

**VILLAGE OF LAKE BLUFF
ARCHITECTURAL BOARD OF REVIEW
REGULAR MEETING
OCTOBER 2, 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 October 2, 2018 at 7:00 p.m. in the Village Hall Board Room (40 E. Center Avenue) and the following were present.

Present: Neil Dahlmann
Edward Deegan
Carol Russ
Bob Hunter, Chair

Absent: Tim Callahan
Matthew Kerouac
Julie Wehmeyer

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

2. Consideration of the September 11, 2018 ABR Regular Meeting Minutes

Member Deegan moved to approve the minutes of the September 11, 2018 ABR meeting as presented. Member Russ 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 address the ABR on any matter not on the agenda. There were no requests to address the ABR.

4. A Public Hearing to Review a Site Plan to Replace Exterior Lights for the Central Lake County Joint Action Water Agency (CLCJAWA) at 200 Rockland Road

Chair Hunter introduced the agenda item, administered the oath to the applicant then opened the public hearing.

William Soucie, CLCJAWA Operations Director, said the request is to replace the existing exterior lighting, specifically, 6 high pressure sodium pole lights and 61 high pressure sodium bollard lights with light emitting diode (LED) fixtures. The new LED light fixtures will not exceed the light levels of the existing fixtures and will be placed in the same spots and mounted at the same height as the existing locations. Mr. Soucie read the comments submitted by Mr. Brian Rener: 1) the six pole light replacements look nice and have a good cutoff, 2) CLCJAWA has not selected a full cutoff model which will make the bollards look like points of light around the site and he suggested a different model bollard that has full cutoff for light pollution and glare, 3) the energy code requires outdoor lighting to be 50% dim during non-business hours and that feature should be selected for the poles and bollards, and 4) the photometric looks fine.

In response to the aforementioned comments Mr. Soucie stated: 1) CLCJAWA agrees that the LED pole light replacements look nice, 2) CLCJAWA concurs that it did not select full cutoff bollards but chose a model that would significantly improve light control and energy efficiency. The 8 inch

diameter bollards were preferred because of their appearance and robustness during snowplowing operations in the parking lot. The proposed full cut-off bollard was reviewed and CLCJAWA has agreed to accept the recommendation. Although the bollard is physically less robust it eliminates upright, backlight, glare and points of light referenced on the property, 3) the model light ordinance provided calls for reduced lighting after business hours, however, CLCJAWA is a regional water provider staffed 24 hours per day. The night shift operators are tasked with monitoring the facility and grounds in person and via low light cameras. The low light levels creates security/safety concerns for nighttime staff and he commented on how low light levels contributed to a previous incident at the raw water pumping station. The standard and best practice approved by the American National Standards Institute calls for minimum perimeter lighting but CLCJAWA is requesting not to dim the lights at night because of employee safety, security, camera surveillance requirements and industry best practices, 4) the photometric study conducted with the original proposed bollards shows the proposed lighting levels will not increase with the new fixtures.

Chair Hunter opened the floor for comments from the commissioners.

In response to a comment from Member Russ, Mr. Soucie said he is not sure if Lake Bluff has adopted the model code provided for consideration. BCS Croak stated the security lighting provision in the International Energy Conservation Code means the lights are not required to be dimmed at night.

Member Russ said the reduction of glare is a great step forward as she is concerned about the proliferation of light pollution.

Member Deegan said it makes sense to him.

Member Dahlmann said he likes the luminaire, bollard, and color and believes this will be a good change.

Chair Hunter concurred with the commissioners' comments and said that the lights should not be dimmed or turned off at night for security purposes.

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 replacement of exterior lights as presented. Member Deegan seconded the motion. The motion passed on the following roll call vote:

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

5. Consideration of a Sign Permit Application for the Lake Bluff Middle School and District 65 Office at 31 and 121 East Sheridan Place

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

Jay Kahn, Director of Finance and Operations for School District 65, said the Lake Bluff Middle School and School District 65 Administrative Offices are now located in the same building and visitors have expressed difficulty locating the entrance for each respective office. He said the existing large letters on the side of the building are obscured by trees when traveling east down Sheridan Place. The signage is needed to direct visitors to the appropriate entranceways for each respective office.

Mr. Kahn said the plan is to post a sign left of the main entrance to the school and another outside the district office that will be visible from Sheridan Place.

In response to a comment from Member Russ, Mr. Kahn said the top four sign images provided in the packet are options for sign number one and the bottom image is the two sided sign that will be placed in front of the district office and visible from both parking lots.

Member Dahlmann said he does not have a problem with the directional signage but visitors may misinterpret the wording of “administrative offices.” Mr. Kahn said the proposed signage are consistent with the existing administrative office building sign.

Member Deegan said the request makes sense and had no issues.

Member Russ and Chair Hunter expressed their agreement with the proposed option #6.

Member Russ made a motion to recommend approval of the sign permit application as presented. Member Deegan seconded the motion. The motion passed on the following roll call vote:

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

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

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

Charlie Portis, Leasing Agent with Cushman and Wakefield, noted that he is here with improved renderings to request approval of a revised sign consisting of 20” letters and 4” spacing for a total height of 68” which will allow the top and bottom of the letters to align with the edges of the windows. The sign recommended for approval at the September ABR meeting was for 15” tall letters and 4” spacing for a total height of 53.” Mr. Portis said it is his belief the revised signage will be more functional and visible.

Member Dahlmann said he likes the previously approved 53 inch sign.

In response to a comment from Member Deegan, Mr. Portis said the plan is to make the sign more pleasing and fit in the 68 inch space allotted.

Member Russ commented on the variances approved for this building and said she is not dissatisfied with the decision previously made by the ABR.

In response to a comment from Chair Hunter, Mr. Portis said the plan is to make the building easier to find because many of their clientele has visual impairments.

Following a brief discussion, Member Deegan made a motion to recommend approval of the sign permit application with 18 inch letters. As there was no second, the motion failed.

7. Consideration of a Sign Permit Application for El Norte at 303 Waukegan Road

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

Jay Cash, owner of Signarama in Libertyville, Liz Vazquez and Diego Lasso, owners of El Norte introduced themselves to the ABR.

Mr. Cash said the request is for a rooftop pan sign coupled with channel letters to be placed over the entrance on the south side of the building. The proposed sign will have no visible electrical wires and the color will enhance the building.

BCS Croak commented on the ground lighting shown in the illustration and noted it might illuminate the entire front façade of the building including the building signage. In response to a question from Member Deegan, BCS Croak said rooftop signs are listed as prohibited signs in the Village Sign Code but there have been sign code exemptions for rooftop signs for this building. A discussion followed.

Member Russ had no specific challenges or issues with the request. She said it has been mentioned that the landscaping around the side of the building creates visibility issues and commented that the applicant’s lettering could be larger because the name of the restaurant is short. Member Russ said the only anxiety she has is that the existing Panera sign will be inconsequential in comparison with the proposed sign.

Member Deegan had no issues with the request.

Member Dahlmann asked if the applicant was contemplating another sign on the north side of the building. Mr. Cash said there might be future consideration for a sign on the east side of the building, facing Heinen’s, to make the restaurant visible from the parking lot.

In response to a question from Member Dahlmann, Mr. Lasso said this will be the 11th El Norte opened to date.

Member Deegan made a motion to recommend Village Board approval of the sign permit as presented. Member Dahlmann seconded the motion. The motion passed on the following roll call vote:

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

8. Discussion of Proposed Tree Grate Replacement on Block One Scranton Avenue

BCS Croak said the Village is planning to replace the raised tree wells on Block One of Scranton Avenue, between Sheridan Road and Walnut Avenue, with tree grates that are flush with the sidewalk. This will remove the tripping hazard created by the raised stone borders on the existing tree wells and provide more useable space on the sidewalk. In order to install the new grates, the existing trees will be removed, new trees planted at a lower elevation, and new bluestone installed around the edges of the grates. A discussion followed.

Member Dahlmann expressed his concern regarding the existing bluestone and concrete. He said he likes the idea of fixing the problem by eliminating the trip hazard, but has concerns about the new bluestone not matching the existing.

Following a brief discussion, it was the consensus of the ABR to proceed with the project as presented.

9. Discussion of Proposed Paint Color for the Walnut House at 611 Walnut Avenue

BCS Croak introduced the agenda item and provided the commission with color samples for consideration. The Village is planning to re-paint the building and the intent is to keep the white portions of the building the same, but to change the window trim color. He noted that the house to the east is painted the same white color but with black trim. Also, he provided information regarding the upcoming electrical improvements. A discussion followed.

In response to a comment from Chair Hunter, BCS Croak said there are no plans to re-roof the house.

Following a brief discussion, it was the consensus of the ABR to paint the window trim “Knoxville Grey.”

10. Staff Report

Member Russ commented on a statement made regarding the dimming feature associated with the new Fire Department lighting.

11. Adjournment

There being no further business to consider a motion was duly made and the meeting adjourned at 7:48 PM.

Respectfully submitted,

Mike Croak, CBO, CBCO
Building Codes Supervisor