

**VILLAGE OF LAKE BLUFF
ARCHITECTURAL BOARD OF REVIEW
REGULAR MEETING
OCTOBER 3, 2023**

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 October 3, 2023 at 7:00 p.m. in the Village Hall Board Room (40 E. Center Avenue). The following individuals were present.

Present: Arthur Cottrell
 Neil Dahlmann
 Ed Deegan
 Matthew Kerouac
 Scott Streightiff
 Susan Wicks
 Bob Hunter, Chair

Also Present: Building Codes Supervisor, Mike Croak (BCS)
 Lauren Chermak, Admin Intern

2. Welcome and Swear in New Member Susan Wicks

Chair Hunter administered the Oath of Office to Susan Wicks then she took her seat at the dais.

3. Consideration of the June 6, 2023 Meeting Minutes

Member Dahlmann made a motion to approve the minutes of the June 6, 2023 ABR meeting as presented. Member Kerouac seconded the motion. The motion passed on a unanimous voice vote.

4. 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.

Following a comment from Dr. Harold Evans of the 50 East Center Condo Association (Association), Chair Hunter said the design review of building alternations for a Pub is on tonight's agenda and comments should be presented at that time.

5. Design Review of Building Alterations for a Pub at 101-113 East Scranton Avenue

Member Streightiff recused himself from the discussion.

Chair Hunter introduced the agenda item, then invited Gary Lawrence, co-owner of Lawrence Property, LLC and Community Pub of Lake Bluff LLC to the podium. Mr. Lawrence said the Village Board previously approved a special use permit (SUP) for the adaptive re-use of an existing vacated bank drive through, on the south end of the Lawrence property, to repurpose it as an English themed pub and garden. Mr. Lawrence commented on how the COVID pandemic had negatively impacted potential investors which resulted in the expiration of the SUP. As such, he is now returning to request approval for a revised plan with a smaller indoor space and a larger outdoor space. He said he thinks the design and redevelopment of the current vacant/underutilized space will have a positive impact on the CBD. Mr. Lawrence shared background information and building site history noting it is included on the National Register of Historic Places. He commented on why he feels qualified to

pursue this venture then showed pictures of the existing drive-through area, original proposed concept and various exterior views of the building.

Mr. Lawrence continued by stating there will be four access points to the proposed pub and commented on the existing utility easement (10 feet wide) which will remain a walkthrough. Mr. Lawrence said after consulting with restaurant experts several recommendations were made to improve the utility of the floor plan. He showed the approved 2020 floor plan and revised 2023 floor plan in regards to square footage (2,187) and elevations noting the kitchen will remain in its current location. He said the plan is to use high quality building materials consistent with the current materials to preserve the integrity and architecture of the building. In conclusion he said he hopes the presentation provided a clearer understanding of the intended project and proposed modifications.

Chair Hunter opened the floor to comments from the public.

Dr. Evans said the Association is thrilled with potential downtown development and stated their sole concern is noise. In response to questions from Dr. Evans, Mr. Lawrence confirmed that the previous plan included a two sided, insulated wooden wall and possible increased height. He said the proposed hours of operation will match those of the existing downtown restaurants and the only musical entertainment would be background music playing through speakers. Dr. Evans said the Association would like to work together to make the project successful for both residential and business owners by recommended improvements to the current wooden fence (insulation and height) and not to allow amplified live music. A discussion regarding the outdoor dining area configuration followed.

BCS Croak mentioned that concerns such as hours of operation are more within the purview of the Plan Commission and Village Board, not the ABR. Dr. Evans reiterated that the Association sole concern is noise, specifically amplified music, and recommends improvements to the fence/wall. Following a brief discussion regarding noise, Chair Hunter opened the floor to comments from the ABR.

In response to a comment from Member Cottrell regarding the drawings, A discussion ensued regarding the 2023 proposed plans, specifically the masonry walls (6 ft.) surrounding the garden and existing wooden fence. In response to a question from the Member Cottrell, Mr. Lawrence reviewed the outdoor dining configuration and proposed furniture. Member Cottrell had no further comments and said the design appearance is attractive.

Members Dahlmann and Deegan had no comments.

In response to comments from Member Kerouac, Mr. Lawrence reviewed the proposed plans for the HVAC and AC equipment, exterior lighting in the garden seating area, paver location, potential brick work and signage. He mentioned that Staff had informed him that the utility easement area could not be modified as such it will remain black asphalt.

In response to a question from Member Wicks, Mr. Lawrence commented on the proposed shrubbery and vegetation for the west side of the building.

Chair Hunter said he thinks the design is great and expressed his opinion that the height of the wall will not make much difference with noise. Dr. Evans said the original agreement was to modify the wall between the parking lot and easement and noted the Association would love to see this work without creating a problem for downtown residents. A discussion followed.

Following a brief discussion, Member Deegan made a motion to recommend the Board approve the design review site plan as submitted. Member Dahlmann seconded the motion. The motion passed on the following roll call vote:

Ayes: Cottrell, Dahlmann, Deegan, Kerouac, Wicks, Chair Hunter
Nays: None
Absent: None

Member Streightiff returned to this seat at the dais.

6. Design Review of Building Alterations for Knauz Motors at 409 North Skokie Highway

Following an introduction from Chair Hunter, Charles Bleck, architect, came to the podium and said the request is to make minor improvements to the existing black building with the pyramid-shaped roof that formerly housed their Mini-Cooper dealership at 409 North Skokie Highway. In preparation for a potential new dealership, the plan is to widen an exterior door, alter two columns and install two new rooftop HVAC units.

Chair Hunter opened the floor to questions from the ABR.

In response to a question from Member Wicks, Mr. Bleck said for the conversion of the swinging doors to an overhead door their preference is the Rytex Spiral FV and stated the frame color and metal part for either option would match the principal building.

In response to a question from Member Kerouac, Mr. Bleck said the two new rooftop HVAC units will be installed on the flat roof near the western point of the building. Also, they plan to replace ground-mounted air conditioners and indoor furnaces which will be painted black to match the building.

Members Streightiff, Deegan, Dahlmann and Cottrell had no questions.

In response to a question from Chair Hunter, James Astuno of Knauz Motors said the building will house the Ineos Grenadier then he shared information about the dealership and vehicle.

Following a brief discussion, Member Deegan made a motion to approve the design review as submitted. Member Dahlmann seconded the motion. The motion passed on the following roll call vote:

Ayes: Wicks, Streightiff, Kerouac, Deegan, Dahlmann, Cottrell, Chair Hunter
Nays: None
Absent: None

7. **Adjournment**

As there were no further business to consider, a motion was duly made and passed to adjourn the meeting at 7:56 PM.

Respectfully submitted,

Mike Croak, CBO, CBCO
Building Codes Supervisor