

**VILLAGE OF LAKE BLUFF
ARCHITECTURAL BOARD OF REVIEW
REGULAR MEETING
FEBRUARY 7, 2017**

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 February 7, 2017 at 7:00 p.m. in the Village Hall Board Room (40 E. Center Avenue) and the following were present.

Present: Neil Dahlmann
Edward Deegan (arrived at 7:03 p.m.)
Carol Russ
John Sorenson
Julie Wehmeyer
Bob Hunter, Chair

Absent: Matthew Kerouac, Member

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

2. Consideration of the January 3, 2017 ABR Regular Meeting Minutes

Member Sorenson moved to approve the minutes of the January 3, 2017 ABR meeting 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 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.

There were no request to address the ABR.

Member Deegan arrived at 7:03 p.m.

4. A Public Hearing to Consider a Site Plan to Review Proposed Signage and Alterations to the Building for Lake Forest Sportscars at 990 North Shore Drive

Chair Hunter introduced the agenda item and invited Ms. Diana Melichar of Melichar Architects to the podium.

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

Ms. Melichar provided background information regarding Lake Forest Sportscars facilities and noted currently there are three courtyard entrances to the U-shaped building (main showroom, MacLaren showroom and service department). Ms. Melichar stated the owner intends to transition from a multi-branded showroom to an exclusive Ferrari dealership and the proposed renovations are needed to align with the Ferrari Worldwide Corporate Identity Program. In addition, she

stated Lake Forest Sportscars is considering changing its name to “Ferrari North Shore” but this decision has not been finalized.

Ms. Melichar began her presentation by showing slides of Ferrari showrooms in the United States and Europe and described the signage posted at the facilities. Ms. Melichar showed slides of the existing building configuration noting the most prominent entrance is located farthest from the roadway; therefore, Lake Forest Sportscars would like to add a new entry portico with the Ferrari brand name and trademark logo to articulate the new main entrance. Ms. Melichar showed slides of the proposed wall signage noting the Ferrari logo will be located on the south end of the building facing Waukegan Road and Ferrari name and logo will face North Shore Drive. She showed slides and described the proposed entranceway monument sign that will be located along North Shore Drive.

Ms. Melichar stated there is also a request for an internally lit, double-sided (3 ft. x 20 ft.) totem sign along Waukegan Road which is consistent with Ferrari facilities world-wide. She stated the existing main door service entrance signage will be replaced with new corporate Ferrari signage and mounted in the same location. There will be new backlit red metal letters indicating “Service” place above the overhead service door to alleviate obscure view of the service area. Ms. Melichar concluded her presentation noting there will be no changes made to the impervious surface.

Mr. Rick Mancuso, owner of Lake Forest Sportscars stated they worked with Ferrari to ensure the changes were as low impact as possible.

Member Dahlmann complimented the presentation and proposed design. He asked if the existing light fixture on front of the building will be removed. Ms. Melichar stated the interior and exterior lighting fixtures will be reviewed and possibly replaced with smaller, more discrete fixtures.

In response to a question from Member Dahlmann, Ms. Melichar stated the two existing driveway entrance signs will be removed.

Member Deegan stated he has no issues and the overall proposal looks nice. The new addition of the canopy in the courtyard to highlight the entrance is a nice feature.

Member Russ stated this is a challenge for her because the ordinance should be considered. The proposed signage should have a frame of comparison with the existing car dealers and retail establishments in the industrial park. The proposed totem and ground signage is fine but the separate signage seems disjointed and she asked why the signs are spread out. The Village’s current ordinance permits two wall and ground signs and she does not understand how the proposal ended up with more signs than what is allowed. Mr. Mancuso stated the proposed signage is spaced out to maintain the visual perception around the edge of the building because the intent is more of a traffic control issue not an esthetic issue. In addition, Ms. Melichar stated the smaller pieces of signage are located spaciouly around the building to comply with Ferrari’s corporate identity structure. A discussion followed.

In response to a comment from Member Russ regarding illuminated signage, BCS Croak stated Village code allows text and the logo to be illuminated. A discussion regarding the yellow field portion of the logo ensued.

Member Sorenson stated the signage is well thought out and he thanked the petitioner for not increasing the impervious surface but working with the existing conditions.

Member Wehmeyer stated the proposed totem sign exceeds what is allowed in the code and asked if this was the size needed for this location. Ms. Melichar stated the proposed totem sign is a Ferrari requirement and is smaller (58 sq. ft. per side) than the signage on the adjacent property.

Following a comment from Mr. Mancuso regarding the buildings identity, Member Wehmeyer stated she liked the presentation and the way the signage is positioned around the building because they will do the job of getting people to the appropriate locations.

Chair Hunter opened the floor for public comment.

Mr. Steve Murrill from Profile Plastics expressed his approval of the proposed signage as it will help identify the building.

As there were no further comments, Chair Hunter closed the public hearing.

Chair Hunter lead a discussion regarding the concerns expressed regarding illuminated signage, size of the totem sign and signage location on the building.

In response to a question from Chair Hunter, Mr. Mancuso stated removal of the wall was reviewed but everyone liked the vision of the historical red brick exterior as it has a connection to the original factory design.

Member Dahlman moved to recommend the Village Board approve a site plan and sign exemptions, with the illumination of the yellow background considered one of the exemptions, for Lake Forest Sportscars at 990 North Shore Drive. Member Deegan seconded the motion. The motion passed on the following roll call vote:

Ayes: Wehmeyer, Sorenson, Deegan, Dahlmann and Chair Hunter
Nays: Russ
Absent: Kerouac

5. Consideration of a Sign Permit for Dormakaba at 924 Sherwood Drive

Chair Hunter introduced the agenda item and invited Mr. Shaun Guardino, of Apex Signs and Graphics, to the podium.

Mr. Guardino stated Dormakaba is rebranding due to its recent merger. The request is to replace the existing wall sign located over the front door with a new smaller non-illuminated sign (31” x 120”) that consist of blue acrylic letters and red acrylic logo mounted on a 2” pan white metal face.

As there were no comments from the commissioners, Member Sorenson moved to approve the signage as presented. Member Russ seconded the motion. The motion passed on following roll call vote:

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

6. Consideration of a Sign Permit for Star Creations at 75 Albrecht Drive

Chair Hunter introduced the agenda item and invited Ms. Sherri Hodes, of Signarama, to the podium.

Ms. Hodes stated the request is to mount two wall signs for Star Home (Star Creations) on the east and northeast side of the building located at 75 Albrecht Drive.

Member Dahlmann stated the sign above the entrance door looks fine and commented on the position of the signage for the side of the building. Member Dahlmann stated the address portion of the proposed tenant panel sign is obstructed by the existing landscaping and recommended the “75” be removed from the sign or center the business name on the sign. Ms. Hodes stated the signage on the side of the building will be visible from the street for delivery vehicles and identify the parking lot entrance.

Member Deegan stated the proposed signage is fine considering the proximity of the entrance versus the other façade.

Members Russ, Sorenson and Wehmeyer stated the proposed signage is fine.

Chair Hunter expressed his agreement with Member Dahlmann regarding the proposed tenant panel sign. In response to a question from Chair Hunter, BCS Croak stated Star Home is not a retail establishment but a manufacturer and wholesale distributor of home décor products.

Member Wehmeyer moved to recommend the Village Board approve a sign exemption for Star Home with the condition that the business name be centered on the tenant panel sign. Member Sorenson seconded the motion. The motion passed on the following roll call vote:

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

7. Staff Report

BCS Croak stated Glen Cloe has assumed his new position as the Assistant to the Village Administrator. He reported the next regular meeting will be on March 7, 2017.

8. Adjournment

There being no further business to consider and upon a motion duly made and seconded, the meeting was adjourned.

Respectfully submitted,

Mike Croak, CBO, CBCO
Building Codes Supervisor