

**VILLAGE OF LAKE BLUFF
ARCHITECTURAL BOARD OF REVIEW
REGULAR MEETING
SEPTEMBER 11, 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 September 11, 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
 Edward Deegan
 Matthew Kerouac
 Carol Russ
 Julie Wehmeyer
 Bob Hunter, Chair

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

2. Consideration of the August 14, 2018 ABR Regular Meeting Minutes

Member Deegan moved to approve the minutes of the August 14, 2018 ABR meeting as amended. Member Kerouac seconded the motion. The motion passed on a unanimous voice vote.

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

Chair Hunter asked if anyone would like to talk about something that is not on the agenda. There were no requests to address the ABR.

4. A Public Hearing to Review a Site Plan for Solar Panels at 600 Arbor Drive

Chair Hunter said this agenda item will not be discussed at tonight's meeting because the code has been revised so that solar panel site plan reviews are no longer under the ABR purview.

5. A Public Hearing to Review a Site Plan for Sound Attenuating Hoods at 700 East Blodgett Avenue

Chair Hunter introduced the agenda item then administered the oath to the applicant. He invited the applicant to the podium to describe the request.

Jeff White, of Central Lake County Joint Action Water Agency (CLCJAWA), said this is a continuation of the ozone improvement project, which identified areas where sound limits exceeded the acceptable State levels. A sound engineer conducted an evaluation and proposed that two sound attenuating hoods be added to the building. He said both hoods will be bronze-brown in color and similar to the hoods used on the CJCJAWA water treatment plant. The hoods will extend slightly off the building but will not be visible from the roadway.

Chair Hunter opened the floor to questions from the commissioner.

Members Callahan, Dahlman, Deegan, Kerouac and Wehmeyer had no problems with the request.

Member Russ thanked the applicant for policing themselves then addressing the issues identified. She said this is a gorgeous building and she is glad the hoods will not be visible.

As there were no further comments from the ABR, Member Dahlmann made a motion to recommend that the Village Board approve the site plan for sound attenuating hoods as presented. Member Russ seconded the motion. The motion passed on the following roll call vote:

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

6. Consideration of a Sign Permit Application for 917 Sherwood Drive

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

Jack McKinney, representative for the owners of 917 Sherwood Drive, and Mitch Warren, a tenant at 917 Sherwood Drive, introduced themselves to the ABR.

Mr. McKinney said their current tenant base is 100% medical or medically related practices. Dr. Warren represents an Ophthalmology practice located within the building and has requested clearer larger numerical signage on the front of the building. Currently there is a small monument sign in front of the building but tenants have expressed difficulty in finding the building.

Mr. Warren said their patients have problems finding the building because it is not well marked and he is asking that the numbers “917” be installed to identify the building

Chair Hunter opened the floor for questions.

Member Dahlmann said normally he would recommend the letters be placed horizontally, but the numbers would get lost amongst the existing horizontal signage. If the sign is needed, and he suspects it is, the request is a good solution. He questioned if this would be an additional sign exemption as there have already been several approved for this building. Member Dahlmann said he thinks the appearance of the sign looks fine and he would be in favor of the request.

Member Deegan agreed with Member Dahlmann.

Member Kerouac said he is struggling with the request, specifically the architectural elements. He wonders if it could be scaled down because it seems to overwhelm everything on the building. He does appreciate the need for the sign but he thinks the scale is just a little too big and does not feel sensitive to the rest of the building. Mr. McKinney said he understands the concern but the intent was to have the proposed materials match the existing materials.

Member Russ agreed with the commissioners comments. She commented on a previous discussion/request from a tenant at this location and said she thought the landlord would be present at tonight’s meeting. Mr. McKinney said he owns 35% of the property owners group known as “917 Sherwood Drive.”

Member Russ said she is bothered by the aesthetics and concerned that more tenants will request additional signage. The sign code allows multi-tenant buildings one wall sign and a variation was

approved to allow this building a second wall sign. Member Russ said it is her understanding the “917” is not very visible on the existing monument sign.

Mr. McKinney said the building is 100% occupied and each of the four tenants has a slot on the existing monument sign. He said visibility is the major concern because “917” is positioned relatively low on the sign and it makes sense that wayfinding signage should be more visible.

Mr. Warren said he is requesting that three numbers “917” be installed on the building because trees obstruct the view of the monument sign.

Member Russ noted that the ABR does not want to promise anyone who does not have a hardship a really big sign because everyone else would want the same. She said in this case the ABR have gone above and beyond for this building, in regards to wayfinding signage, because it wants the tenants to be successful. However, there are regulations established to ensure everyone has the same limitations and this building currently exceeds those limits. Member Russ expressed her concerns regarding scale, aesthetic, conformity, and the back story provided, then said she is not sure how to proceed because she is not comfortable with the request.

Member Wehmeyer said she has an issue with the number of existing signs on the building. She expressed her opinion that if the signage was designed differently, as a cohesive group, this problem could have been avoided.

Mr. McKinney said he does respect the sign code and position of the commissioners. Also, he understands regulations must be enforced, but wonders if an appropriate solution could be considered such as a different scale.

Chair Hunter said he thinks the sign is too large and asked if it would be possible to scale down the proposed 30 inch sign to 24 inches. He expressed his understanding that the sign will be the same color as the existing signage. Both Mr. McKinney and Mr. Warrant agreed that 24 inches would be fine. Mr. McKinney commented on the appearance of the photo presented and clarified that the non-illuminated sign will be brushed aluminum painted white.

In response to a comment from Chair Hunter, BCS Croak said a street address is considered a sign when it exceeds a total of 2 sq. ft. pursuant to the sign code. A discussion followed.

Mr. Warren said it is difficult for their patients with poor vision to find the building and he thinks it is a basic request for the numbers to be placed on the building for identification purposes. A discussion regarding letter size and location followed.

Chair Hunter allowed an intermission for BCS Croak to obtain information regarding the existing signage. After which BCS Croak informed the ABR that letters on the Westmoreland sign was 10 inches and the logo 12 inches. A discussion followed.

Member Kerouac moved to recommend the Village Board approve a sign with 15 inch letters, 4 inch spacing, aligned vertically centered on the second story windows and same color as the laser cut acrylic of the existing signage. Member Dahlmann seconded the motion. The motion passed on the following roll call vote:

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

Member Kerouac suggested the petitioner present an accurate scale drawing of the sign at the September 24th Board meeting.

7. Consideration of a Sign Permit Application for 101 South Waukegan Road

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

Cliff Plencer of J Emil Anderson and Sons, Inc., owner of the building, commented on a previous request from Illinois Bone and Joint for an additional sign on Waukegan Road. BCS Croak noted that following the ABR review the organization was supposed to submit revised plans for further consideration.

Mr. Plencer said the request is to replace the existing ground monument sign near the corner of Carriage Park Lane and Waukegan Road and install a new multi-tenant sign closer to Waukegan Road as well as install a wall sign with the address numbers on the front façade of the building. This is a unique building because although the address is 101 Waukegan Road the entrance to the building is on Carriage Park Lane. The tenant's patients are not familiar with the building and it is difficult for them to locate the entrance.

In response to a comment from Chair Hunter, Mr. Plencer said the current sign reflects "101, Carriage Pointe" which makes it difficult for patients to locate the building. The plan is to remove the existing monument sign and replace it with an evergreen tree.

BCS Croak said the requested variance will comply with the ABR's recommendation to amend the sign code to allow two sided signs to be up to 64 sq. ft. on each side. In response to a comment from Member Kerouac, BCS Croak said currently there are no walls signs on the building, but two wall signs are allowed pursuant to the sign code.

Mr. Plencer said this is a large building that setback is approximately 120 ft. from Waukegan Road and the signage will be very helpful for their tenants.

Member Russ said the applicant has presented a very handsome sign and asked how the black acrylic would be illuminated. BCS Croak noted that another sign the ABR had reviewed had used "micro perforation" to illuminate black acrylic in the night.

Chair Hunter opened the floor for comments from the commissioners.

Member Wehmeyer had no comments and said she is fine with the request.

Member Russ said the sign looks good.

Member Kerouac asked where the numbers "101" would be placed. Mr. Plencer said if facing eastward toward the building the numbers will be located on the upper left hand side of the building.

Member Deegan expressed his understanding that a tree will be planted in the location where the existing sign stood.

Member Dahlmann had no comments.

Chair Hunter commented on the proposed letter size and asked if 18 inches would be appropriate. Mr. Plencer said he would prefer 2 ft. letters because of the significant setback on Waukegan Road.

Member Kerouac commented that the over scaled lettering in the drawing is not doing a service to the petitioner.

Member Russ said she would prefer smaller letters; however, this is the first illuminated wall sign for the building and it should be very visible.

Member Kerouac moved to recommend the Village Board approve the signage as submitted. Member Wehmeyer seconded the motion. The motion passed on the following roll call vote:

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

8. Discussion of Proposed Landscaping at the Train Station

BCS Croak said as the remodeling of the train station building comes to completion, the Village is proposing to re-landscape the front of the building. The station is located in the Railroad Zoning District where site plan approval is not required for alterations, but the Village would like the ABR's input. The proposed landscape plan is intended to be low maintenance.

In response to questions from the ABR, BCS Croak said it will not be irrigated and the landscaping will be maintained by the Village Public Works Department. Currently the flower bed extends to the edge of the sidewalk and the plan is to create some lawn between the sidewalk and soft bed lining. BCS Croak commented on issues relating to the existing lawn such as treading.

9. Staff Report

BCS Croak commented on an upcoming Joint Plan Commission and Zoning Board of Appeals workshop regarding redevelopment of the Smedbo Property. The applicant proposes to demolish the two existing buildings and construct a two-story medical office building on the site. A discussion followed. Lastly, BCS Croak advised that the new lights have been installed on the fire station building.

10. Adjournment

There being no further business to consider a motion was duly made and the meeting adjourned at 8:17 PM.

Respectfully submitted,

Mike Croak, CBO, CBCO
Building Codes Supervisor