

**VILLAGE OF LAKE BLUFF
ARCHITECTURAL BOARD OF REVIEW
REGULAR MEETING
JULY 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 July 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
 Edward Deegan
 Neil Dahlmann
 Sheree Dittmer
 Julie Wehmeyer
 Bob Hunter, Chair

Absent: Matthew Kerouac

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

2. Consideration of the June 2, 2020 ABR Meeting Minutes

Member Dahlmann made a motion, to approve the minutes of the June 2, 2020 ABR meeting as presented. Member Dittmer seconded the motion. The motion passed on the following roll call vote:

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

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 for a Fence at the Lake Bluff Middle School at 31 East Sheridan Place

Chair Hunter introduced the agenda item then opened the public hearing.

Jay Kahn, Director of Finance and Operations for School District 65, said there is a large HVAC equipment enclosure behind the Middle School. The proposed plan is to install a wooden fence on the east side of the building to close the gap between the building and wall of the HVAC equipment enclosure for safety reasons.

Chair Hunter opened the floor to comments from the commissioners.

Member Dahlmann said during his visit he noticed a little recess where people can climb up and look into the enclosure and for safety reasons he would be in favor of the proposal.

In response to a question from Member Callahan, Mr. Kahn said there were no other quotes received. Member Callahan commented on what he observed during his visit and said he is not sure if this is the right solution because it would be easy to climb the wall on the other side where the stairs are located.

Member Deegan had no comments and said he would defer to the commissioners that have looked at the site.

Member Dahlmann commented on the existing configuration and said another alternative would be to extend the wall around the corner.

In response to a concern from Member Callahan, Mr. Kahn said the fence will not obstruct the view because the windows already face the wall. He said he contacted several companies for quotes but it is difficult to get a fence company to do a commercial job with public prevailing wage rates and there is a significant amount of hardware needed for the gate.

Chair Hunter asked if anyone had considered installing a metal fence that would allow light through to the windows. Mr. Kahn said the entire wall has windows and this will not diminish the light in the rooms. Chair Hunter said it is not the ABR's place to decide on the cost of the fence. He thinks it is attractive enough for the location; although, it has been said that all sides of the building are equal. Chair Hunter said he is not sure that a piece of residential fence is the answer but he understands it is hard to get anything done at this time.

In response to a question from Member Dahlmann, Mr. Kahn said the top portion is actually a sound buffer designed to keep noise out and then he commented on how the extension would not prevent kids from climbing into the enclosure. Member Dahlmann agreed with the commissioner's comments and said the only saving grace is that the fence will be located in the rear of the building and screened by heavy landscaping from residential homes.

In response to a comment from Member Wehmeyer, Mr. Kahn said there will be a lock installed on the gate and the smooth side of the boards will face outward.

In response to the aforementioned comment, Mr. Kahn said it is difficult to climb the fence from the other side but there has been one instance where someone was able to climb onto the roof. He said the light from the camera has occasionally deterred intruders but he would prefer to make it more difficult to access the area.

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

5. Consideration of an Application for a Change of Antennas and Equipment on the Cell Tower at 45 East Center Avenue

Chair Hunter introduced the agenda item then BCS Croak introduced the Applicant.

Suzanne Kingsland, Real Estate Specialist for Crown Castle, said Crown Castle, the owner of the cell tower at the Public Safety Building, has applied, on behalf of their tenant AT&T, for approval to replace six existing antennas, nine existing radios, install two cables, and one fiber cable inside the existing cell tower. There will be no change in the height of the tower and no proposed compound expansion so it would be considered an eligible facility request.

Chair Hunter opened the floor to comments from the commissioners.

In response to a question from Member Dahlmann, Ms. Kingsland said all the wires and connections will be inside the tower and the new devices will be painted the same color as the existing equipment.

Members Wehmeyer, Callahan, Dittmer and Deegan had no comments.

Member Dahlmann made a motion to approve the changes as submitted. Member Callahan seconded the motion. The motion passed on the following roll call vote:

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

In response to a comment from Chair Hunter, BCS Croak said the pending revision, that will not require Applicants to appear before the ABR for request that will not physically affect the appearance of the building, will be submitted with a more comprehensive zoning code revision, and Staff will present draft language for the ABR to consider at a future meeting.

6. A Public Hearing to Review a Site Plan for Window Replacement and the Installation of an Air Conditioner and Fence

Chair Hunter introduced the agenda item then BCS Croak introduced the Applicant.

William Powers, of RTO Property, said the request is to install new energy efficient windows, the same color (white) as the existing windows, and a central air conditioning system at 105 East North Avenue. The initial plan was to place the air conditioner on the east side of the house but the plan has since changed and the unit will be installed on the east end of the south side and screened so that it is not visible to any of the neighboring properties.

BCS Croak said 105 East North Avenue is a single family home in the R-5 zoning district. Currently, the zoning ordinance requires site plan review for all properties in the R-5 zoning district; however, the ABR previously reviewed and recommended in favor of draft changes to the site plan review requirements that would exempt single family homes from site plan review.

Chair Hunter said he is not sure why the Historic Preservation Commission has never tried to identify this building because it is the only “International Style” building in the Village of Lake Bluff, and the proposal will change the horizontal mullion window design as well as the appearance of the home.

Chair Hunter opened the floor to comments from the commissioners.

In response to a question from Member Dittmer, Mr. Powers said custom mullions are available but that would double the cost and it would not be affordable to install new energy efficient windows if the

mullions are required. The single mullion through the middle of the window pane will be eliminated but the proposed windows are relatively consistent with surrounding homes.

Member Dahlmann said he would prefer the mullion windows remain.

In response to a comment from Member Wehmeyer, BCS Croak said if the PCZBA and Village Board approves the recommended changes to the site plan criteria that these type of request could be removed from the code.

Trustee Callahan said the windows look good either way so he would defer to the commissioners.

Trustee Dittmer said she would prefer the mullion windows.

Member Wehmeyer said she would prefer the mullion windows, but she does not think it should impede them from replacing the existing windows with more efficient ones, especially if this is something that may be removed from the code.

Chair Hunter said the existing windows are bad, if not worse, than the pictures presented and it is his opinion that the windows are beyond repair and definitely needs to be replaced.

Mr. Powers asked the ABR to consider the site plan as presented. A discussion followed.

In response to a question from Member Wehmeyer, Mr. Powers said a 4' dogear wooden fence would be installed around the air conditioning condenser to block its view from neighboring properties.

Member Dahlmann made a motion to recommend the Village Board approve the site plan as submitted. The ABR would prefer to have a mullion in the replacement windows but understanding the cost issues associated with the project. Member Wehmeyer seconded the motion. The motion passed on the following roll call vote:

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

7. Discussion of a Sign on the New Bike Path Bridge

BCS Croak said the ABR had previously discussed the proposed plans for replacement of the bridge on the Robert McClory Trail over Route 176 south of the Train Station. As a result of the feedback provided the signage was revised to read: “Robert McClory Bike Path” and not “Lake Bluff” and the railing height adjusted so as not to be at eye level.

In response to a comment from Member Dahlmann, a discussion regarding the proposed letter spacing followed.

In response to questions from Member Dahlmann, BCS Croak said the State criteria for the fence is 6' and the letters will be black.

Following an extensive discussion regarding the proposed design, it was the consensus of the ABR to review a submittal from a sign company to ensure the letters are spaced appropriately.

8. 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