

**VILLAGE OF LAKE BLUFF
ARCHITECTURAL BOARD OF REVIEW
REGULAR MEETING
DECEMBER 3, 2019**

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 December 3, 2019 at 7:00 p.m. in the Village Hall Board Room (40 E. Center Avenue) and the following were present.

Present: Tim Callahan
 Neil Dahlmann
 Sheree Dittmer
 Matthew Kerouac
 Bob Hunter, Chair

Absent: Edward Deegan
 Julie Wehmeyer

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

2. Consideration of the October 1, 2019 ABR Meeting Minutes

Member Dahlmann made a motion, to approve the minutes of the October 1, 2019 ABR meeting as amended. Member Kerouac seconded the motion. The motion passed on a unanimous voice vote.

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

Chair Hunter asked if anyone would like to address the ABR on any matter not on the agenda. There were no requests to address the ABR.

4. Consideration of a Sign Permit for Bonk Restaurant at 79 East Scranton Avenue

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

John des Rosier, proprietor of Inovasi, said the plan is to open a soup and sandwich restaurant “Bonk” inside the Hub & Cycle bike shop. The east side of the space will be used for the restaurant and the remaining space will remain devoted to bike sales. The proposed sign will consist of white vinyl letters, a graphic bike path, placed on the left window, and will not hinder visibility into the space.

BCS Croak said the sign code does not specify how to measure window sign area; therefore, it is up to the ABR to interpret the Code, and submit its recommendation to the Village Board.

In response to a question from Chair Hunter, Mr. des Rosier said the existing Hub & Cycle window signage will remain in place.

Member Dittmer said the “Bonk” lettering should be smaller because it seems to dominate the window.

In response to a question from Member Dahlmann, Mr. des Rosier agreed to place the letters on the inside of the window for longevity.

In response to comments from Member Callahan, Mr. des Rosier agreed to decrease the size of the “Bonk” letters, if the graphic bike path could remain as submitted. There were no objections from the ABR.

In response to a question from Member Kerouac, Mr. des Rosier said the restaurant daytime hours will coincide with the bike shop and will remain open after the bike shop closes.

Member Kerouac said he thought the proposed letter size was a fun play on the space but he is fine with the proposed 15% reduction. Mr. des Rosier commented on their plans to paint Lake County bike trails on the floor of the establishment.

Following an extensive discussion regarding size, Member Kerouac made a motion to recommend the Village Board approve the sign exemption with the condition that the text is reduced in size by 10%. Member Callahan seconded the motion. The motion passed on the following roll call vote:

Ayes: Callahan, Dahlmann, Dittmer, Kerouac and Chair Hunter

Nays:

Absent: Deegan and Wehmeyer

BCS Croak made a motion to take agenda item #6 then return to the regular agenda. There were no objections from the ABR.

5. Discussion of a Proposal to Install Brick Pavers in the Public Right-of-Way near Village Hall at 40 East Center Avenue

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

Joy Markee introduced herself and Terry Lesser, both members of the Lake Bluff 125th Anniversary Steering Committee (Committee). She said the Committee has begun a fundraising event, brick pavers engraved with names of donors, for the upcoming Village Quasquicentennial celebration. The proposed brick pavers will be similar to the existing bricks in front of the Lake Bluff History Museum. The plan is to install the brick pavers in the grassy area in front of the fountain near Village Hall as illustrated in the schematic. Ms. Markee commented on the type of bricks, possible engraving company (Impressions in Stone), and noted the Committee has not selected an installation company.

In response to a question from the ABR, Ms. Lesser said there have been approximately 125 brick pavers sold as of today. A discussion followed.

In response to a question from Member Kerouac, Ms. Markee commented on the upcoming planned events and said neither the groundbreaking nor Quasquicentennial event dates have been finalized.

Member Callahan said he thinks it is a great idea and looks good.

In response to a question from Member Kerouac, Ms. Lesser said the minimum donation is \$250 and will include a brick paver.

In response to comments from the ABR regarding pervious surface and installation, Ms. Lesser said the Committee will discuss the installation plans with Staff as the project moves forward.

In response to a comment from Member Dahlmann regarding snow removal, Ms. Lesser said there is no maintenance plan because the proposal is for the installation of brick pavers in the grassy area adjacent to the sidewalk.

Chair Hunter inquired of the installation process and noted the entire area has to be paved or the shape changed. A discussion followed.

6. A Public Hearing to Review a Site Plan to Alter an Enclosure for a Generator and Dumpster at the Public Safety Building at 45 East Center Avenue

BCS Croak said the Village had budgeted to repair and re-paint the enclosure around the generator and dumpster behind the Public Safety Building. However, during a load test it was discovered that the generator will overheat because the enclosure walls were built too close. He reviewed the proposed site plan which included removal of the walls around the generator located at the north end of the enclosure, and construction of a new wall between the dumpster and generator. The generator will not be very visible from off site because it will be shielded between the dumpster enclosure to its south, the building to its north, tennis court fence and landscaping to the east. Also, the plan is to replace the gate on the west side of the enclosure, facing toward the driveway, because the existing gate is heavy and difficult to open. The new gate will be solid wood, stained white, and mounted to a metal frame on the inside. He noted the broken holes/panels will be repaired. A discussion followed.

In response to a question from Member Kerouac, BCS Croak said other alternatives were considered such as a chain-link fence with slats, a wooden fence, and a \$43,000 enclosed metal louvered but the proposed plan is less costly. A discussion followed.

In response to a comment from Chair Hunter, BCS Croak said it would cost more to take down the structure and the proposed plan is inexpensive because some of the materials can be reused to build the north wall.

Following an extensive discussion, Member Kerouac made a motion to recommend the Village Board approve the site plan with the condition that the enclosure be painted a color to match the split-face concrete block. Member Callahan seconded the motion. The motion passed on the following roll call vote:

Ayes: Callahan, Dahlmann, Dittmer, Kerouac and Chair Hunter
Nays:
Absent: Deegan and Wehmeyer

7. Approval of the 2020 Schedule of Regular Meetings

Member Dahlmann made a motion to approve the 2020 Schedule of ABR Regular meeting as presented. Member Callahan seconded the motion. The motion passed on a unanimous voice vote.

BCS Croak provided information regarding potential upcoming agenda item related to the building code amendments and noted that plumbing and energy codes are mandated by the State. Following a comment from the ABR, BCS Croak said the adopted revised local amendment does not allow the use of PEX tubing in homes. Also, Staff have not received any feedback regarding the Sanctuary signage but he believes their intention is to pursue the signage.

8. Adjournment

There being no further business to consider, a motion was duly made and passed to adjourn the meeting at 7:46 PM.

Respectfully submitted,

Mike Croak, CBO, CBCO
Building Codes Supervisor