

**VILLAGE OF LAKE BLUFF
ARCHITECTURAL BOARD OF REVIEW
REGULAR MEETING
MARCH 3, 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 March 3, 2020 at 7:00 p.m. in the Village Hall Board Room (40 E. Center Avenue) and the following were present.

Present: Neil Dahlmann
Matthew Kerouac
Julie Wehmeyer
Bob Hunter, Chair

Absent: Edward Deegan
Tim Callahan
Sheree Dittmer

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

2. Consideration of the February 4, 2020 ABR Meeting Minutes

Member Dahlmann made a motion, to approve the minutes of the February 4, 2020 ABR meeting as presented. Member Wehmeyer 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 Construct a New Jaguar Dealership Building and Site Improvements at 43 Sherwood Terrace

Chair Hunter introduced the agenda item then administered the oath to those participating in the public hearing.

BCS Croak said public meetings are streamed live via local access cable television and speakers must use the microphone to be heard by viewers at home.

Robert Flubacker, architect for the project, spoke on behalf of Imperial Motors Jaguar owners and said the request is to build a new Jaguar dealership on the vacant lot that is two lots south of the existing dealership. The proposed one story building will be approximately 7,000 sq. ft. including the mezzanine, and the Jaguar Land Rover design manual will dictate most of the building details. The new building will have two components: a public access area which consist of a glass storefront showroom (east, north and south sides) and related offices clad in an aluminum composite material; and a rear service area clad in a corrugated metal panel.

Chair Hunter opened the floor to questions from the commissioners.

In response to a question from Chair Hunter, Mr. Flubacker said paperwork have been submitted to the Illinois Department of Transportation regarding the access off Route 41.

In response to a question from Member Dahlmann regarding renderings and color, Mr. Flubacker said the rendering is a two franchise “Arch” model with used car sales on the right side of the showroom and new car sales on the left. The proposed color is dark alucobond with lighter alucobond between the two front elements, and an angled chamfered face extending from the dark colored alucobond to the glass. He said corrugated metal panels will be installed in the service area and a large clear glass wall (13 ft. x 50 ft.) similar to the Apple showroom.

Following a request from Chair Hunter, Mr. Flubacker reviewed the proposed elevations and building material. Mr. Flubacker said the signage installed on the corrugated metal portion of the building will be individual letters on rectangular panels and the elevation signage will be standard corporate with individual backlit Jaguar letters on alucobond.

Member Dahlmann said he like the colors but he is concerned about the proposed corrugated metal for the west elevation, and lack of features on the rear of the building. Mr. Flubacker said the plan is to add some lively features to the rear of the building.

In response to a question from Member Wehmeyer regarding lights, Mr. Flubacker there are a handful of wall packs at the overhead and entrance doors but there are no decorative lights on the building. He said the exterior lights consist of the general parking lot light poles and bollards marking the entrances and side doors to the building. The interior area will have specialty lights and white detailed light placed around the perimeter of the showroom glass. Mr. Flubacker said the building will be dark at night with the exception of the showroom area which will be lit to showcase the vehicles inside.

In response to a question from Chair Hunter, Mr. Flubacker confirmed that corrugated metal material will be used to screen the mechanical equipment on top of the building.

Member Kerouac expressed his concern regarding a lack of articulation on the west elevation, Mr. Flubacker said glare and sunlight impacts the interior west glass but they are willing to create architectural fenestration to give some character to the west wall.

In response to a question from Chair Hunter, Mr. Flubacker said he thinks a 3 ft. tall, single sun shade placed above the window would be appropriate.

Member Wehmeyer said the design looks great but the proposed garbage enclosure is not consistence with the design. Mr. Flubacker said the doors could be revised to metal panel cladding to match the building but he thinks the best solution would be horizontal cedar boards painted the same color as the building. A discussion followed.

Following a comment from Chair Hunter regarding “dark sky”, BCS Croak said a public comment was submitted regarding the possibility of dimming the light after hours and use of warmer temperature colors. Mr. Flubacker said a light control panel will be used to shut off the majority of the parking lot lights during the night. He said exterior lighting is important because it allows the mounted wall cameras to detect movement as well as for security because vehicular theft has increased. In regards to temperature color the dealership manual requires 4,000 degree for parking lot lighting and the Commonwealth Edison study showed their current location uses 5,700 degree LED light so the 4,000 fluorescent lighting and dark sky compliant fixtures are warmer than what is currently being used. A discussion followed.

In response to a question from Member Dahlmann regarding signage, Mr. Erin said the existing leaper will be replaced with the new logo. The plan is to install two 20 ft. x 8 in. monument signs on the east and west entrance of the property, directional, signage on the west and north frontage of the building and a wall sign on the west side. A discussion followed.

In response to comments from Member Kerouac, Mr. Flubacker said he would prefer to have the “welcome” sign off Route 41 installed on the south side of the drive so as not to impede sight lines for traffic. He said another option would be to combine the information on the directional sign and move it to the front of the parking lot. The proposed directional sign for the northeast corner of the building will direct people entering from the industrial park to the service entrance.

In response to a question from Chair Hunter regarding signage, Mr. Flubacker said not all the proposed signage are double-sided such as the single sided welcome sign and the “promise ground sign” for the upper right hand corner of the property which is unique to the franchise.

Member Wehmeyer asked if the welcome, promise, and on-site informational sign will be combined. Mr. Flubacker said the promise sign will be installed as proposed and the welcome sign located at the end radius of the entrance off Route 41 and directional sign to the left will be combined then moved further back into the property. A discussion followed.

In response to a question from Chair Hunter, Mr. Flubacker briefly commented on the proposed landscape plan and said construction will begin, possibly in the summer, pursuant to the corporate schedule.

As there were no questions from the public, Chair Hunter closed the public hearing.

Member Kerouac made a motion to recommend the Village Board approved the site plan with the following conditions: install the strip windows as presented on the west side elevation with some type of sun shade over the windows, maintain the lighting at 4,000, combine the entry and welcome sign with the directional sign at the southeast entrance off Route 41, and revise the garbage enclosure to horizontal cedar painted or stained to match the building. Member Dahlmann seconded the motion. The motion passed on the following roll call vote:

Ayes: Kerouac, Wehmeyer, Dahlmann and Chair Hunter

Nays:

Absent: Deegan, Callahan and Dittmer

5. A Public Hearing to Review a Site Plan for Building Alterations and Site Improvements to Construct the Community Pub of Lake Bluff at 101 East Scranton Avenue

Chair Hunter introduced the again item and administered the oath to those participating in the public hearing.

Scott Streightiff, architect for the project, spoke on behalf of Lawrence Property LLC (property owners). He said the primary intent of the petition is to seek approval for the adaptive re-use of an existing vacated bank drive through on the south end of the property, and to repurpose the structure as an authentic English Pub with an outdoor garden area. Mr. Streightiff said the Lawrence family purchased the Building known as the John Griffith Store Building in 1979, and opened Lawrence Interiors the same year. There have been many improvements made over the years and in 2003 the building was individually listed on the National Register of Historic Places. In 2004 Lake Forest Bank and Trust became a tenant and added a

drive-through facility and in 2014 the Bank vacated the premises and subsequent efforts to secure a tenant who could utilize the drive-through, have been unsuccessful. The property owners desires to redevelop the abandoned drive-through area for use as an English-themed pub, serving food and drinks, with an outdoor garden area.. He believes that the design of the pub and garden area will positively contribute to the CBD businesses by redeveloping a vacant and underutilized space. Mr. Streightiff said Mr. Lawrence is uniquely qualified for this venture as he have spent many years traveling throughout England studying the rich history of the Public House and he is also a collector and reseller of English furnishings. Mr. Lawrence has been instrumental in other similar projects locally, such as the original renovation to the Deer Path Inn, and has provided his expertise in obtaining landmark designation for the property.

Mr. Streightiff showed various photographs of the existing exterior conditions and commented on the proposed parking plan which will add three additional parking spaces along Oak Avenue. He said the proposed design will not adversely impact the surrounding character and briefly commented on the proposed site plan. Mr. Streightiff said the Joint Plan Commission and Zoning Board Appeals recently approved a special use permit for the project but there was opposition expressed at the public hearing regarding the door exiting out toward Scranton Alley. In response to the comment the plan was revised to have an inoperable door on the west side and primary access door and vestibule face the south. Mr. Streightiff showed an animation walk around video depicting the west elevation, entranceway, outdoor garden area, amongst other amenities and said he thinks the proposed project will have a positive impact downtown.

Chair Hunter opened the floor for questions from the commissioners.

In response to a concern from Member Kerouac, Mr. Streightiff said the west recessed door will be inoperative. Member Kerouac expressed his concern regarding possible jarring on the door and asked if a gate had been considered to keep people from entering the vestibule. A discussion followed.

In response to questions from Member Wehmeyer, Mr. Streightiff said the proposed improvements cannot encroach into the 10 ft. easement and he believes most patrons will stand under the outdoor canopy as opposed to occupying the seats. He said any materials disturbed on the west side of the building will be replaced with equal or approved superior products. A discussion followed.

In response to a question from Member Kerouac regarding signage, Mr. Streightiff said there will be an entrance sign over the proposed south elevation and a brass plaque near the door.

Member Wehmeyer inquired of the garbage area and asked if the rooftop unit will be used for circulation or kitchen exhaust. Mr. Streightiff showed the location for the proposed garbage area and said kitchen exhaust ventilation will be shared with the existing fireplace chimney. The rooftop AC condensers will be moved to the upper part of the existing building.

In response to a question from Member Dahlmann, Mr. Streightiff said the features are antique English letter boxes which could be moved to the rear or deleted from the project. Member Dahlmann said he likes the proposed plan but agrees with the comments regarding the door.

Chair Hunter said he thinks this is a wonderful insertion. He asked if the inoperable door was made to resemble a wooden panel by removing the hardware would exterior light be needed. Mr. Streightiff said there needs to be some exterior illumination on the west side of the building for safety reasons.

Chair Hunter opened the floor to public comments.

Denise Petticord said she lives in the condominium building adjacent to Village Hall and inquired of the intention regarding the outdoor ledge area, and pedestrian walkway from the proposed new parking spaces to the Pub. She expressed concern regarding noise and congestion which could occur in the outdoor area.

In response to a question from Ms. Petticord, Mr. Streightiff said a paved walk as shown in the design development, with down lighting for safety reasons has been considered as well as replacing the existing 8 ft. hedge and fence.

In response to a question from Barbara West, Gary Lawrence said the new fence will be the same height as the existing fence with acoustical material incorporated to help mitigate noise and noted the outdoor area will close at 10:00 p.m.

In response to a question from Chair Hunter, Mr. Lawrence said the interior area will accommodate approximately 40 patrons.

In response to a question from Ms. Petticord regarding extending the new fence, BCS Croak said the Village owns the property south of the driveway and Center Avenue Partners owns the driveway to the north and he is not sure an extension will help suppress the noise. A discussion followed.

In response to a question from Chair Hunter, Mr. Lawrence said the proposed hours of operation would be Monday through Friday (Noon to 11:00 p.m.), Saturday (7:00 a.m. to 10:00 a.m. for English football) and (2:00 p.m. to Midnight) and Sunday (2:00 p.m. to 10:00 p.m.) and the outdoor dining area will close at 10:00 p.m. every day of the week consistent with CBD businesses.

Chair Hunter said noise abatement is not within the ABR purview and he does not know if extending the fence would be of any value. A discussion followed.

Ms. Petticord expressed her concern regarding the ledge outside the main door, noise levels from the rooftop AC units and increased foot traffic near the condo carport area. Mr. Streightiff said there are approximately 30 downtown rooftop AC units, and the intent is to place the unit in a shed type addition, further back on the second floor of the building and noted the dimension access for the entrance/exit will not change. A discussion followed.

Robert Ruggles a member of Center Avenue Partners (CAP), the adjacent property owner, and said his comments are of a professional nature not a personal nature. It is his understanding the ABR purview does include site plan review and expressed concern regarding the proposed bay window. He said the design is nice but Lawrence Property LLC have not reached an agreement with CAP as to whether the property should be developed. Mr. Ruggles said in general he is supportive of the restaurant use but has concerns regarding pedestrian and vehicular ingress/egress across CAP property, open spaces, outdoor lighting, and signage. There have been no efforts suggested that would limit pedestrian traffic to the subject property so he is concerned that CAP may incur liability and parking issues. Mr. Ruggles said the request indicates a doorway with exterior lighting located above a bay window and the implication here is that a doorway is proposed in the future, and he asked who will prevent a future doorway. He expressed concern regarding the number of proposed exits as this may encourage pedestrian traffic across CAP property and use of its parking lot by restaurant/bar patrons. Mr. Ruggles said the petition consist of 11 renderings of which seven shows paving and landscape improvements on CAP property, and he suggested

the design be change to face eastward. The Applicant has not leased any CAP property, discussed the proposed improvements, or reached an agreement with CAP owners regarding ingress/egress, landscaping or paving. He said the proposal is misleading the ABR and Village as it shows improvements on property that is not owned by the Applicant and he is concerned about increased liability. The Applicant could accomplish the proposed use within the subject property with a fence or creative barricade or work with CAP to convert the bank drive into a more kid friendly mutually beneficial use. Mr. Ruggles said there is no easement or public use for privately owned Scranton Alley which was developed by CAP to serve as a public covered walkway for small scale outdoor themed retail use. During the SUP approval process CAP agreed to a provision for a public walkway to allow pedestrian traffic from Village Hall to Scranton Avenue for the former tenant, and with the abandonment of the drive through, CAP will pursue redevelopment of that property for a more appropriate use. Since 2003 there have been two tenants allowed to use Scranton Alley as the pedestrian walkway provision makes it difficult to secure renters for the property. The Applicant should consider other options such as using their own property for ingress/egress, or work out an agreement to use Village owned property. Mr. Ruggles said the proposed improvements create an encumbrance, limit future development options, and devalue CAP property. Mr. Ruggles suggested eliminating the doorway, bay window, light fixture on the west wall and replace with the matching small window, eliminate the bench on the west wall and move to the enclosed portion of the outdoor area, and install a fence on the west wall of the drive through canopy using spanning construction so as not to interfere with underground utilities. In conclusion he asked that the walkway realignment expenses be incurred by the Applicant, prohibit any signage that may be viewed from CAP property, and work with CAP to create a better plan for the reuse of the drive through and pedestrian walkway.

In response to a question from Chair Hunter, Mr. Ruggles said CAP property line is west of 103 Scranton Avenue, specifically, the brick face where Scranton Alley archway connects to the bank building. Chair Hunter asked if there have been any discussion between the two properties. Mr. Ruggles advised of the actions that have been pursued thus far. A discussion followed.

Mr. Lawrence said he desires to be a good neighbor and noted CAP was aware of the proposed door on the west side because Ruggles Architecture firm was initially hired to design the proposed project. Also, CAP and Lawrence Property were co-applicants on a petition to allow Prairie Espresso to conduct nighttime activities in Scranton Alley. Mr. Lawrence said the Scranton Alley provision states “it is for a non-exclusive use” which means it is not exclusive to either party and it is his belief that both parties have provided sufficient liability coverage. He commented on why he does not want “food trucks” to operate on their property as well as the current parking concerns and approved variances. Mr. Lawrence said he believes that limited square footage and lack of seating are some reasons it has been difficult to rent the space and noted Prairie Espresso musical concerts contribute to the noise concerns. Mr. Lawrence said the idea for the proposed project is to have a good adaptive reuse of a vacant drive through and use of a pedestrian walkway for ingress/egress on a non-exclusive basis.

In response to the aforementioned comments, Mr. Ruggles said his firm provided drawings for the Applicant and CAP immediately objected to the proposed door on the west side and his comments are in regards to preserving the development ability and future ideas for their property. A discussion followed.

Chair Hunter said he thinks this matter is beyond the ABR purview. However, it must be determined if Scranton Alley will be used as a pedestrian walkway and he does not know if property owners can specify which pedestrians can use the walkway. An extensive discussion regarding Scranton Alley walkway ensued.

Chair Hunter commented on the bay window and rear parking configuration then stated with everyone putting up barriers he does not think the ABR is in the position to say “yes” or “no” to the proposal.

Mr. Lawrence said the proposed bay window will allow lighting into the pub.

In response to a question from Chair Hunter, BCS Croak advised of the ABR actions regarding the request. A discussion followed.

Member Kerouac said he see how one function could be isolated from another but he does not want the ABR to set that precedence. As a neighborly gesture the Applicant could possibly eliminate the door concept, seek another alternative and keep the bar rail. Member Kerouac said he understand the adjacent property owner’s concerns because the main entrance seems to face west and, although the west elevation is nice, attention should be given to the entire project.

Member Wehmeyer said she would be in support of eliminating the door, new fence along the east side, and a fence along the west side of the condo property with acoustical material.

Member Dahlmann said he like the design but his initial thoughts were to eliminate the doorway, light fixture, relocate the bench and the open space would be nice because some synergies could benefit retailers in both directions.

Chair Hunter said an alternative solution for the walkthrough is to install an English style “iron gate” which may be opened and closed as needed. He agrees with removal of the shelf from the covered area, bench, and seek another alternative as opposed to a brick wall for the proposed door area. He asked the property owners to work together. A discussion followed.

Ms. Petticord inquired of the plans for the intact wall with three fake windows and shutters and expressed concern regarding noise and asked the Applicant to seek noise mitigation alternatives.

Following an extensive discussion, Member Kerouac made a motion to recommend the Village Board to approve site plan with the following conditions: eliminate the door on the west elevation to be replaced with some type of architectural feature, eliminate the ledge, and provide a new 6 ft. solid wood fence along the south walkway between the condominiums and the property line, and revisit the light fixture with the revision of the door. Member Dahlmann seconded the motion. The motion passed on the following roll call vote:

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

6. A Public Hearing to Review a Site Plan for Alterations to the Dumpster Enclosure at the Public Safety Building 45 East Center Avenue

BCS Croak commented on previous discussions and said the plan is to remove the entire existing enclosure, install a new fence around the dumpster, leave the generator outside the enclosure to maintain proper air flow for cooling, and retain the natural wood color. A discussion followed.

Chair Hunter recommended using the heaviest hinges possible and stain or paint the enclosure bluff color.

In response to a comment from Member Dahlmann, BCS Croaks said the new fence will have steel bollards similar to those on the existing fence. A discussion followed.

Member Wehmeyer made a motion to recommend the Village Board approve the site plan with the following conditions, heavy duty hinges, retain the steel bollards, and apply a stain. Member Kerouac seconded the motion. The motion passed on a unanimous voice vote.

7. Discussion of Reconstruction of Green Bay Road Bridge

Chair Hunter said Village Administrator Drew Irvin informed him of the proposed plan to rebuild Green Bay Road Bridge through a series of government grants. There have been discussions regarding alternative bridge types and the preferred design seems to be similar to Moffett Bridge, with the exception of the stonework, which would not apply because of the land conditions. Chair Hunter said Staff shared features of items from older bridges which the Illinois Preservation Society feels should be incorporated into the new bridge and then he explained why the proposed 12 features should be reused/repurposed at other locations such as the Metra Train Station. A discussion followed.

8. Staff Report

There was no report.

9. Adjournment

As there were no further business to consider, a motion was duly made and passed to adjourn the meeting at 10:16 PM.

Respectfully submitted,

Mike Croak, CBO, CBCO
Building Codes Supervisor