

**VILLAGE OF LAKE BLUFF
ARCHITECTURAL BOARD OF REVIEW
REGULAR MEETING
JANUARY 2, 2013**

APPROVED MINUTES

1. Call to Order and Roll Call

The Regular Meeting of the Architectural Board of Review (ABR) of the Village of Lake Bluff was called to order on January 2, 2013 at 7:04 p.m. in the Village Hall Board Room (40 E. Center Avenue).

Present: Steve Rappin
Carol Russ
Matthew Kerouac
Chair Hunter

Absent: Ed Deegan
Neil Dahlman

Also Present: Gerald Nellessen, Building Codes Supervisor

2. Consideration of the Minutes of the Previous Meeting – November 6, 2012 Meeting

Member Russ moved to approve the Minutes of the November 6, 2012 ABR Meeting as presented. Member Rappin seconded the motion. The motion passed on a unanimous voice vote.

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

Chair Hunter noted there were no requests to address the ABR.

5. Consideration of an application for signage for the Building located at 917 Sherwood Drive in the L-1 District for changes to the approved ground sign and the addition of a wall sign

The presenter for the ground sign will be Charlie Portis of JF McKinney the developer of the building and Wayne Kosterman of Generic Sign Systems for the wall sign. Wayne represents the tenants for the first floor. Mr. Kosterman provided an overview of his project for the Lake Forest Pediatrics tenant. The wall sign is less than 60 square feet and is actually about 30 square feet. He stated he tried to center the wall sign above the window mullions and had grade issues because the grade dropped off towards the driveway. He used the grade that was average to the site and front of the building and confirmed this with staff. Thus with this grade the height of the sign is over 20 feet in height from grade.

Member Kerouac had questions regarding the color of the raceway and whether the red color would be too prominent and he would also raise the sign up from the soldier course above the window. He indicated that the sign raceway should be more blended with the brick. Mr. Kosterman indicated that he could match the brick color. There were also some questions as to how the lighting would be managed such as a photocell or timer. Member Russ had some issue with the bright LED lights. There usually isn't signage on buildings in this area such as this type which is usually found in retail situations. Mr. Kosterman indicated the goal is not to be real bright because if you do then the letters blend together and you can't discern the letters.

Member Rappin is fine with the submittal for this sign. Member DePree asked if maybe instead of having the raceway match the brick maybe the petitioner could look at one of the other colors to match in order to raise it up. Mr. Kosterman questioned if the returns on the letters and sides should match the raceway. Chair Hunter indicated that the sign should be moved up 3 courses of brick above the top of the roll lock. (12” to the bottom of the sign-3-4” above the courses) Chair Hunter had asked why not use a raceway that was the same height as the letters so it would blend in better and Mr. Kosterman indicated that the raceway only functions for the electrical connections and a smaller one blends in better with less holes in the wall. The height of the sign will go from 19’8” to 22’ 4” There was discussion on the color of the raceway being as dark as the brick color or darker. Chair Hunter had requested that this sign be as dim as possible without disappearing. Could this be put on a dimmer type switch. This was unknown. There was discussion on the lighting. The discussion continued on the letter capping colors. The sign will also be put on a timer and will go off at 11pm and can come back on at 6am. There was discussion on the measurement of the light.

A motion was made by Member Rappin to approve the wall sign with the following conditions:

1. The top of the logo will be 32” above the window
2. The raceway shall match the color of the brick
3. The edges of the letters (trim cap) shall be white
4. The lights shall use daylight harvesting and the light levels shall be established at the darkest hours by means of a dimmable or other device, after approval and the sign shall be non illuminated between the hours of 11pm until 6am
5. The returns shall be white non-illuminated

The motion was seconded by member DePree. A vote was taken with the following results:

Ayes: Rappin, DePree, Kerouac, Hunter

Nays: Russ

Absent: Deegan and Dahlman

The motion carried and will be forwarded to the Village Board for action.

The second sign of this submittal is for a ground sign change from the originally approved building ground sign. Mr. Charlie Portis presented this sign. They have room for four tenant spaces on this sign. If they only have a couple of tenants then two of the panels will be left blank. The sign panels are internally illuminated. The base of the sign will match the building brick. The proposed sign is 64 square feet and is over the 60 square foot maximum size allowed. Member Russ asked if the 917 is illuminated and he indicated that it was not. It is currently located at the bottom of the sign. Member Kerouac questioned the address location on the sign. Chair Hunter had asked if the 917 could be placed vertically on the 15” wide width part of the sign that faces the street, then it could be illuminated if the letters are cut into the sign. Mr. Portis was ok with this. Member DePree thinks the sign is ok, integrates elements of the building. A motion was made by Member Russ to recommend approval of the sign with the address being relocated to the north face (15” wide section) of the sign and placed vertically and also illuminated. This motion was seconded by Member Rappin. A vote was taken.

Ayes: Rappin, Russ, Kerouac, DePree, Hunter

Nays: None

Absent: Deegan and Dahlman

6. **A Public Hearing regarding the Adoption of Village Building Regulations and Comprehensive Amendments to the Village Building Regulations**

The public hearing was opened at 8:10 p.m. by Chair Hunter. Building Codes Supervisor Nellesen discussed proposed code updates and amendments that are being proposed with the adoption of the 2012 International Codes next month. He gave an overview of our current amendments and delineated some of the amendments that would no longer be needed because they are now incorporated into the printed code. There are two new codes the Village would be adopting. The new 2012 International Swimming Pool and Spa Code is a compilation of the code requirements from the IBC and IRC along with those from the National Pool and Spa Institute. This makes it a lot easier for the customers to be able to go to one code. The other new one is the 2012 International Green Construction Code which replaces ICC 700 and also incorporates the non residential buildings. This was a product developed through collaboration of several stakeholders including the USGBC, ICC, National Homebuilders Association, and many other groups. There was discussion about providing fire sprinklers in all rooms of a residence whereby now the closets 24 square feet and less and small bathrooms less than 50 square feet are not required to be suppressed. It seemed logical to just provide the suppression in these rooms since the cost is very minimal, the number of rooms is minimal and the history of fires in closets and more often in the bathrooms is prevalent. There was no one present for the public hearing. There were no questions from the Board members. The public hearing was closed at 8:35 p.m. A motion was made by Member DePree to recommend approval of the new Building Codes and Regulations as submitted. This motion was seconded by Member Russ.

Ayes: Hunter, Rappin, Russ, Kerouac and DePree

Nays: None

Absent: Deegan, Dahlman

7. **Consideration of the Schedule of Regular Meetings for the Architectural Board of Review for Calendar Year 2013**

Chair Hunter presented the meeting schedule for 2013. There were no questions and the only change that may come up is around the Fourth of July. A voice vote was taken and all were in favor of accepting the calendar as presented. There were no nay votes.

8. **Staff Report**

Updated the Board on the permit activity and the next meeting date. .

9. **Adjournment**

There being no further business to consider, Member Kerouac moved to adjourn the meeting. Member Rappin seconded the motion. The motion passed on a unanimous voice vote.

The meeting adjourned at 20:40 p.m.

Respectfully submitted,

Gerald Nellesen
Building Codes Supervisor