930"*



Colors depicted on this drawing are printed simulations to assist in visualizing the design. They do not accurately reflect the actual colors specified.

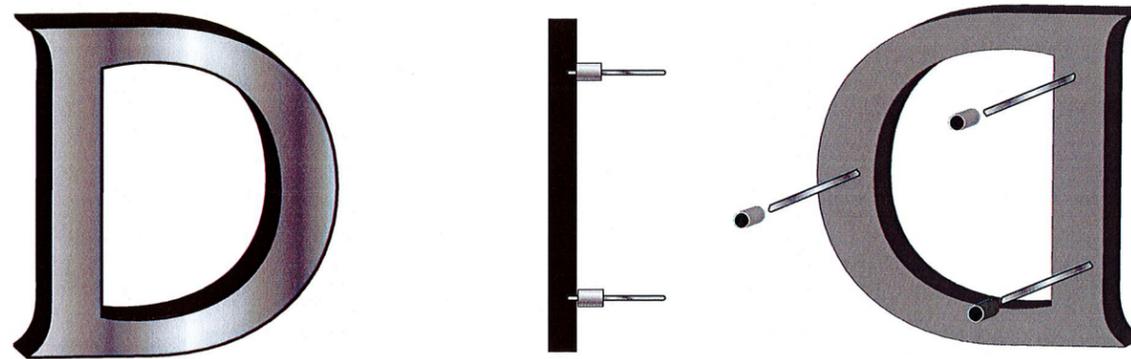
This design is the exclusive property of North Shore Sign Company Inc., and is the result of the original and creative work of its employees. This drawing is submitted to the respective customer for the sole purpose of consideration of whether or not to purchase this design, or a sign manufactured to this design from North Shore Sign Co. Distribution, use of, or exhibition of this drawing to anyone outside customers organization, in order to secure quotation, design work, or purchase of a sign either to this design or similar to this design, is expressly forbidden. In the event that such distribution, use or exhibition occurs, North Shore Sign is to be compensated \$1500.00 for time, effort and creative service entailed in creating these plans, as well as any and all legal fees and expenses to enforce its rights. Copyright 2014 North Shore Sign Company Inc.

REVISED		COMMENTS
A	11/10/15	COLOR CHANGE
NORTHSHORE DERMATOLOGY CLINIC 925 SHERWOOD LAKE BLUFF, IL.		
SCALE	NOTED	SALESPERSON ART
DATE	10/28/15	
DRAW BY:	AS	
		DRAWING # 10712 PG. 2

Previously approved design



G.3B South Elevation  
Scale = 1/4" = 1'-0"



Approx 9" High and 1/2" Thick  
Horizontal Brushed, Anodized Aluminum Face  
with Painted Returns: Chocolate Brown, PMS 4625  
Mounted to masonry with studs and spacers  
N.T.S.

NORTHSHORE  
DERMATOLOGY CENTER

Dr. Tina Venetos  
Amy C. Brownlee, M.S., P.A.-C

Custom Cut Vinyl  
Color Matte Silver or White

*Northshore  
Dermatology Center*

925 SHERWOOD DRIVE, LAKE BLUFF, IL

The drawings and specifications contained within this document are the property of A Perfect Sign, Inc. No part thereof shall be used in connection with any work or project other than the specified project for which they have been prepared and developed without the written consent of the designer.

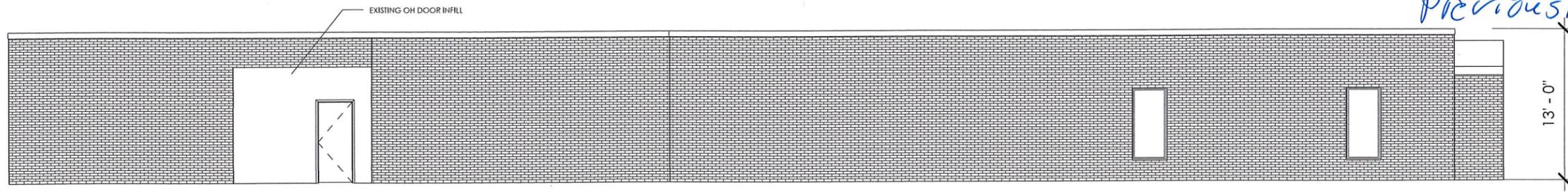
2015 | 01 | APR



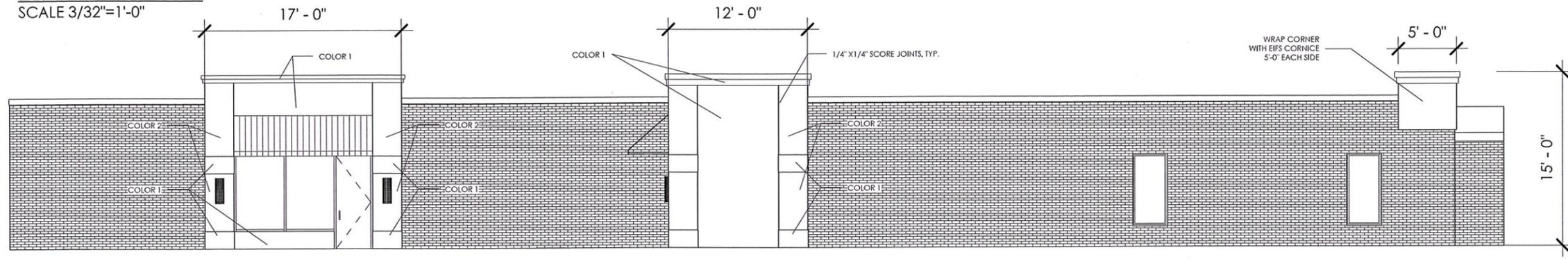
PERFECT  
SIGN, INC.

SHEET | G.2

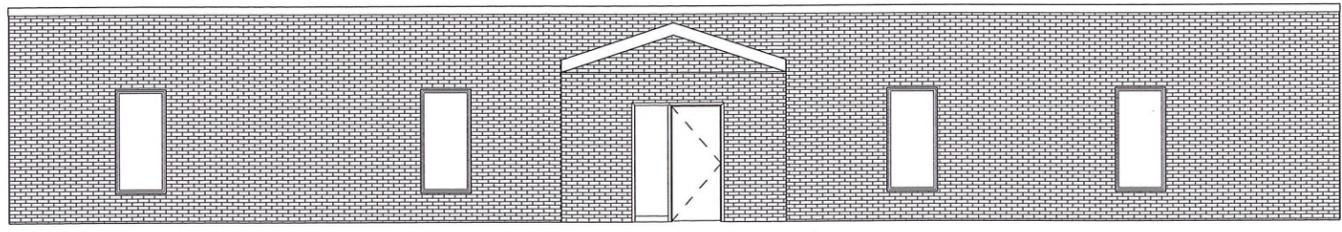
*Previously approved design*



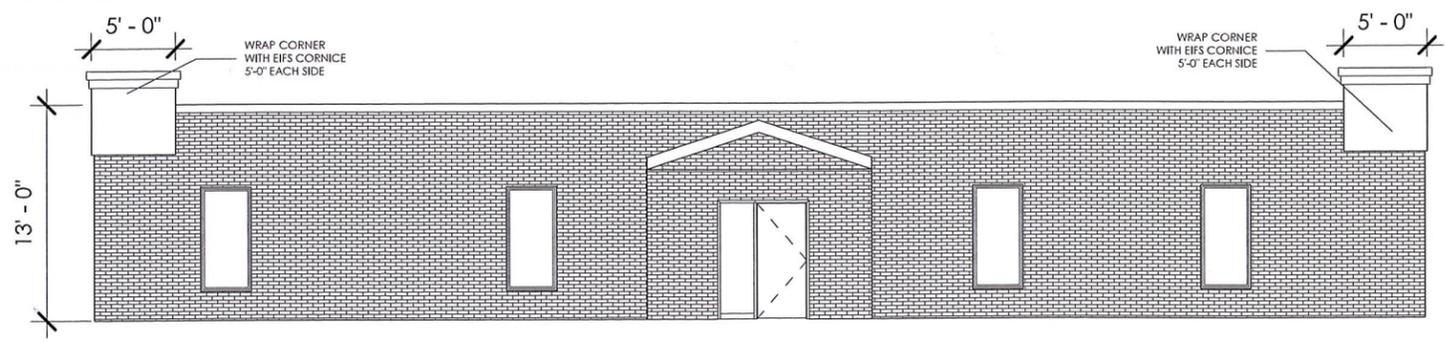
**EXISTING EAST ELEVATION**  
SCALE 3/32"=1'-0"



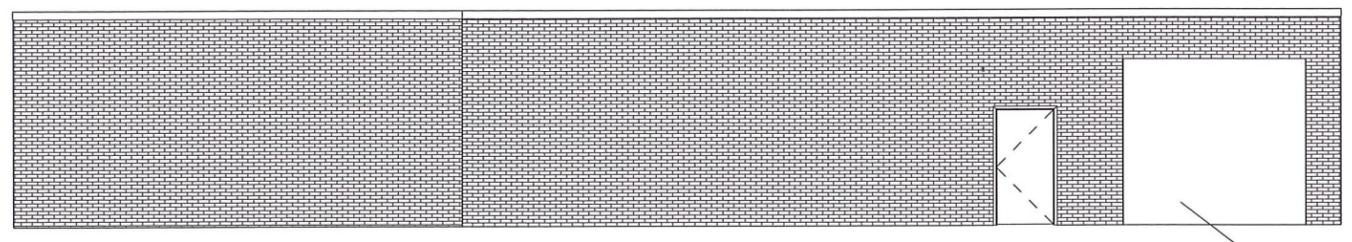
**PROPOSED EAST ELEVATION**  
SCALE 3/32"=1'-0"



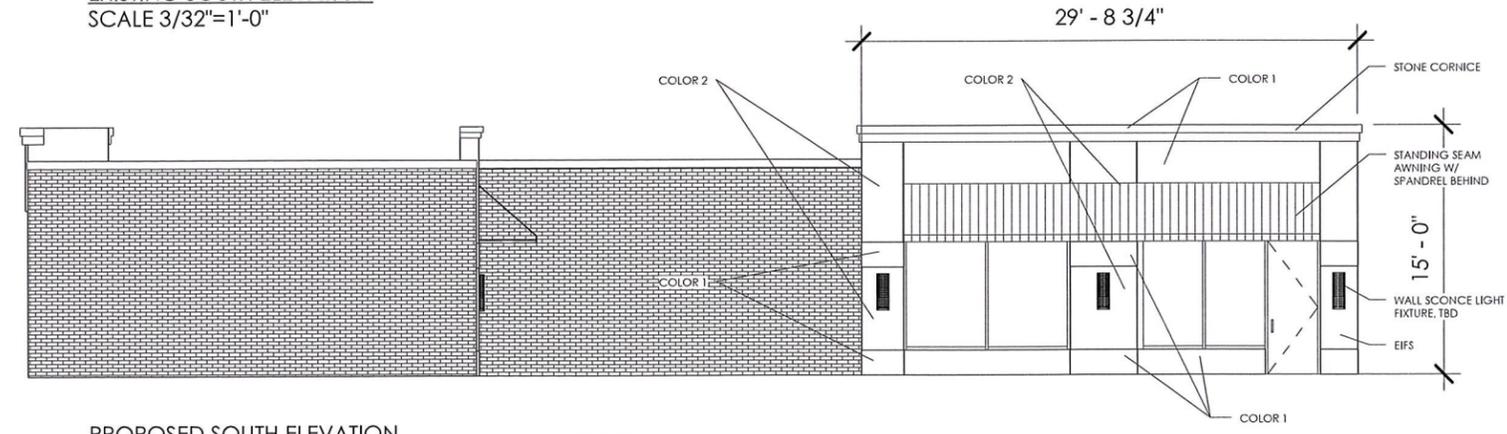
**EXISTING NORTH ELEVATION**  
SCALE 3/32"=1'-0"



**PROPOSED NORTH ELEVATION**  
SCALE 3/32"=1'-0"



**EXISTING SOUTH ELEVATION**  
SCALE 3/32"=1'-0"



**PROPOSED SOUTH ELEVATION**  
SCALE 3/32"=1'-0"

**inter:work**  
architects  
interwork architects incorporated  
1200 shermer rd. northbrook, il 60062  
t: 847.509.4070 f: 847.509.9604  
www.interworkarchitects.com

ELEVATION PROPOSAL		SCALE	3/32" = 1'-0"
PROJECT	DR. VENETOS	AREA	
ADDRESS	925 SHERWOOD DRIVE LAKE BLUFF, ILLINOIS	DATE	3.11.2015
		PROJ NO	1422.001.000
		SHEET	SK-4



# NORTHSHORE DERMATOLOGY CENTER

925

RESERVED  
PARKING

RESERVED  
PARKING



## VILLAGE OF LAKE BLUFF

### Memorandum

**TO:** Chairman Hunter and Members of the Architectural Board of Review

**FROM:** Mike Croak, Building Codes Supervisor

**DATE:** March 1, 2016

**SUBJECT:** **Agenda Item #5--A Public Hearing to Consider a Site Plan to Review the Fence and Landscaping for the Wading Pool at Blair Park, 355 W Washington Avenue**

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The Lake Bluff Park District presented plans for the reconstruction of the Blair Park wading pool to the ABR on September 15, 2015. The ABR recommended approval of the project subject to the fence around the outside of the wading pool and the landscaping to return for later approval.

The attached submission includes a fence style that is more decorative than the chain link fence that had been there previously. Since they no longer have a need to add landscaping to screen a less decorative fence, the Park District is requesting approval of the landscaping plan that as it was previously.

### Recommendation:

It is recommended the ABR conduct a public hearing to consider modification to the site plan, appropriately question the Petitioner as needed, entertain public comments and questions from the petitioner and make one of the following recommendations regarding the site plan:

- Recommend that the Village Board approve the proposed site plan as presented or with conditions;
- Recommend that the Village Board deny the proposed site plan; or
- Request the petitioner to provide additional information for the ABR's consideration.

Ron Salski, Executive Director of the Lake Bluff Park District, will be in attendance at Tuesday's meeting to respond to questions from the ABR. If you should have any questions regarding this matter, please feel free to contact me at 847-283-6885.



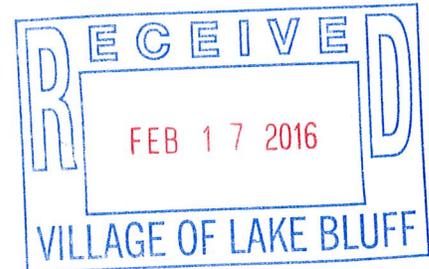
# LAKE BLUFF PARK DISTRICT

355 W. WASHINGTON AVENUE \* LAKE BLUFF, ILLINOIS 60044

Phone (847) 234-4150

February 16, 2016

Chairman Bob Hunter  
Village of Lake Bluff  
Architecture Board of Review  
40 E. Center Avenue  
Lake Bluff, IL 60044



Dear Chairman Bob Hunter:

The Park District would like to thank the Architecture Board of Review for approving portions of our application for the Lake Bluff Park District Wading Pool area. Per the review, there were two outstanding questions related to the project and the Park District and Architect responses are below:

1. COMMENT: Are you able to include a more decorative fence around the wading pool?

The Park District recommends complying with ABR's request to install a decorative, black aluminum fence around the wading pool only. See attached photo.

2. COMMENT:

By improving the aesthetic of the fence, the Park District recommends maintaining the existing landscaping plan presented on September 3, 2015 because it provides a buffer between the wading pool deck and fence.

If you have any questions, please contact me.

Sincerely,

A handwritten signature in cursive script that reads "Ron Salski".

Ron Salski  
Executive Director

cc: Rob Douglass, Board President  
FGM Architects  
Scott Larson, W.B.O. Olson

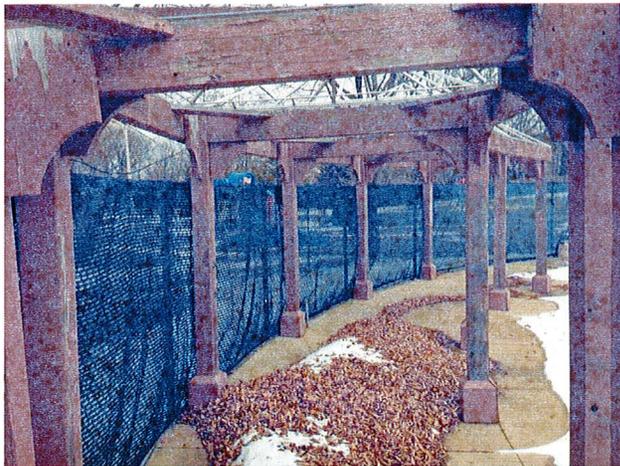
# LAKE BLUFF PARK DISTRICT



CHAIN LINK FENCING WITH SCREENING AT OLD WADING POOL



DECORATIVE ALUMINUM FENCING SAMPLE



CHAIN LINK FENCING WITH SCREENING AT OLD WADING POOL

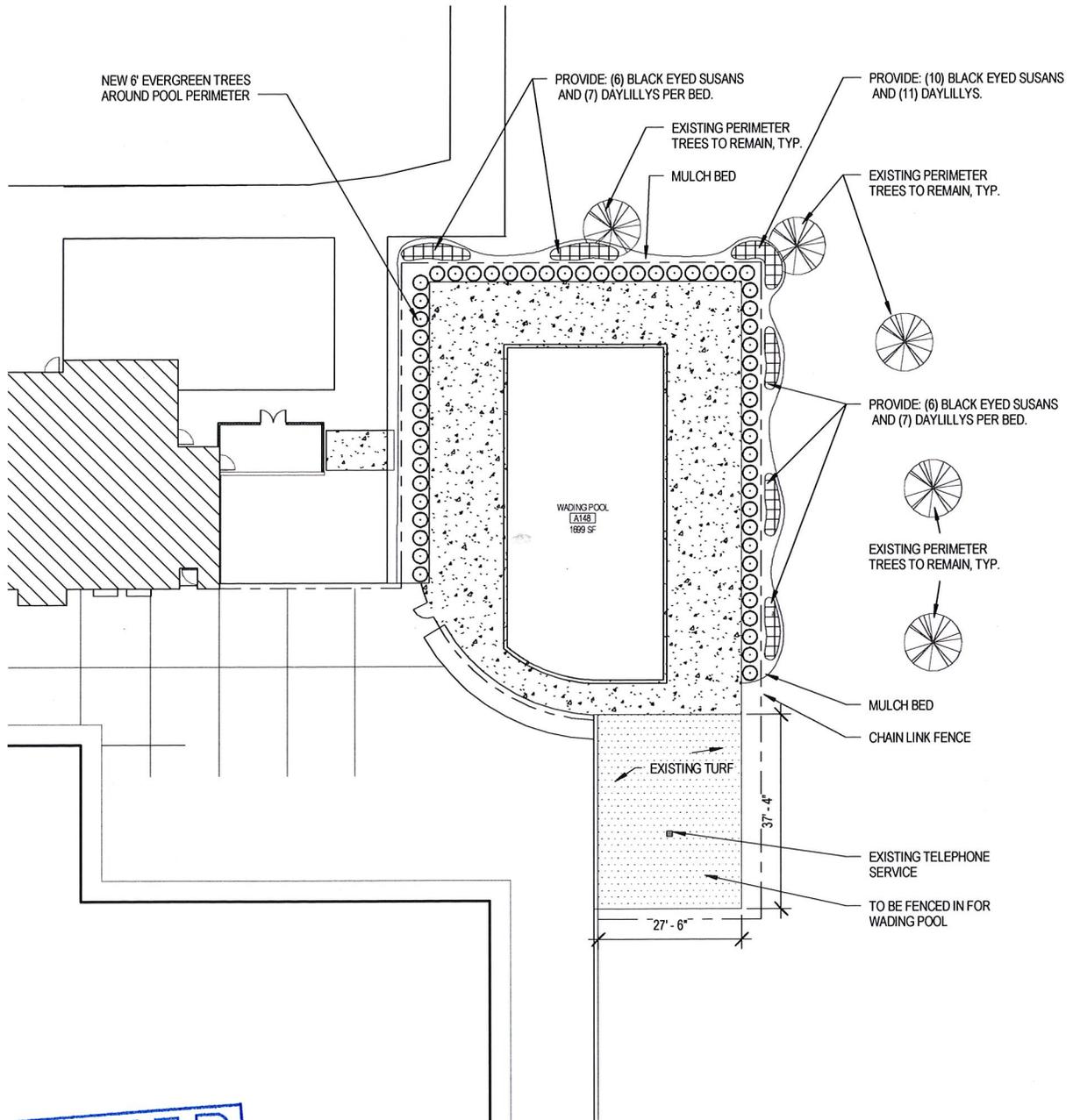


DECORATIVE ALUMINUM FENCING SAMPLE

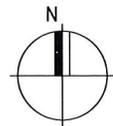
03/01/2016

15-1966.01

# LAKE BLUFF PARK DISTRICT



RECEIVED  
FEB 22 2016  
VILLAGE OF LAKE BLUFF



February 22, 2016

SCALE: 1" = 20'-0"

15-1966.01

## VILLAGE OF LAKE BLUFF

### Memorandum

**TO:** Chairman Hunter and Members of the Architectural Board of Review

**FROM:** Mike Croak, Building Codes Supervisor

**DATE:** March 1, 2016

**SUBJECT:** **Agenda Item #6 – A Public Hearing to Consider a Site Plan to Review a Proposed Generator and Fence at Blair Park, 355 W Washington Avenue.**

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The Lake Bluff Park District proposes to place a generator to the south of the Blair Park Recreation Center, east of the skate park, in order to provide emergency power during outages. The generator would be screened by a 6' wood fence similar to the fence around the generator behind Village Hall.

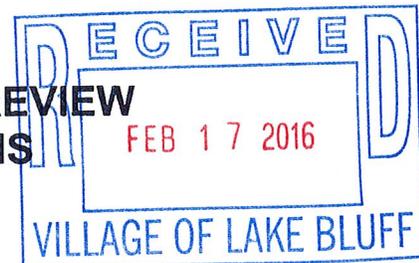
### Recommendation:

It is recommended the ABR conduct a public hearing to consider modification to the site plan, appropriately question the Petitioner as needed, entertain public comments and questions from the petitioner and make one of the following recommendations regarding the site plan:

- Recommend that the Village Board approve the proposed site plan as presented or with conditions;
- Recommend that the Village Board deny the proposed site plan; or
- Request the petitioner to provide additional information for the ABR's consideration.

Ron Salski, Executive Director of the Lake Bluff Park District, will be in attendance at Tuesday's meeting to respond to questions from the ABR. If you should have any questions regarding this matter, please feel free to contact me at 847-283-6885.

**APPLICATION FOR ARCHITECTURAL REVIEW  
VILLAGE OF LAKE BLUFF, ILLINOIS  
SITE PLAN APPROVAL**



Applicant:	Lake Bluff Park District
Mailing Address:	355 W. Washington Ave, Lake Bluff, IL
Location of project:	355 West Washington Avenue (Recreation Center)
Telephone:	847-457-7346
E-Mail Address:	rsalski@lakebluffparkdistrict.org
Contact Individual for Project:	Paul Salski

**APPLICATION REQUIREMENTS**

Any applicant seeking site plan approval shall submit to the Village Administrator, or his or her designee, 13 copies of each of the following documents listed below plus a non-refundable application fee of \$300.00 (see current fee schedule) plus an amount determined by the Village Administrator to reimburse the Village for all anticipated out of pocket expenses incurred in connection with the delivery of notice pursuant to this section.

- **A survey** showing existing conditions including buildings, structures, trees over four inches in trunk diameter, streets, utility easements, rights-of-way, land use, and other data required by the Lake Bluff Subdivision Ordinance.
- **A site plan** showing proposed building locations and land use areas, sidewalks, pedestrian walks, parking lot and walkway lighting, signage, and site plan amenities. The location of garbage and refuse collection points, mail pick-up points, and loading areas shall also be specified.
- **A vehicle and traffic parking plan** for access location, access geometric, onsite traffic circulation and parking areas.
- Preliminary drawings for buildings to be constructed, including floor plans, exterior elevations and sections, building materials, and a color, three dimensional rendering thereof.
- **Preliminary engineering plans** and engineering feasibility studies including: lighting: street improvements; drainage system; sewer system; and Public utility extensions. All requirements of the Lake Bluff Subdivision Ordinance must be fully complied with, including but not limited to construction of underground electrical and telephone service.

- **Preliminary landscape plans**, including site grading, irrigation, and landscaping design.
  
- **Streetscape elevation plans** with regard to property in the CBD or R-5 district showing elevations for neighboring buildings and structures.

**NOTICE: All Materials must be received by the Village at least 20 days prior to the meeting date.** The applicant/Architect or their designee must attend the review meeting. The Architectural Board of Review generally meets the first Tuesday of each month.



# LAKE BLUFF PARK DISTRICT

355 W. WASHINGTON AVENUE \* LAKE BLUFF, ILLINOIS 60044

Phone (847) 234-4150

February 17, 2016

Chairman Bob Hunter  
Village of Lake Bluff  
Architecture Board of Review  
40 E. Center Avenue  
Lake Bluff, IL 60044

Dear Chairman Bob Hunter:

The Park District would like to thank the Architecture Board of Review for considering our application for the installation of a generator at the Blair Park Recreation Center. If approval is granted, Park District staff anticipates finalizing discussions with the Board of Commissioners on various sizes and costs.

Currently, a generator is an unfunded capital improvement and costs may not be financially prudent. Although, there is an opportunity for grants and it may be in the best interest to keep the Recreation Center open during short or long term power outages.

The application includes the maximum generator size as it was discussed with Mike Croak, Village Codes Supervisor, to request the maximum size for future expansion if necessary. The details are below:

- Maximum generator size: 23' – 10" x 9' – 0"
- Maximum Fence: 28' – 10" x 16' – 10"
- Fence: Wood material similar as the Village's fence

Once again, thank you for considering the Park District application and if you have any questions, please do not hesitate to contact me at 847-457-7346.

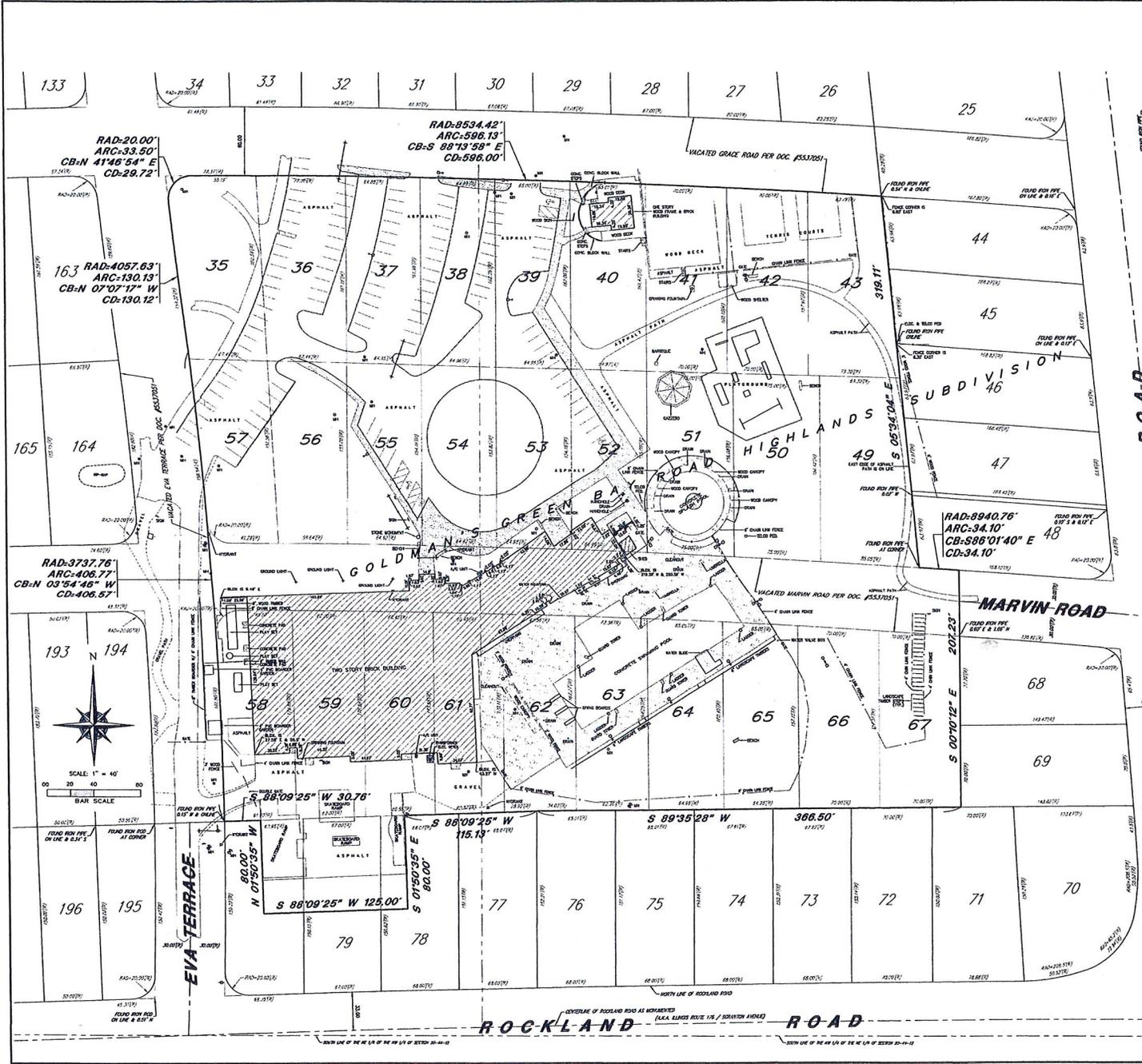
Sincerely,

A handwritten signature in cursive script that reads "Ron Salski".

Ron Salski  
Executive Director

cc: Park District Board of Commissioners

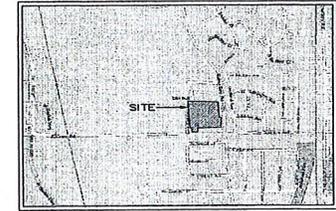
# BOUNDARY SURVEY



THAT PART OF LOTS 76, 79 AND 80 IN GOLDMAN'S GREEN BAY ROAD HOMELANDS, BEING A SUBDIVISION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 20, ALL THAT PART OF THE NORTH HALF OF SAID SECTION 20, LYING WEST OF THE CENTER OF GREEN BAY ROAD, AND ALL OF THE LAND LYING BETWEEN THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 20 AND THE NORTH LINE OF ROCKLAND ROAD ACCORDING TO THE PLAT THEREOF RECORDED JULY 20, 1925 AS DOCUMENT NO. 20189, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 80 IN SAID GOLDMAN'S GREEN BAY ROAD HOMELANDS, THENCE NORTH 89 DEGREES 43 MINUTES 52 SECONDS EAST ALONG THE NORTH LINE OF LOT 80 A DISTANCE 30.76 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 43 MINUTES 52 SECONDS EAST ALONG SAID NORTH LINE A DISTANCE OF 125.00 FEET; THENCE SOUTH 80 DEGREES 15 MINUTES 00 SECONDS EAST A DISTANCE OF 80.00 FEET; THENCE SOUTH 80 DEGREES 43 MINUTES 52 SECONDS WEST A DISTANCE OF 125.00 FEET; THENCE NORTH 89 DEGREES 43 MINUTES 00 SECONDS WEST A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

ALSO  
LOTS 35 THROUGH 43 AND LOTS 45 THROUGH 47 ALL IN GOLDMAN'S GREEN BAY ROAD HOMELANDS, BEING A SUBDIVISION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 20, ALL THAT PART OF THE NORTH HALF OF SAID SECTION 20, LYING WEST OF THE CENTER OF GREEN BAY ROAD, AND ALL OF THE LAND LYING BETWEEN THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 20 AND THE NORTH LINE OF ROCKLAND ROAD ACCORDING TO THE PLAT THEREOF RECORDED JULY 20, 1925 AS DOCUMENT NO. 20189, IN BOOK "O" OF PLATS, PAGES 28 AND 29, IN LAKE COUNTY, ILLINOIS.

ALSO  
THAT PART OF VACATED MARVIN ROAD PER DOCUMENT NUMBER 553705 RECORDED APRIL 14th, 2004 LYING EAST OF THE EASTERN RIGHT OF WAY OF EVA TERRACE TO A LINE EXTENDING FROM THE NORTHEAST CORNER OF LOT 68 NORTH TO THE NORTHERLY POINT OF WAY OF SAID MARVIN ROAD, ALL BEING IN GOLDMAN'S GREEN BAY ROAD HOMELANDS, BEING A SUBDIVISION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 20, ALL THAT PART OF THE NORTH HALF OF SAID SECTION 20, LYING WEST OF THE CENTER OF GREEN BAY ROAD, AND ALL OF THE LAND LYING BETWEEN THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 20 AND THE NORTH LINE OF ROCKLAND ROAD ACCORDING TO THE PLAT THEREOF RECORDED JULY 20, 1925 AS DOCUMENT NO. 20189, IN BOOK "O" OF PLATS, PAGES 28 AND 29, IN LAKE COUNTY, ILLINOIS.



- NOTES:
1. THE LOCATION OF UNDERGROUND UTILITIES WAS DETERMINED BY FIELD OBSERVATION AND VISIBLE MARKINGS ONLY.
  2. PROPERTY AREA: 8,014 ACRES (349,000 SQUARE FEET)
  3. FIELD WORK COMPLETED: 3-30-10
  4. SURVEY PREPARED WITHOUT THE AID OF A TITLE REPORT, REFER TO A CURRENT TITLE REPORT, DEEDS AND LOCAL CODES FOR ANY EASEMENT, BUILDING SETBACKS AND OTHER LOCAL RESTRICTIONS NOT SHOWN HEREON.
  5. SURVEY PREPARED FOR: SURVEY PREPARED FOR: LAKE BLUFF PARK DISTRICT, 355 WEST WASHINGTON AVENUE, LAKE BLUFF, ILLINOIS 60044
  6. BUILDING TRACES & DIMENSIONS SHOWN ARE MEASURED FROM THE OUTSIDE FACE OF THE BUILDING.
  7. BASIS OF BEARINGS IS TRUE NORTH BASED ON ILLINOIS STATE PLANE COORDINATE SYSTEM, ILLINOIS EAST 1201 ZONE.
  8. ANY DISCREPANCIES FOUND WITHIN THIS DOCUMENT NEED TO BE REPORTED TO THE SURVEYOR AS SOON AS POSSIBLE.

LEGEND			
	TYPICAL SOIL		TELEPHONE VAULT
	FLARED END SECTION		OFF WIRE ANCHOR
	CLOSED MANHOLE		COLOR LINE
	OPEN GRADE MANHOLE		HOLE LOCATION LINE
	SEWER MANHOLE		GAS VALVE
	UTILITY MANHOLE		GAS METER
	WATER SERVICE LINE		ELECTRIC METER
	WATER SERVICE LINE		U.S. REEL LINE
	WATER SERVICE LINE		U.G. ELECTRIC LINE

STATE OF ILLINOIS )  
COUNTY OF ELKINS ) SS

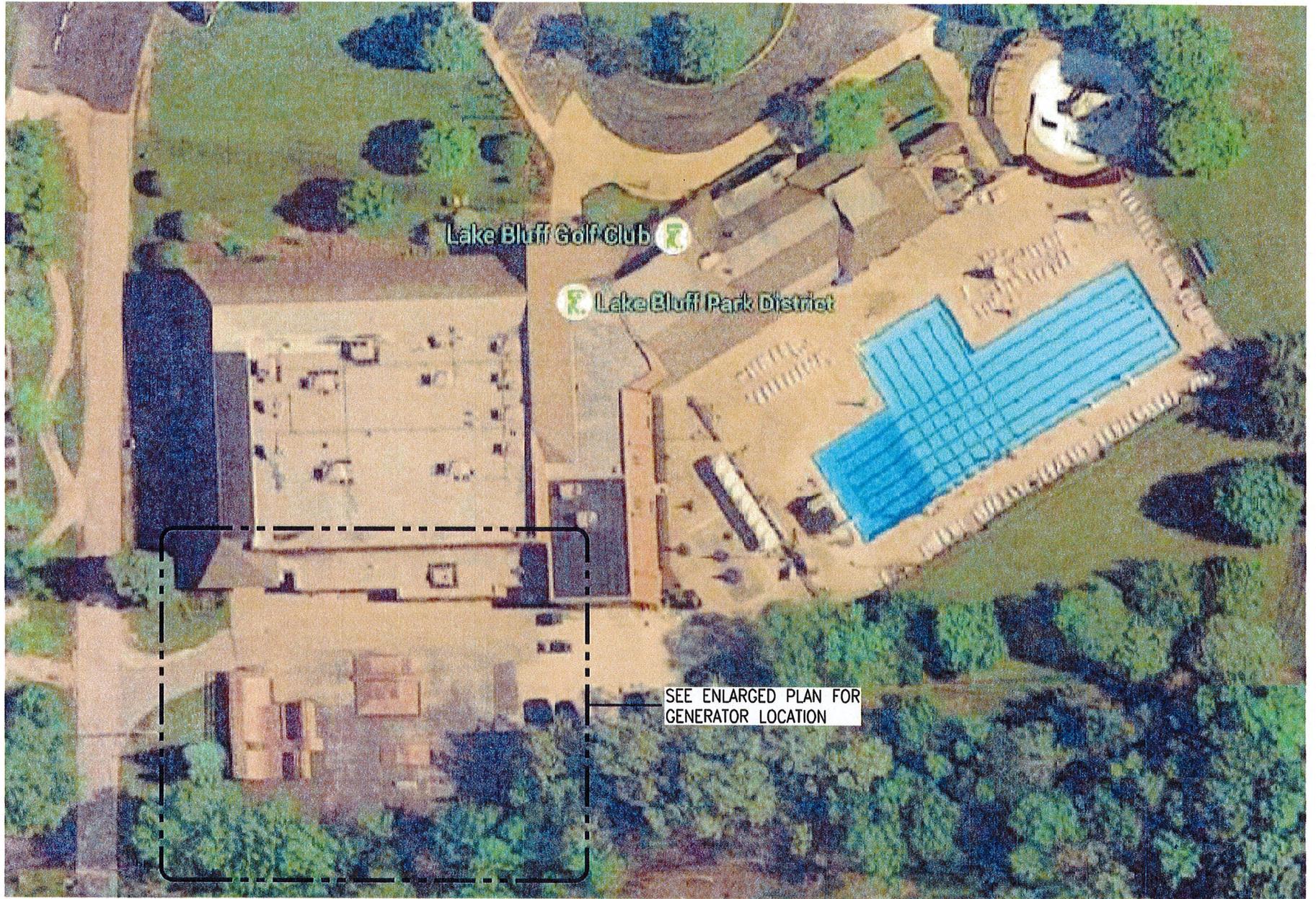
WE, W-T LAND SURVEYING, INC. DO HEREBY DECLARE THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

GIVEN UNDER OUR HAND AND SEAL THIS 15th DAY OF APRIL, A.D. 2010, AT HOFFMAN ESTATES, ILLINOIS.

W-T LAND SURVEYING, INC. ELKINS

*John P. Miller*  
JOHN P. MILLER, P.E., LICENSED PROFESSIONAL SURVEYOR  
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 1874-000387

BY DATE	4/7/10
ISSUED PRELIMINARY	4/7/10
ISSUED FINAL SURVEY	4/7/10
REVISIONS	
W-T LAND SURVEYING, INC.	
1100 WASHINGTON STREET LAKE BLUFF, ILLINOIS 60044 TEL: 847.434.1100 FAX: 847.434.1101 WWW.WT-SURVEYING.COM	
W-T	
LAKE BLUFF RECREATION CENTER 355 W WASHINGTON STREET LAKE BLUFF, ILLINOIS	
BOUNDARY SURVEY	
DATE: 4/7/10	
SCALE: 1" = 40'	
DRAWN: MWO	
BOUNDARY: FIM	
FIELD WORK: BSA	
CHECK: FIM	
JOB: S10013	
SHEET: S-1	REVISION
OF THREE SHEETS	



# OVERALL SITE ELECTRICAL PLAN

SCALE: NOT TO SCALE





# ENLARGED SITE ELECTRICAL PLAN

SCALE: 1" = 48' - 0"





**BLUE STAR**  
Power Systems Inc.

**BLUE STAR**  
Power Systems Inc.

THE FENCE  
FACTORY

# VILLAGE OF LAKE BLUFF

## Memorandum

**TO:** Chairman Hunter and Members of the Architectural Board of Review

**FROM:** Mike Croak, Building Codes Supervisor

**DATE:** March 1, 2016

**SUBJECT:** **Agenda Item #7 -- A Discussion of Potential Building Code Updates**

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The building code updates were discussed at the February ABR meeting and were continued to this month to allow more time for public outreach and comment. After an addition month of outreach and having the proposed changes on the Village website, we have not heard of any objections to the adoption of the 2015 codes. Lake Bluff Village policy is to consider the adoption of the latest building codes every three to four years in order to stay current with the latest technology and best practices in the industry. Accordingly, staff has prepared the attached recommended changes to Village Ordinances to adopt the new codes. As was true in previous years, the model codes under consideration are published by the International Code Council (ICC) and the National Fire Protection Association (NFPA), or, in the case of the Plumbing Code and the Accessibility Code, by the State of Illinois.

Below is a list of the model codes currently adopted and proposed.

### Currently Adopted Code

2012 International Building Code  
2012 International Residential Code  
2012 International Property Maintenance Code  
2012 International Fire Code  
2004 Illinois Plumbing Code  
2011 National Electrical Code  
2012 International Fuel Gas Code  
1997 Illinois Accessibility Code  
2012 International Energy Conservation Code  
2012 International Mechanical Code  
2012 International Swimming Pool & Spa Code  
2012 International Existing Building Code

### Proposed Code

2015 International Building Code  
2015 International Residential Code  
2015 International Property Maintenance Code  
2015 International Fire Code  
2014 Illinois Plumbing Code  
2014 National Electrical Code  
2015 International Fuel Gas Code  
1997 Illinois Accessibility Code  
2015 International Energy Conservation Code  
2015 International Mechanical Code  
2015 International Swimming Pool & Spa Code  
2015 International Existing Building Code

The following is a summary of significant points for the ABR's consideration.

Staff recommends one change to Title 9 (Building Regulations), Chapter 1(Administration and Enforcement) of the Lake Bluff Code:

**Permit Renewals:** Currently, Section 9-1-9 of the Lake Bluff Municipal Code provides that permits expire one year after issuance (unless a longer time is specified on the face of the permit) and that, if an extension is needed, the applicant must pay an additional 50% of the original permit fee for a six month extension. Because the amount of the renewal fee has been unduly burdensome for larger projects, this provision has not been consistently enforced in the past. The Village's goal is to incentivize prompt completion without unduly burdening larger projects that may need more time. Accordingly, staff's recommendation is the following:

1. Keep existing 12 month expiration date for permit for project of a construction cost of \$300,000 or less.
2. Establish new 15 month expiration date for projects of more than \$300,000 construction cost
3. For renewals, charge \$200 per month if exterior work is incomplete, but only \$100 per month if exterior work is complete and only interior is incomplete.

4. Require a deposit to cover 6 months of permit renewals, before a Temporary Certificate of Occupancy is issued, unless the TCO is being issued more than 2 months before the expiration date and, in the opinion of the Code Official, it is reasonably likely that the work will be completed before the permit expiration date.
5. If permit expires and is not renewed while work is incomplete, then any bond (deposit) is forfeited.
6. Expiration date is based on the date the permit is issued or the date that work starts whichever is earlier.

### **International Building Code**

Staff recommends adoption of the 2015 edition of International Building Code (IBC) with the same amendments that we had for 2012 edition, except for one change. An amendment that Lake Bluff adopted in 2010 requiring that fire rated partitions within a building be constructed of masonry has not proven to be practical. Staff recommends that we eliminate this amendment and allow fire rated partitions to be constructed of any materials allowed by the 2015 IBC. One reason why requiring masonry fire partitions has proven to be impractical is that the code requires a fire rated partition between restaurants and retail spaces; however, in multi-tenant buildings, tenant spaces change so frequently that it not practical to erect a masonry wall between every restaurant and every retail space. A variance to this amendment was granted to one of the Target outlots so that the wall between Meatheads and GNC did not have to be masonry. This amendment is only regarding fire partitions (which are within one building) and not fire walls (which separate different buildings).

Attached is a summary prepared by four trade associations that summarizes significant changes to the 2015 IBC and the other I-codes (codes published by the International Code Council). The overview on page 2 notes that there are several beneficial changes that make the 2015 IBC more user friendly.

### **International Energy Conservation Code**

Illinois State law mandates that constructions projects for which permits are submitted on or after January 1, 2016 comply with the 2015 edition of the International Energy Conservation Code. Attached is a summary of 12 changes to the residential provisions of the new energy code and 11 changes to the commercial provisions.

### **Illinois Plumbing Code**

1. Attached is letter from the Illinois Department of Natural Resources informing us that all communities that use Lake Michigan water are required by State law to establish plumbing code amendments requiring new plumbing fixtures to be Water Sense labeled for water conservation.
2. The IDNR letter also informs us that we are required to prohibit the irrigation of lawns during a six hour time period in the middle of the day. Currently, Section 8-1D-4 of the Lake Bluff Code prohibits watering for a five hour time period from 12:01 PM to 5:00 PM. Staff recommends amending the time to 11:00 AM to 5:00 PM.
3. Lake Bluff's municipal code refers to the 2004 edition of the Illinois Plumbing Code. Since the State has published a 2014 edition to the Illinois Plumbing Code, we will amend the municipal code to refer to the latest edition.
4. One of the more controversial changes to the Illinois Plumbing Code is that it now allows polyethylene tubing (PEX) for water supply piping. Staff recommends that we maintain our existing plumbing material restrictions, which are similar to those of neighboring communities, and which require copper pipe for water supply.

### **Illinois Radon Resistant Construction Act**

State law has required new residential construction to provide a radon mitigation system (passive or active venting) since June 1, 2013. By adopting these requirements into the Lake Bluff Code, the Village will have the authority to enforce these requirements.

### **National Electrical Code**

Attached is a summary of 12 significant changes within the latest edition of the National Electrical Code.

**Building Code Update Process:** Following the discussion at the January 5 meeting, staff has written a complete set of redlined proposed amendments to Chapter 9 of the Lake Bluff Municipal Code. **The complete redline draft is**

**available on the Village's website under this meeting's ABR packet.** The Code requires the ABR to hold public hearing on the matter and then make a recommendation to the Village Board.

If you should have any questions regarding this matter, please feel free to contact me at 847-283-6885.

The following attachments were provided as part of the February 2<sup>nd</sup> ABR Packet:

- 2015 ICC Model Codes Summary of Important Changes;
- Significant Changes to the 2015 International Energy Conservation Code;
- General Summary of the Changes to the Illinois Plumbing Code;
- IDNR letter; and
- Changes to the 2014 National Electrical Code.

If you need a hard copy of the above attachments, please contact Administrative Secretary Carol Weatherall at Village Hall at 847-283-6880.