

**VILLAGE OF LAKE BLUFF
ARCHITECTURAL BOARD OF REVIEW
REGULAR MEETING
MARCH 6, 2018**

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 March 6, 2018 at 7:00 p.m. in the Village Hall Board Room (40 E. Center Avenue) and the following were present.

Present: Jill Danly
Neil Dahlmann
Carol Russ
Julie Wehmeyer

Absent: Edward Deegan
Matthew Kerouac
Bob Hunter, Chair

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

Member Russ 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 February 6, 2018 ABR Regular Meeting Minutes

Member Dahlmann moved to approve the minutes of the February 6, 2018 ABR meeting as amended. Member Wehmeyer seconded the motion. The motion passed on a unanimous voice vote.

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

Chair Pro Tem Russ 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. A Public Hearing to Consider a Site Plan to Review New Windows and Exterior Alterations for Anesthesia Management Partners at 921 Sherwood Drive

Chair Pro Tem Russ introduced the agenda item then administered the oath to those in attendance.

Chair Pro Tem Russ opened the public hearing and invited the Petitioner to the podium.

Tom Dobbins, architect for the project, said this is a modest alteration to an existing brick building located in the Industrial Park. The existing building has stucco on the front façade and the plan is to install an additional front door that will lead out to a new patio area, seven operable windows and four fixed windows.

Chair Pro Tem Russ opened the floor for comments.

Member Dahlmann said the proposal does not indicate the color or whether the profile for the new windows are going to match the existing. Mr. Dobbins said the profiles may not exactly match the

existing, but it will be very close. The proposed operable windows will have a slightly different profile. The color will be as close as possible, with a commercially available window. Member Dahlmann said the existing color is not quite dark bronze but that is fine. He expressed his comfort with the proposal which to him will be an improvement.

Member Danly had no comments but she imagines the improvements will benefit the employees and she favors putting in more windows and lights.

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

Member Dahlmann moved to approve the site plan as submitted conditioned the color and profile of the windows frames are similar to the existing. Member Wehmeyer seconded the motion. The motion passed a unanimous voice vote.

5. Consideration of a Sign Permit Application for 101 Waukegan Road

Chair Pro Tem Russ introduced the agenda item and invited the applicant to the podium.

Lisa Staszak, with Parvin-Clauss Sign Co introduced herself stating she will be responsible for furnishing and installing the proposed sign.

Michael Losch, Assistant Director of Rehab for Illinois Bone and Joint, said the business has been located at 101 Waukegan Road since December 2017. Their Staff noticed that one of the common complaints is that patients cannot find the facility. He said they were aware of possible disability issues when they initially took occupancy in the rear of the building. At that time the landlord was asked if he would allow them to have signage on Waukegan Road pursuant to Village approval. However, the building was sold shortly after they became occupants which delayed their sign request.

Ms. Staszak said there is an existing sign located on Carriage Park Avenue which identifies each tenant in the building but there is not enough room to add Illinois Bone and Joint. Mr. Losch clarified their sign is located on the lower portion of the existing sign and is routinely blocked by parked vehicles.

Ms. Staszak said they are requesting to install a new aluminum, double sided (4ft x 10 ft.) sign perpendicular to Waukegan Road. The Illinois Bone and Joint lettering and logo will be cut out of the aluminum and pushed through the sign face presenting a very classy appearance. The lettering will be illuminated, but the background will be opaque. Also, the sign will identify the address along Waukegan Road and provide wayfinding direction for their customers.

Member Dahlmann said he does not have a problem with the proposed sign, but he does with three sign when only two are allowed. He is not comfortable with this because the sign is quite different than the other signs.

In response to a comment from Mr. Losch, BCS Croak said two onsite monument signs are permitted pursuant to code. Chair Pro Tem Russ noted the facility is allowed two signs because the lot borders two public streets.

Ms. Staszak said the existing sign along Waukegan Road is a low profile sign which does not identify the location as 101 Waukegan Road but as 101 Carriage Point. It is her belief that installing a new sign along Waukegan Road would not make the existing brick sign an eyesore because it would blend in with the landscaping.

In response to a comment from Member Danly, Ms. Staszak said their goal is not to replace the existing sign with the proposed sign but install an additional sign in that area.

Member Danly said the Carriage Point sign lists all the tenants and she asked where their sign would be located. Mr. Losch said Fresenius has more space on the existing sign because it is the anchor tenant which occupies the 70,000 sq. ft. space. Their sign is located at the bottom underneath the sign for the tenant located across the hall from their facility.

Member Danly expressed her understanding that their intent is not to replace the existing 101 Carriage Point sign. The notion that customers cannot find the facility is not a hardship because the location/information is available on phone navigation systems. Mr. Losch said he understands but he is concerned because of the number of patients that routinely arrive late or cancel their appointment because they cannot find the facility.

Member Danly said the current sign needs to be more informative. There is a bigger problem to solve and installing a third larger scale sign on Waukegan Road will not solve the existing issues. Mr. Losch said he addressed the matter with the landlord but the other tenants also have rights to the more prominent sign. The landlord was hopeful that they would be able to install a sign along Waukegan Road to alleviate the problem. At this time there is nothing they can do regarding the Carriage Point sign with the existing tenants (Fresenius and North Shore).

Member Wehmeyer said she agrees a third sign should not be allowed and that the existing signs needs to be more informative. Also, she does not see a hardship that would support a variance request for their location.

Chair Pro Tem Russ said it seems there is a consensus. She said it is the landlord's obligation to apportion the allowable ground signs among the tenants. The facility is allowed two signs because it is located on the corner and have two public ways. The landlord can use this configuration any way they want.

Ms. Staszak asked if the existing 101 Carriage Point sign was modified would they have to come back to the ABR for approval. Chair Pro Tem Russ agreed that the existing sign is not very visible and that she understands the request to move a sign further out for more visibility, but there is an option to build on the existing base.

Ms. Staszak asked if the proposed revised sign complies with Village regulation can they go through the standard permitting process or would they have to come back to the ABR. BCS Croak said applicants normally have to come back to the ABR to seek approval for the signage. The current proposed sign code has a limit restriction of 64 sq. ft. but it counts each side of the sign. There was a mistake on the memorandum because technically this request should have been for a variance which is typically granted to allow up to 64 sq. ft. per side. A discussion followed.

Member Dahlmann noted the Illinois Bone & Joint sign is located on many building throughout the North Shore and is very identifiable.

In response to a comment from Member Dahlmann, Mr. Losch said their sign is located on the bottom tier, is not visible to people driving by, and is often blocked by a parked vehicle.

Member Dahlmann asked if there was a way to use the existing sign and base underneath while adding a design similar to the proposal. This would also be compatible for people trying to locate tenants within the building. Ms. Staszak said they can talk to the owner regarding the possibility of modifying the existing sign, maybe not the tenant sign, because that would be more costly for the owner. She said they will probably put some address numbers on the building so “101” can be seen from Waukegan Road. Mr. Losch said the previously landlord preferred not to have the number on the building but hopefully the new landlord will consider the idea.

In response to a question from Mr. Losch, BCS Croak said wall signs are a separate calculation but he believes the Code allows buildings to have two wall signs.

Chair Pro Tem Russ said it is not within the ABR purview to determine how much square footage is allowed for each tenant. The Village regulates the total for the building.

The ABR continued the sign permit application for 101 Waukegan Road to allow the applicant an opportunity to revise the proposed plans.

6. Staff Report

BCS Croak said it was suggested the ABR tour the Village in preparation of the awning guidelines review. The consensus was to schedule the tour for April 3rd at 6:00 p.m.

Chair Pro Tem Russ said the design guidelines were presented at the February 12th Committee of the Whole meeting but did not receive a very enthusiastic reception. She shared information on the phrases which concerned the COW and noted it felt the ABR recommendation “that certain materials shall be” as opposed to “maybe disallowed” was harsh. Chair Pro Tem Russ said she thought material standards would be a low stress way to approach a design guidelines, but she thinks it is being seen as high stress. She advised that the design guidelines were referred to the Residential Building Ad Hoc Committee (RBC) for review.

BCS Croak said he and Member Kerouac attended the RBC meeting which occurred after the COW meeting, and the RBC was very accepting of the design guidelines. He has not discussed the next step in the process with Staff but he thinks it could come back to the ABR for a public hearing, outreach to the building community, before making a final recommendation to the Village Board. There should not be any dramatic changes but there are some possibilities which he has considered, such as make a few changes to the similar/dissimilar ordinance to incorporate some of the standards the ABR discussed without having a separate section.

Member Dahlmann said his concern is that a developer could build a subpar development if there are not established regulations. Also, there seems to be two sets of standard for spec houses and homeowners that are adding to or building their homes, but you cannot differentiate when drafting regulations.

Following the discussion, the ABR suggested 1) conduct a public hearing, 2) proceed with the design guidelines, 3) consider a design guideline pilot program and 4) consider using examples or representation to clarify the language in the design guidelines.

Chair Pro Tem Russ said she intends to address the Sustainability and Community Enhancement Ad Hoc Committee on dark sky because she thinks light pollution is an issue. The response to her letter from Staff “was there is some discussion about where this might fit in with the ABR and SEC.” A discussion followed.

In response to a question from Chair Pro Tem Russ, BCS Croak said he thinks this might be a busy year for permits but he have not received very many as of to date. The Village has received a lot of commercial tenant build outs in the Industrial Park and he anticipates more permits will be submitted when the weather is better.

7. Adjournment

There being no further business to consider and upon a motion duly made and seconded, the meeting adjourned at 8:46 PM.

Respectfully submitted,

Mike Croak, CBO, CBCO
Building Codes Supervisor