

**VILLAGE OF LAKE BLUFF
ARCHITECTURAL BOARD OF REVIEW
REGULAR MEETING
MAY 7, 2019**

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 May 7, 2019 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
 Carol Russ
 Julie Wehmeyer
 Bob Hunter, Chair

Absent: Edward Deegan
 Matthew Kerouac

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

2. 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.

3. Chair Hunter Administered the Oath to Those in the Audience

4. A Public Hearing to Review a Site Plan to Add Planter Boxes at the Community Church at 117 East Scranton Avenue

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

Dylan Burns, a Scout with Troop 42, explained his plans for an urban garden at the Community Church for his Eagle Scout project. He desires to begin construction on June 1st of a three box vertical base garden and ground base garden. Mr. Burns reviewed the configuration for both gardens: Garden #1 will consist of three shelves, each box 6 ft. deep and 1 ft. wide with three riser beams to support the planter boxes, and Garden #2 will be a ground level garden approximately 21 inches deep and 1 ft. high. He commented on the type of vegetation for each garden and showed various views of the proposed gardening site. Mr. Burns explained the design/construction details for the gardens: a vertical garden divided to allow middle support and shorter span, cedar wood, weather resistant and chemical free, screw-based fasteners to maintain joint strength, and fastened into the ground with 2 foot stakes. In conclusion he noted that adult leaders from his troop will supervise the project and fellow scouts will assist him with the project.

Chair Hunter thanked Mr. Burns for the presentation and asked for questions from the commissioners.

Member Callahan said that was a great presentation and asked the Petitioner to ensure the gardens are stable.

Member Dahlmann said this was an excellent presentation and he is glad that 2 ft. stakes will be used to stabilize the gardens.

Member Russ thanked the Petitioner for the presentation and drawings. In response to her questions, Mr. Burns said each garden will be maintained for several years. The plan is to construct the gardens in a non-paved area and drive the stakes into the ground. Member Russ said it seem that if the posts are driven to the frost level this might support the soil weight. She said to grow food in the Community Church garden is an awesome idea. She thanked him for the presentation and efforts to improve the view.

Member Wehmeyer said it was a great presentation and she also appreciate the drawings. She expressed concern regarding stability and expressed her understanding that the gardens will be maintained for the entire year.

Chair Hunter expressed kudos to the Petitioner for pursuing this type of project. He expressed his concern regarding the type of material used for the stakes as well as the depth needed to prevent tip hazards, should a small child climb upon the garden. He said this is a great idea and the manner in which the purpose was described is something that should be done in a larger venue.

Member Dahlmann made a motion to recommend the Village Board approve the site plan as submitted. Member Wehmeyer seconded the motion. The motion passed on the following roll call vote:

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

Following a request from Chair Hunter, BCS Croak said he will review the design to make sure the vertical planters are securely fastened to prevent them from tipping over.

5. Consideration of the April 2, 2019 ABR Regular Meeting Minutes

Following a brief discussion, Member Russ made a motion, to approve the minutes of the April 2, 2019 ABR meeting as presented. Member Callahan seconded the motion. The motion passed on a unanimous voice vote.

6. A Public Hearing to Review a Site Plan to Expand the Parking Lot at 101 Waukegan Road

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

Cliff Plencner of J Emil Anderson & Son, owner of 101 Waukegan Road, said the plan is to expand the parking lot, to create additional parking spaces along the west side of the building, to accommodate future additional employees for its existing tenants.

Chair Hunter opened the floor for questions from the commissioners.

In response to a comment from Member Callahan, BCS Croak said there was an amendment to the Zoning Ordinance which reduced the required setback for the property line along Waukegan Road from 100 ft. to 50 ft.

Member Callahan said Jodi Mariano had submitted comments regarding tree species and other non-native plants. It seems the landscape plan was well thought out and he does not think the proposed vegetation

has to be native plants. Member Callahan said he would prefer to see more trees and shrubs planted between Waukegan Road and the bioswale.

Following a comment from BCS Croak, John Carlson of Carlson Landscape Associates, confirmed that he recently received a copy of the letter. He said the challenge, pursuant to the Lake Bluff Landscape Playbook, was to adapt the 18,000 sq. ft. core area of native bioswale seeding to the existing building. There are no plans to change the building structure so the goal is to treat the rear of the building similar to the front façade.

Mr. Carlson explained how the plan is to move the basin west and extend parking to the 50 ft. setback, with a bioswale running into the detention basin. He noted that some of the plants recommended in the Village's Landscape Playbook are not always commercially available. Mr. Carlson described the proposed detention basin seed mixture and noted it contains bee balm monarda and perennial vegetation. He provided background information regarding current vegetation, reviewed the location and plans for the proposed plants, vegetation, and bioswale basin area.

Member Callahan said he thinks the proposed plants for the front area are great and the non-native plants near the building will work well in this climate. Mr. Carlson reviewed the proposed landscape plan pursuant to the Lake Bluff Thematic Landscape Identity and Gateway and Corridor Plan, and Waukegan Road Corridor Study. A discussion followed.

Member Dahlmann said he has no problem with relocating the smoking shelters but he would like the applicant to consider adding more islands in the parking lot.

Member Russ said she was happy to see a variety of species proposed for the bioswale area and she did research the proposed new trees (Coffee and Gum) and discovered both species are native to the Midwest. However, she is concerned because the conceptual landscape plan does not appear to address screening for the parking lot. Mr. Carlson said currently there are no evergreen trees along the west parking lot. He commented on the type of trees, which were not included in the plan, but are available on the transplant list and then he commented on where the trees should be planted.

In response to a comment from Member Russ, BCS Croak said he is unsure of the grocery store dimension in comparison to the Heinen's parking lot but he thinks it is closer than 50 ft.

Member Russ said the Zoning Regulations are considered the boilerplate document. The ABR is required to review the type and placement of screening and is empowered to make substitutions as well as review landscape plans. She stated that the intent of Article 9B, in the Code, is to maintain an aesthetically pleasing park like atmosphere with screening. Member Russ said the Petitioner has a dilemma and she does not know how it could be easily modified. Mr. Carlson asked if he could be provided with guidelines addressing adjustments and density to update the landscape plan. A discussion followed.

In response to a comment from Mr. Carlson, Member Callahan commented on the type of oak trees such as Northern Pin and/or Red Oak which he thinks should be planted in the staggered/gapped area along Waukegan Road. A discussion followed.

In response to a question from Mr. Carlson, BCS Croak said the bike trail in the Waukegan Road Corridor Study will be located in the right of way. A discussion followed.

Following a comment from Mr. Carlson, an extensive discussion regarding island/peninsulas ensued.

Member Russ said snow removal is not considered a special hardship and the proposal is contrary to the notion on how the bioswale will function, look and where it will be located. She also expressed her concern that screening was not part of the conceptual landscape plan and stated the ABR cannot consider the site plan without a lighting plan.

Following a comment from BCS Croak, Mr. Carlson said the pole mounted light fixtures will be approximately 25 ft., low stanchion, and located in the foreground of the building. A lighting photometric study was conducted to ensure the trees would not interfere with the light patterns. He said there will be a total of 8 trees, the majority will be located in the front foundation area of the building, one at the northwest parking island and one at the curb along the northwest corner of Carriage Point.

Member Russ said currently there is no parking lot screening and the additional peninsula/islands could provide more screening and variety.

Member Wehmeyer had no comments regarding the proposed landscape plan. She said Member Russ did raise some good points regarding screening and peninsula. The ABR should ensure the proposed landscape plan adheres to Village regulations.

Chair Hunter inquired of the total number of parking spaces, required by Village Code, for this particular building and asked why 90 additional parking spaces are needed. Mr. Plencner said currently there are a total of 350 parking spaces for the building. The additional parking spaces are needed to accommodate an expected increase in employees in their largest tenant, Fresenius Medical Care, which currently have 170 employees and predicts an additional 100 employees in approximately 5 years.

In response to a question from Chair Hunter, Mr. Plencner said he believes the Village Code allows 100 sq. ft. per employee and the business is currently at 60,000 sq. ft. The occupant intends to apply for permits to build out the space and the building has adequate space for the expansion.

Chair Hunter provided background information regarding development of the industrial park and explained how setback requirements evolved to 50 ft. noting the remaining 50 ft. was intended to remain green space. He said subsequently the Zoning Board changed the green space requirement and he thinks this may eventually have dramatic ramifications by making it impossible to screen parking lots extending to the Lake Forest property line. Also, he is disturbed because the ABR was not given any notice regarding the change.

Chair Hunter expressed his opinion that this is the best looking building in the industrial park, and given the bioswale basin this is probably the best landscaping can be accomplished. He expressed concern regarding the proposed additional parking spaces and suggested reconfiguring the northwest corner to open the corner line and decrease parking. Chair Hunter said he understands the dilemma associated with screening, but he does not know how to resolve that issue, or if it should matter because things will eventually change along Waukegan Road. He is concerned because the proposed placement of the lights by nature will shine outward toward Waukegan Road and could create glare. A discussion followed.

In response to a question from Member Russ regarding parking space time sharing, Mr. Plencner said currently there are 6 tenants occupying the building and during certain times of the day the parking lot is

full or occasionally overlaps. Member Russ said it is not within the ABR purview to change the number of required parking spaces. A discussion followed.

In response to a comment from Mr. Carlson regarding written guidelines, BCS Croak said the Zoning Ordinance states that parking lot screening is required but does not give specific vegetation requirements. An extensive discussion regarding screening and parking followed.

In response to a question from Chair Hunter, Cliff Toberman, Project Engineer at Principal Normandy and Associates, explained how various storm events could impact the 6 inch storm sewer pipe, retention basin, and underground vault. Chair Hunter said he thinks the bioswale is great and asked if the highly visible northwest corner could be modified to include less parking and have more open space. A discussion followed.

In response to a suggestion from Chair Hunter on how to make the area appear more natural, Mr. Carlson said in a visual planning concept the west border of the bioswale seating could be undulated but not from an engineering view.

Member Callahan said planting “bald cypress trees” down slope would be a good idea because the branches hang low and would provide screening from the ground upward. A discussion followed.

In response to a comment from BCS Croak, Mr. Toberman said there are two poles located along Waukegan Road but he is unsure if there are overhead lines.

In response to a comment from Chair Hunter, Mr. Carlson said parking lot screening could be increased, if the interruption is cars could be visible, but it would be difficult to fully screen the area. He said undulating the west side with pockets of shrub and adding more trees in the existing tree groves will be fine but it must be kept within the 15 ft. area not in the right of way. A discussion followed.

Member Russ summarized the ABR’s suggested alternatives (bald cypress, undulation of the swale, and three dimensional approach) and said any solution that would ameliorate the parking and lack of screening would be a step in the right direction. A discussion followed.

Chair Hunter said it is not within the ABR’s purview to redesign the project or insult the Petitioner by indicating that it could. In response to a comment from Chair Hunter, Mr. Carlson explained how vegetation could impact the maneuvering radius around islands and create safety issues. He described the type of evergreens that could be used to create a shrub line buffer and said it is not conducive to plant evergreens in a wet area. A discussion followed.

In response to a comment from Chair Hunter, Mr. Carlson commented on the disposition of the existing parkway trees. A discussion ensued.

In response to a question from Member Dahlmann, Mr. Plencner said the existing sculpture will either be donated or removed.

Following an extensive discussion regarding drainage, Mr. Toberman said the plans provided are for a two year storm event but he is required to meet the best management practices pursuant to Lake County Ordinance. He said small water amounts are actually stored in the underground vault to assist with infiltration in the underground soil (gravel or clay).

Following an extensive discussion, it was the consensus of the ABR to have the applicant resubmit revised plans for further consideration.

7. **Adjournment**

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

Respectfully submitted,

Mike Croak, CBO, CBCO
Building Codes Supervisor