

**VILLAGE OF LAKE BLUFF
ARCHITECTURAL BOARD OF REVIEW
REGULAR MEETING
JUNE 2, 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 June 2, 2020 at 7:00 p.m. in the Village Hall Board Room (40 E. Center Avenue) and the following were present.

Present: Edward Deegan
Neil Dahlmann
Sheree Dittmer
Matthew Kerouac
Julie Wehmeyer
Bob Hunter, Chair

Absent: Tim Callahan

Also Present: Mike Croak, Building Codes Supervisor (BCS)
Glen Cole, Assistant to the Village Administrator (AVA)

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

Following a comment from Chair Hunter, AVA Glen Cole explained how members of the public can participate in the meeting pursuant to the video meeting guide. 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. Consideration of the March 3, 2020 ABR Meeting Minutes

Member Dahlmann made a motion, to approve the minutes of the March 3, 2020 ABR meeting as presented. Member Deegan seconded the motion. The motion passed on the following roll call vote:

Ayes: Deegan, Dahlmann, Wehmeyer, Dittmer, and Chair Hunter

Nays:

Absent: Callahan and Kerouac

4. Consideration of a Sign Permit Application for Bonk Restaurant and Hub and Cycle at 77 East Scranton Avenue

Chair Hunter introduced the agenda item and said the ABR previously approved a sign variance for Bonk Restaurant. At that time, the plan was for Bonk to share space with the existing bike shop located at 79 East Scranton Avenue. Since then, space at 77 East Scranton has become available, so now the bike shop and Bonk Restaurant plan to move into the larger space. He said the proposed configuration is different but the signage remains the same.

Chair Hunter opened the floor to comments from the commissioners.

In response to a question from Member Wehmeyer, John des Rosier, proprietor of Inovasi and Other Door said the cycle logo will be visible through the window with a small amount of solid graphic.

Chair Hunter suggested the path be extended through the middle panel so as to occupy all three panels. Mr. des Rosier said the adjustment can be done, if there are no objections to the amount of graphics on the window. He said the intention was to leave the middle portion open so customers could see inside the space as well as conform to the allowable window space.

Following a brief discussion, Member Dahlmann made a motion to recommend the Village Board approve the sign permit with the suggested change. Member Deegan seconded the motion. The motion passed on the following roll call vote:

Ayes: Deegan, Dahlmann, Wehmeyer, Dittmer, Kerouac and Chair Hunter

Nays:

Absent: Callahan

5. A Public Hearing to Review a Site Plan and Signs for the Animal Hospital of West Lake Forest at 999 Sherwood Drive

Chair Hunter introduced the agenda item, administered the oath to those participating in the public hearing, then opened the floor to questions from the commissioners.

Member Dittmer said it is good that the trash container will be stained to match the brick.

Member Kerouac said he feels the revised proposal is a huge improvement over what is currently there.

Member Wehmeyer had no comments and said it is fine.

Member Dahlmann said he is pretty complimentary of what is being proposed but it is his understanding that the majority of parking spaces for this building, and the adjacent building are located between the two buildings. The appearance of all four sides of the building is important and he expressed his concern regarding the south façade because it seems to be lacking. Member Dahlmann asked if the plan is to move the entire animal hospital to Lake Bluff or if this will be a branch office. He also said it seems strange to have the name Animal Hospital of West Lake Forest when the building is located in Lake Bluff.

Dr. Brian DiFuccia said the business has been established for over 30 years and, although they are happy to be moving to Lake Bluff, their clients know them by this name. There have been discussions regarding possibly amending the name but to change a business name when making a big move would be counterproductive and their not willing to take that risk at this time. A discussion followed.

Member Dahlmann commented on the large tree shown in the perspectives and renderings and asked if the plan is to keep the tree near the front doorway. Dr. DiFuccia said the plan is to have a specimen tree planted more off the corner of the concrete near the entrance.

Following a comment from Chair Hunter, a discussion regarding the south elevations followed. It was the consensus of the ABR not to propose any modifications to the south elevation.

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

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

6. A Public Hearing to Review a Site Plan for the Central Lake County Joint Action Water Agency at 200 Rockland Road

Chair Hunter introduced the agenda item and said the request is in regards to louvers and baffles on the rear building. Chair Hunter noted that the ABR had recommended in favor of code changes that would allow administrative approvals of minor items in the future.

BCS Croak said there are some pending revisions that will be submitted with a more comprehensive zoning code revision, but he is not sure how that will affect this type of application in the future.

In response to a comment from Member Dahlmann, Meghan Drew, Environmental Engineer at CDM Smith, said they are seeking ABR approval to install sound attenuating hoods over the existing louvered vents on the outside of the building in order to keep the noise within the State of Illinois requirements.

Member Dahlmann asked if they have received any reaction from the neighbors regarding any previous sound attenuation modifications. Grant Wollert, Director of Operations for CLCJAWA, said he had not heard of any complaints or comments from the neighbors. Ms. Drew noted that proposed sound hoods are actually designed to provide adequate sound attenuation if they ever needed to run two centrifuges at once, even though they expect to only operate one at a time.

BCS Croak said notices were mailed out and Staff have not received any public comments at this time.

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

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

7. A Public Hearing to Review a Site Plan for Alterations to the Courtyard Area of the Carriage Way Shopping Mall at 201-235 South Waukegan Road

Chair Hunter introduced the agenda item and requested an update from Staff.

BCS Croak said the property owner and management company have had a lot to deal with as a result of looting on some of their other sites, and so are not unable to attend tonight. They are willing to make adjustments to the proposed site plan, if the ABR desires. The goal is to create more space in the courtyard for outdoor dining by removing some landscaping, and replace the pavers in the center circle in the courtyard with concrete stamped with the pattern shown and dyed red. BCS Croak said the landscaped areas to the east and west of the courtyard will remain landscaping.

In response to a question from Chair Hunter, BCS Croak said the property owners are proposing to replace the pavers in the center circle with concrete stamped with the pattern shown and use plain concrete to fill in the landscape areas. A discussion followed.

BCS Croak said although the property owners have not submitted any details, the commission should consider the score lines and pattern on the proposed paved areas.

In response to a comment from Member Dittmer, BCS Croak said there was an email submitted with a stamped stone pattern. Member Dittmer said she thinks a stamped brick pattern would be better than red concrete. A discussion followed.

Chair Hunter recommended dyed concrete with dividers or saw cuts with a series of random straight lines, different diagonals, crossing each other, lines large enough not to create any cracks. A discussion followed.

In response to a question from Member Kerouac, BCS Croak said the applicant would not be required to come back to the ABR, if the request is approved with conditions. An extensive discussion followed.

Member Dahlmann made a motion to recommend the Village Board approved the site plan with the following conditions: consider an alternative color and pattern in lieu of the stamped artificial stone texture for the center circle, provide a design for the pattern of score lines for all the new concrete and submit the details to Staff and ABR Chairman for final approval. Member Dittmer seconded the motion. The motion passed on the following roll call vote:

Ayes: Deegan, Dahlmann, Wehmeyer, Dittmer, Kerouac and Chair Hunter

Nays:

Absent: Callahan

8. Staff Report

BCS Croak said Staff continues to work on the proposed building code amendments which will be presented to the ABR at a future meeting for consideration.

Following a comment from Member Dahlmann, AVA Cole said the proposed bike rack project was on a list of capital projects recommended to the Finance Committee to defer or eliminate based on COVID-19 financial issues.

9. Adjournment

As there were no further business to consider, a motion was duly made and passed to adjourn the meeting at 7:47 PM.

Respectfully submitted,

Mike Croak, CBO, CBCO
Building Codes Supervisor