

**VILLAGE OF LAKE BLUFF
ARCHITECTURAL BOARD OF REVIEW
REGULAR MEETING
JULY 10, 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 July 10, 2018 at 7:00 p.m. in the Village Hall Board Room (40 E. Center Avenue) and the following were present.

Present: Tim Callahan
 Neil Dahlmann
 Matthew Kerouac
 Carol Russ
 Bob Hunter, Chair

Absent: Edward Deegan
 Julie Wehmeyer

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

Chair Hunter administered the oath to Member Tim Callahan.

2. Consideration of the June 5, 2018 ABR Regular Meeting Minutes

Member Russ moved to approve the minutes of the June 5, 2018 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 requests to address the ABR.

4. Consideration of a Sign Permit Application for Art Impact Project at 104 East Scranton Avenue

Chair Hunter introduced the agenda item then opened the floor for comments from the commissioners.

In response to a comment from Member Russ, BCS Croak said to his knowledge this particular location has always consisted of residential and commercial mixed use and he believes there are currently three businesses at this location which includes a dentist office in the middle of the courtyard.

Member Russ had no objection to the request noting there are currently two public right of ways and if the request is approved there will be two wall signs at the location. She said it would be important to communicate to the landlord that a wall and ground sign is not allowed for each tenant.

Member Kerouac asked how the sign would be mounted to the wall.

Member Dahlmann said he likes the green color because it contrast with the surrounding buildings and he would not have any objections if the request complies with the code.

Member Callahan had no objections but he asked how the sign would be mounted.

Following a comment from Chair Hunter, Member Russ said the landlord should be informed that if the request is approved, the next tenant would not be allowed a wall sign. She also expressed her prefer to better understanding the proceedings before the ABR made its decision.

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

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

5. A Public Hearing to Consider a Site Plan to Review Roof Materials for the Lake Bluff Library at 123 East Scranton Avenue

Chair Hunter introduced the agenda item then administered the oath to the applicant.

Shaun Kelly, of Engberg Anderson Architects, said the Lake Bluff Library plans to replace the existing roof with one of the following four material options: cedar shake, synthetic shake, standing seam metal roof and asphalt shingle. The Library is seeking approval for the proposed materials so it will have four options available to choose from after the bid process is complete.

Chair Hunter opened the floor to comments from the commissioners.

In response to a question from Member Callahan, Mr. Kelly said synthetic shake comes with a 50 year warranty but he is uncertain of how long the product has been on the market.

Member Callahan said he likes the standing seam metal roof which is a proven product but he is uncertain about the acoustics. Mr. Kelly said there will be snow guards installed on the building if synthetic shake or standing seam metal materials are used.

Member Dahlmann said he likes the standing seam metal and asked if the back and front side of the building will be done. Mr. Kelly said the entire roof and flat roofs will be replaced.

Member Dahlmann said he likes the style and appearance of the building and expressed his concern regarding the proposed color. The library roof is the most significant part of the building and the proposed gray color will not compliment the building. Mr. Kelly said the Library Board was provided with other options and it ultimately chose a color that would complement the existing style.

In response to a question from Member Kerouac, Mr. Kelly said the Library Board was shown various locations with synthetic cedar roofs and he noted the synthetic material was the most scrutinized because of its short history.

Member Kerouac said standing seam metal roofs always seem to add additional character to the building elevations. He said he does not have a problem with asphalt shingles because the material will not diminish the buildings appearance but he is concerned about the synthetic shake.

Member Russ said wooden roofs are not a material type that is in harmony with the building. She thinks the real wood material is a bad investment and does not belong on an iconic commercial building. She commented on the type of materials that would complement the building and thanked the applicant for the presentation.

In response to a question from Chair Hunter, Mr. Kelly said from an architect's perspective, he would prefer asphalt shingles, because it costs less and would be a better product overtime.

Chair Hunter said the standing seam metal roof would change the character of the building and he would prefer asphalt shingles. He invited Library Staff to the podium to comment on their preference then administered the oath to Lake Bluff Library Director Eric Bailey.

Director Bailey noted that the goal of the Library Board of Trustees was to factor in all the products and cost for consideration after the bid process.

In response to a comment from Chair Hunter, Director Bailey commented on problems the Library has encountered with its current roof and said he can confidently say that cedar roof material will be the least likely option pursued.

Following a brief discussion, Member Russ made a motion to recommend that the Village Board approve the site plan for the asphalt shingles and the standing seam metal in a color selected by the applicant. The ABR recommend against using cedar shake or artificial cedar shake. Member Kerouac seconded the motion. The motion passed on the following roll call vote:

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

6. A Discussion of Proposed Sign Code Revisions

BCS Croak said the ABR at its April 3rd meeting discussed proposed revisions to the sign code, specifically regarding awning sign regulations and recommended the following:

- Awnings should be angle shaped with a 8 inch valance;
- Require all text to be on the valance portion of the awning;
- Not to allow graphics on the awnings; and

- Require landlords of multi-tenant buildings to establish a consistent color scheme for all awning signage on their building.

A discussion ensued regarding proposed revisions to the awning sign regulations.

Member Russ said the wording should say something like “the color of awnings and signs shall be within the color scheme jointly approved by the ABR and landlord.” Also, she believes awnings are not considered signage and it needs to be specified.

BCS Croak showed slides of the existing awning signage in the CBD. A discussion followed.

Member Kerouac said he likes the variety of awnings in downtown because having the same type is not Lake Bluff style. A discussion followed.

In response to a question from the ABR, BCS Croak said the sign code and site plan review changes, based on the type of use instead of the zoning district, are zoning ordinance changes which require a public hearing before the Joint Plan Commission and Zoning Board of Appeals. The plan is to schedule the public hearing for the August PCZBA regular meeting.

A discussion ensued regarding awning signage projection.

A discussion ensued regarding the existing CBD sign code.

Member Russ commented on the wording in Paragraph 9a “no more than one wall or fascia sign shall be permitted per business on the front façade” and said she thinks Paragraph 4a should state “no more than one ground sign per lot shall be allowed including multi-tenant buildings” then the per business wall sign would be appropriate.

A discussion ensued regarding Paragraph 10 – Window Signs “the aggregate coverage of such signs shall not exceed fifteen percent (15%) per window. No sign shall be placed or maintained on the exterior of any window facing upon any street, except for warning and entrance and exit signs.”

Member Russ made a motion to remove the second sentence in Paragraph 10 - “No sign shall be placed or maintained on the exterior of any window facing upon any street, except for warning and entrance and exit signs”. Member Dahlmann seconded the motion. The motion passed on a unanimous voice vote.

Member Kerouac made a motion to amend Paragraph 4a to add “including multi-tenant buildings”. Member Russ seconded the motion. The motion passed on a unanimous voice vote.

Member Kerouac made a motion to amend paragraph 1a to remove “and shall be placed on the descending skirt only”. Member Russ seconded the motion. The motion passed on a unanimous voice vote.

Following a brief discussion, it was the consensus of the ABR to amend Paragraph 1b to change the word “the” to “a”.

Member Kerouac made a motion to eliminate paragraph 1c. Motion seconded by Member Callahan. The motion passed on a unanimous voice vote.

Member Kerouac made a motion to eliminate paragraph 1d. Motion seconded by Member Russ. The motion passed on a unanimous voice vote.

Member Dahlmann asked for a redlined version of the revised documents and clarification regarding 9c and 8b. A discussion followed.

BCS Croak clarified the proposed amendments as follows:

- Window Signs – The aggregate coverage of such signs shall not exceed fifteen percent (15%) per window;
- Ground Signs – No more than one ground sign per lot shall be allowed including multi-tenant buildings;
- Require landlords of multi-tenant buildings to obtain ABR approval for a consistent color scheme for all awning signage on their building;
- Eliminate the restriction that door signage is only permitted if the door is the only available location for signage;
- Allow main entrance doors or sidelights to have the business name and hour of operations, not to exceed 1.5” in height; and
- Allow ground signs in the L-1 and L-2 districts to be 64 sq. ft. per sign face for 2-sided signs (instead of the current requirement of 64 sq. ft. for the total of both sides) and specify that the sign area should be the height from the existing grade to the top of the sign multiplied by the width, so that the area always includes the space under the sign whether there is a base or not.

7. Staff Report

Chair Hunter commented on the residential design guidelines and expressed his desire to see the project move forward.

8. Adjournment

There being no further business to consider and upon a motion duly made and seconded, the meeting adjourned at 8:27 PM.

Respectfully submitted,

Mike Croak, CBO, CBCO
Building Codes Supervisor