

**VILLAGE OF LAKE BLUFF
ARCHITECTURAL BOARD OF REVIEW
REGULAR MEETING
APRIL 4, 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 April 4, 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
Matthew Kerouac
John Sorenson
Julie Wehmeyer

Absent: Carol Russ
Bob Hunter, Chair

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

Member Dahlmann volunteered to serve as Chair Pro Tem and a motion was duly made and seconded. The motion passed on a unanimous voice vote.

2. Consideration of the March 7, 2017 ABR Regular Meeting Minutes

Member Sorenson moved to approve the minutes of the March 7, 2017 ABR meeting as presented. Member Kerouac seconded the motion. The motion passed on a unanimous voice vote.

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

Chair Pro Tem Dahlmann 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.

4. A Public Hearing to Consider a Site Plan to Review Proposed Exterior Alterations at 104-110 Scranton Avenue, 612-616 Oak Avenue, 105 East North Avenue, 41 East North Avenue and 35 East North Avenue

Chair Pro Tem Dahlmann administered the oath to those in attendance and opened the public hearing. Chair Pro Tem Dahlmann introduced the agenda item and invited the Petitioner to the podium

Mr. Gregg Handrich, the property owner's representative, showed a picture of the existing site configuration. The proposed improvements include: landscaping, sidewalks, a patio, the relocation of garbage containers, the screening of garbage containers, window replacement, signage to identify the buildings, exterior lights and exterior painting.

Mr. Handrich described the proposed changes for 104-110 Scranton Avenue which consists of new sidewalks to the west and north sides of the building, improving the landscape, adding a patio within the courtyard of the building, replacing the windows and adding some shutters along the interior courtyard windows, removing the existing dumpster currently located in the parking lot of 41 E. North Avenue and replacing with individual trash containers stored on the northeast corner to be placed at the curb on the regular pickup day, repainting the exterior building, replaced the exterior light fixtures and install a building sign (24 x 16) marketing the property as “Villas of Lake Bluff”.

Mr. Handrich stated the 612 Oak Avenue improvements consist of new sidewalks on the west and east side of the building, patio area, improve the current landscape plan for the east and northern ends of the building, replace and paint the windows, repaint the exterior covered entrance area, replace the exterior light fixtures and install a sign.

Mr. Handrich stated the only proposed improved for 105 East North Avenue is to resurface the existing driveway.

Mr. Handrich stated that the 41 E. North Avenue improvements consist of new sidewalks, resurfacing the existing driveway, improving the landscaping and planting a new shrub hedge along the south property line, replacing and painting the windows, replacing the dumpster with individual trash containers stored on the southeast corner of the building, replacing the exterior light fixtures and install a sign.

Mr. Handrich stated that the 35 E. North Avenue improvements consist of resurfacing the driveway and apron, improving the landscaping and plant a new shrub hedge along the south property line to screen the parking lot, replacing the windows, replacing the dumpster with individual trash containers to be placed on the west side of the building, replace the exterior light fixtures and installing a sign. Mr. Handrich reviewed the proposed light fixture and window exhibits noting the large windows will be for the Scranton building retail spaces. The color scheme has not been determined but the plan is to create a consistent look for each of the buildings.

BCS Croak stated Staff had expressed concern for the location of the trash containers on the corner of Scranton Avenue and suggested a final plan be submitted to Staff showing the specific location of where the trash containers will be placed on pickup day. Mr. Handrich stated residents will be responsible for placing their trash containers on the curbside north of the parking area on Scranton Avenue on their regular pickup day.

Chair Pro Tem Dahlmann opened the floor for public comments.

Ms. Marina Puryear (resident) stated the proposed plan is a great improvement compared to the existing conditions and asked what will happen to the existing mature oak trees. She stated currently there are four units located at 35 E. North Avenue and expressed her concern regarding the size of the proposed signage as well as the view and number of replacement trash and refuse containers, and asked where they would be located. Ms. Puryear stated she does not know if asphalt is better than gravel but she was expecting a better solution than to allow parking in the Village owned property on E. North Avenue.

Mr. Handrich stated there will be no change to the existing mature oak trees the plan is to add to the existing landscaping. The size of the current units are one bedroom and the plan is to have a shared recycling bin and one trash container for each unit. The current parking arrangement appears to be the only solution and it prevents residents from parking on the street.

Mr. Thomas McAfee (resident) thanked Mr. Handrich for the proposed improvements and the ABR for their service. He thanked them for proposing to remove the existing dumpster, which is inconsistent with community standards, and noted it is important to consider how the trash containers will be distributed to prevent them from being in one specific area. He commented on the condition of the existing sidewalks and asked if all the sidewalks will be replaced. Mr. McAfee stated the gravel surface does create a safety hazard and replacing it with asphalt is a huge improvement and his belief that the other improvements will help beautify the area. Mr. Handrich described the sidewalks that will be replaced noting the plan does not include the sidewalk along North Avenue.

Ms. Holli Volkert (resident) asked if the parking along North Avenue will be eliminated and patrons required to park in the interior courtyard. Mr. Handrich stated removal of the dumpster will allow for one additional parking space but on-street parking is allowed pursuant to Village regulations and there are no plans to change the existing parking.

Ms. Puryear asked if a brick underline with grass on top could be used to make the area look more like a parkway instead of a parking lot. Mr. Handrich stated the proposed improvements are cost driven and bricks are more expensive.

As there were no further comments, Chair Pro Tem Dahlmann closed the public hearing.

Member Deegan stated there are more cost effective materials, such as block products with landscaping between, that could be used to resurface the driveway and lightening it up with grass will be more positive. He expressed his concern regarding the number of trash containers and his preference for a more detailed plan regarding their proposed locations.

In response to a question from Member Kerouac, BCS Croak stated the proposed improvements are exterior changes which require a site plan review and submittal of the ABR's recommendation to the Village Board. The proposed R-5 District signage requires an exemption because business nameplate signs are limited to one square foot in size.

Member Kerouac stated any improvements in the downtown are welcome and asked that structural improvements be considered in the future. He asked why the nameplates are needed on each building. He stated it is a struggle trying to accommodate the needs of the tenants and neighborhood when trying to improve the units. Also, it is a struggle to see vehicles parked in the Village parkway as this is not consistent with the rest of the Village. BCS Croak stated the parking configuration is existing non-conforming.

Member Sorenson thanked Mr. Handrich for the presentation and expressed his agreement with Members Deegan and Kerouac regarding the driveway improvements. He asked if parking alternatives along Oak Avenue had been considered. He commented on the existing sidewalks and stated it would be nice to connect the sidewalks along Oak and Scranton Avenue. Mr. Handrich

stated additional parking spaces were suggested for the lot directly to the east but that is Village owned property which is expected to be resurfaced this summer.

Member Sorenson agreed that block product with grass should be considered for the resurfacing project. He had no concerns with the proposed Scranton Avenue sign, light fixtures, and windows but he stated the proposed signage for the buildings on E. North Avenue should comply with Village code because it is more of a residential area.

Member Wehmeyer thanked Mr. Handrich for the presentation and asked if 35 E. North Avenue was the only location with a gravel driveway, and if it could be divided to look like a multi-car driveway. Mr. Handrich confirmed that 35 E. North Avenue is the only located with a gravel driveway but he does not believe there is enough width to divide the driveway.

Member Wehmeyer expressed her concern regarding the proposed number of trash containers and screening behind 35 E. North Avenue. BCS Croak stated the screening requirements pursuant to the Village Code says that the Central Business District (CBD) should be screened specifically by evergreen and that R-5 District screening is to be approved by the ABR.

In response to a comment from Chair Pro Tem Dahlmann, Mr. Handrich commented on the current landscaping and noted the proposed improvements are mainly for the northern and easterly areas of the North Avenue buildings.

Chair Pro Tem Dahlmann noted a final trash pickup plan has been discussed and inquired of the final color scheme and light fixtures for the exterior improvements. Mr. Handrich stated the exterior buildings will be painted gray with white windows and reviewed the existing and proposed light fixtures.

Chair Pro Tem Dahlmann summarized the questions raised regarding the properties which included the exterior color, replacement light fixtures, alternative resurfacing products, and proposed size and location of the signage. A discussion followed.

Member Kerouac expressed his concern the process may not allow the public an opportunity to respond to the final revisions and his preference to have a better understanding of where the trash containers will be placed on pickup day.

Following a discussion regarding the submittal packet, Member Kerouac made a motion to deny the sign exemption request and to recommend that the Village Board approve the site plan review with the condition that there be no more than 5 trash containers for 35 and 41 E North Avenue, that the applicant provide Staff a paver product that allows grass to go through for the driveway at 35 E. North Avenue, and a more detailed plan depicting the location of the trash containers and exterior light fixtures. Member Wehmeyer seconded the motion. The motion passed on the following roll call vote:

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

5. Consideration of a Sign Permit for Chase Bank at 965 Rockland Road

Chair Pro Tem Dahlmann introduced the agenda item and invited the petitioner to the podium.

Ms. Michelle Bogner the architect for the project, stated the proposal is for one additional directional sign, in addition to the signage approved at the March 7th ABR meeting, for the island southwest of the drive-thru.

In response to a question from Member Wehmeyer, BCS Croak stated Potbelly's has agreed to relocate their existing sign from its current location to the island at the entrance to their drive-thru.

Members Sorenson, Kerouac and Deegan had no concerns.

Member Sorenson moved to approve the sign, as presented, for Chase Bank at 965 Rockland Road. Member Wehmeyer seconded the motion. The motion passed on a unanimous voice vote.

6. Consideration of a Sign Permit for Mariani Landscape at 300 Rockland Road

Chair Pro Tem Dahlmann introduced the agenda item and invited the petitioner to the podium.

Mr. Seth Dreier of Mariani Landscape stated the proposal is to install a wall sign, approximately 13 ft. – 3 in. above the existing grade, above the front door of the building located at 300 Rockland Road. The sign would consist of black aluminum pin-mounted to the brick wall, with black edges, and illuminated by a ground-mounted light. BCS Croak confirmed the proposed sign dimensions are in compliance with the sign code.

Member Deegan had no comments.

Member Kerouac expressed his concern with the ground-mounted light and asked if people would be walking directly toward the light as they exit the building. Mr. Dreier stated the light would be placed in the landscape bed located in front of the walk thru and the focal point of the light would be aimed at the sign.

Members Sorenson and Wehmeyer had no questions or concerns.

Chair Pro Tem Dahlmann expressed his satisfaction with the improvements done to the building and his concern that a black object placed against red brick would not be very visible during the daytime.

Member Kerouac moved to approve a sign permit, as presented, for Mariani Landscape at 300 Rockland Road. Member Wehmeyer seconded the motion. The motion passed on a unanimous voice vote.

7. Staff Report

BCS Croak stated there was discussion at the January 3rd ABR meeting regarding the re-roofing of the train station and the preference for slate or artificial slate material to restore the train station to its original appearance. Since that meeting Village Hall, which originally has a shingle roof, is also proposed to be re-shingled this year.

A discussion following regarding material samples and bid numbers for both buildings. It was the consensus of the ABR to use the more cost efficient architectural laminate shingles.

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