

**VILLAGE OF LAKE BLUFF  
ARCHITECTURAL BOARD OF REVIEW  
REGULAR MEETING  
JULY 11, 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 July 11, 2017 at 7:00 p.m. in the Village Hall Board Room (40 E. Center Avenue) and the following were present.

Present: Neil Dahlmann  
Carol Russ  
Julie Wehmeyer  
Bob Hunter, Chair

Absent: Edward Deegan  
Matthew Kerouac  
John Sorenson

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

**2. Consideration of the June 6, 2017 ABR Regular Meeting Minutes**

Member Russ moved to approve the minutes of the June 6, 2017 ABR meeting as amended. 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 requests to address the ABR.

**4. Consideration of a Fence for a Dumpster Enclosure for Caterina Foods at 927 North Shore Drive**

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

Mr. Alan Schneider, Architect, and Mr. Mike Jones, Manager at Caterina Foods, provided background information on Caterina Foods. The request is to construct a 6 ft. tall wooden board fence and two wooden gates in the southeast corner of the lot, approximately 400 ft. from North Shore Drive, to screen the exterior dumpsters.

Member Wehmeyer asked if they were concerned about losing a parking space.

Member Russ said the plans appear pretty straight forward and she like the fence because it blocks the view, it's straightforward and economical. In response to a comment from Member Russ, Mr. Schneider said the space is approximately 1,500 square feet and the proposed 6 ft. fence should cover most of the area.

Member Russ said the plan is super as presented and asked if they would like to have the fence doors open outward. Mr. Schneider said the plan is to have the doors open inward so as not to impact vehicular or foot traffic.

Member Dahlmann said he think the request is fine and had no further comments.

In response to a comment from Chair Hunter, Mr. Schneider said the plan is to place two containers in the rear so they will not impede truck loading operations.

Member Dahlmann moved to approve the proposed fence for a dumpster enclosure as submitted. Member Russ seconded the motion. The motion passed on the following roll call vote:

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

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

BCS Croak clarified there will be no changes to the previously approved signs.

Chair Hunter introduced the agenda item then administered the oath to Mr. Rick Mancuso (owner of Lake Forest Sportscars) and Ms. Diana Melichar (Architect).

Chair Hunter opened the public hearing and invited the Petitioner to the podium.

Ms. Melichar stated on behalf of Lake Forest Sportscars, Melichar Architects, is requesting approval for changes to the previously approved exterior courtyard façade treatment at the main showroom entrance. All proposed signage that was approved on February 13, 2017 remains unchanged. The existing site plan consists of three entrance points for the exterior courtyard (the secondary showroom, main entrance and service entrance). The main showroom entrance is approximately a football field in length from the street and located at the far end of the courtyard. Therefore the design of the new main showroom entry requires distinction in order to present it as the primary entrance. Ms. Melichar showed images of the existing outdoor courtyard and noted the secondary entrance appears more promenade than the main entrance due to the enlarged green canopy.

Ms. Melichar reviewed the proposed courtyard entry portico that was approved in February, 2017, then showed the Ferrari Corporation new exterior façade material, a dark grey metal panel. Mr. Mancuso has been working with Ferrari's corporate office while trying to maintain a consistency of design style and architectural character for his facility in Lake Bluff.

Ms. Melichar showed a rendering study for Lake Forest Sportscars which incorporates Ferrari's new worldwide façade standards, including the metal panel and main showroom entrance. Although Mr. Mancuso explored the use of Ferrari's corporate identity façade treatment, he believed that too much of the metal panels would be inconsistent with his existing facility's architecture. Mr. Mancuso prefers to keep his current brick façade material for most of the building, as it conveys a feeling of solidity and permanence, and it is more consistent with the Ferrari's Corporation original main facility in Maranello, Italy. Around the main entrance, they

are proposing a surface façade treatment that features a synthetic limestone appearance, with reveals and corner quoins to match the existing brick building quoins. The proposed façade treatment will project approximately 1 ft. beyond the existing masonry. Per Ferrari's design concepts the entry door surround will include the Ferrari red metal trim which is applied in several locations for the new interior showroom renovations. Ms. Melichar showed a picture of the proposed new interior reception entry with Ferrari red accents and another picture of the proposed interior area.

Ms. Melichar showed a picture of the proposed daytime rendering of the front entrance noting the proposed Ferrari logo and light box signage is exactly the same size and configuration as previously approved by the ABR. Presently Lake Forest Sportscars use nighttime up lighting at each building bay where the wall quoins are situated. The plan is to continue using this type of lighting strategy and the recessed light alcove around the doors will have red metal trim. The proposed changes to the main showroom entry design will satisfy the Ferrari Corporation's requirements for an updated corporate exterior appearance. Ferrari Corporation is accepting Mr. Mancuso's preferred façade materials and design substitutions. Mr. Mancuso appreciates the new entry design for its consistency of color and compatibility with his existing building architecture.

Mr. Mancuso commented on the overall process and said Ms. Melichar has done a great job because she understands the scope of the project. The Ferrari Corporation has been very understanding and he feels good about the proposed improvements.

In response to a question from Member Dahlmann, Ms. Melichar said Ferrari Corporation has not officially accepted the proposed changes yet. Mr. Mancuso said he is confident the Ferrari Corporation will find the proposed changes acceptable.

Mr. Mancuso said there will be no other brands on this campus and he has received a lot of incentives from Ferrari Corporation to do the solo brand concept as well as change some of the signage and architectural concepts.

Member Dahlmann said he likes the revised changes and he felt the problem with this building was you did not know where the entrance was located and the proposed changes will solve that problem.

Member Wehmeyer said they have definitely defined the entrance and have achieved your mission.

In response to a question from Chair Hunter, Mr. Mancuso said the parking arrangement and circular brick configuration in the courtyard will not change. The existing main entrance will become the secondary entrance. The plan is to relocate the round circular portion to be used as a rotating platform for cars.

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

Member Wehmeyer made a motion to recommend the Village Board approve a site plan for Lake Forest Sportscars at 990 North Shore Drive as presented. Member Dahlmann seconded the motion. The motion passed on the following roll call vote:

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

6. **Continuation of a Discussion of Proposed Material Standards for New Single Family Homes**  
BCS Croak said the material provided is in the form of a draft ordinance and it is Staff intent to discuss with Legal Counsel the possibility of locating it in a different section of the Village Code. Currently it is located in the section with the Village’s similar/dissimilar ordinance and it would be best separated from this ordinance. Tonight’s discussion should be on how to make the draft ordinance more specific or less vague.

Chair Hunter said the ABR has been discussing applying standards for new single-family home construction and additions in terms of materials, elevations and other elements that help direct the style to fit into the character of Lake Bluff. The new language in the ordinance lays out nine new sections for standard guidelines for construction of new single-family homes or additions to existing family homes, in areas such as elevation, construction materials, chimneys, windows and porches.

Chair Hunter then lead a discussion regarding the draft ordinance.

Member Russ said the initial discussions were about material standards and she think this is the time to be more aspirational. This is a chance to give specific direction to material and design standards for new houses in the Village and an opportunity to give the guidelines a home in the Village Code.

Chair Hunter said he has a serious problem with design guidelines when they start to be prescriptive but he does not know how to make design guidelines if they are not prescriptive.

Member Russ said the proposed guidelines give unclear direction and feel kind of undernourished.

Member Dahlmann said he does not want the Village to do things to be prohibitive and expressed his concern regarding vagueness of some of the proposed standards, such as building height. In the proposed guidelines addressing height, new homes or additions’ heights should fit in with adjacent structures and be proportioned to those houses and he does not know how some of these things would be interpreted. A discussion followed.

In response to a comment from Chair Hunter, Member Russ said a lot of the discussions are associated with the east side of Lake Bluff and these houses are tougher lot to work with because they do not meet the modern standards. A discussion followed.

Following its discussion, it was the consensus of the ABR to continue the discussion at its August 1<sup>st</sup> Meeting.

7. **Staff Report**

BCS Croak reported the next regular meeting will be on August 1, 2017.

8. **Adjournment**

There being no further business to consider and upon a motion duly made and seconded, the meeting adjourned at 8:15 PM.

Respectfully submitted,

Mike Croak, CBO, CBCO  
Building Codes Supervisor