

**VILLAGE OF LAKE BLUFF
ARCHITECTURAL BOARD OF REVIEW
REGULAR MEETING
JANUARY 7, 2020**

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 January 7, 2020 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
 Sheree Dittmer
 Matthew Kerouac
 Bob Hunter, Chair

Absent: Julie Wehmeyer

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

2. Consideration of the December 3, 2019 ABR Meeting Minutes

Member Kerouac made a motion, to approve the minutes of the December 3, 2019 ABR meeting as presented. Member Callahan 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. Chair Hunter Administers, the Oath to Those Participating in the Public Hearings

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

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

Lake Bluff Library Director Eric Bailey said since 2018 the portion of the library building occupied by the History Museum has had a problem with water leaks along the beams above the roof. He noted water continues to infiltrate the exterior beams and travels downward into the building. Mr. Bailey said their consultant, Engberg Anderson Architects, has designed a remedy that involves cladding the exterior portions of the beams with prefinished aluminum, with slate gray coping on the top and mansard brown fascia on the sides and bottom. If approved, the proposed work will begin this spring.

Member Kerouac expressed his understanding that the ABR purview is in regards to appearance. He said he does not have a problem with the request because the beams are not very visible.

Members Dittmer, Deegan, Dahlmann, Callahan and Chair Hunter agreed with the aforementioned comment.

Following a brief discussion, Member Dahlmann made a motion to recommend the Village Board approve the site plan for building alterations at the Lake Bluff Library as presented. Member Deegan seconded the motion. The motion passed on the following roll call vote:

Ayes: Kerouac, Dittmer, Callahan, Dahlmann, Deegan and Chair Hunter
Nays:
Absent: Wehmeyer

6. A Public Hearing to Review a Site Plan for a Parking Lot Expansion, Landscaping, and Building Alterations at 999 Sherwood Drive.

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

Dr. Brian DiFuccia, co-owner of the Animal Hospital of West Lake Forest introduced his team which included his co-owner Dr. Dave McKenna. He said they are planning to lease one of the buildings located at 999 Sherwood Drive to operate an animal hospital. The current building owner (Smedbo) has given them until January 31st to address any contingencies associated with the lease, specifically the need to expand parking on the north side of the building. He showed the preliminary site plan which included the following changes (i) an expanded parking lot with 10 additional spaces on the north side, (ii) new landscaping, (iii) new sidewalk and front door, (iv) roof awnings for the west end of building and standing seam fascia on the west elevations to screen the HVAC equipment and (v) a 6 ft. wooden fence with metal posts cemented in the ground to enclose the dumpster area which will be painted a color that will enhance the building without being intrusive. Dr. DiFuccia said he recently learned of the lease contingency to enclose the dumpsters located on the property which serve both buildings and advised of their intent to discuss the matter with the property owner.

In response to a comment from Member Kerouac, Dr. DiFuccia showed photographs of the existing building condition and noted currently the only landscaping on the property are the bushes near the front entrance of the building.

Member Callahan said the landscaping looks good but he thinks as the parking lot fills it will be difficult to maneuver into the first parking space located on the corner lot.

Following a comment from Chair Hunter, Dr. DiFuccia reviewed the type of vegetation for the preliminary landscape plan. Member Callahan said the proposed vegetation is parking lot friendly but he would prefer the cornelian cherry dogwood.

Member Dahlmann agreed with the aforementioned comment regarding the first parking space, then a discussion regarding the roof/awning design followed.

In response to a comment from Member Deegan regarding an alternative to the awnings, Dr. DiFuccia said they are leasing the building and the goal is to improve the building without spending too much money.

Member Dittmer said she thinks the awnings will enhance the building and asked the Applicant to ensure the materials match the panel.

Dr. DiFuccia said the building currently only has one door and the plan is to add another door with a double wide walkway.

In response to questions from Member Kerouac, Dr. DiFuccia said there are a lot of vehicles currently parked in the open area on the east side of the building. If approved, the goal is to allow Staff to use the single back entrance door to the facility. An extensive discussion regarding the proposed dumpster enclosure and first parking space followed.

Member Kerouac expressed his concern regarding the appearance of new awnings on the older building because it might look like a repurposed restaurant detail. A discussion regarding the standing seam material followed.

Chair Hunter said this is probably the oldest building in the industrial park and asked if the following alternatives could be considered: a beautiful canopy to conceal some of the mechanical features, increase the angle to lessen its quasi-mansard appearance, eliminate the awnings over the windows on the north side and make the area flat, and the screening for the mechanical along the flat right of the glass setback so it actually screens the equipment as opposed to attached to the wall. Dr. DiFuccia said any proposed changes requires approval from the property owner. He commented on the lease contingency issues associated with the dumpster location and possible traffic issues.

In response to a comment from BCS Croak, Dr. DiFuccia commented on what he thinks the current property owners' intentions are regarding relocation. He stated the property owner was adamant about not allowing them additional time to address any contingencies associated with the lease, specifically, parking. An extended discussion followed.

Member Deegan made a motion, seconded by Member Callahan, to approve the plan for the parking and landscaping

7. Staff Report

8. Adjournment

There being no further business to consider, a motion was duly made and passed to adjourn the meeting at 8:30 PM.

Respectfully submitted,

Mike Croak, CBO, CBCO
Building Codes Supervisor