

**VILLAGE OF LAKE BLUFF
ARCHITECTURAL BOARD OF REVIEW
REGULAR MEETING
SEPTEMBER 1, 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 September 1, 2020 at 7:00 p.m. in the Village Hall Board Room (40 E. Center Avenue) and the following were present.

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

Absent: Tim Callahan
Edward Deegan

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

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

Member Dahlmann made a motion, to approve the minutes of the August 4, 2020 ABR meeting as presented. Member Wehmeyer seconded the motion. The motion passed on the following roll call vote:

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

Nays:

Absent: Callahan and Deegan

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. Consideration of an Application for a Sign Permit for Vitalant Blood Donation at 223 South Waukegan Road

Chair Hunter introduced the agenda item, then the speaker.

Carmen Komu-Munoz of Ozko said request is for a 1.75 sq. ft. exterior wall sign, white face LED channel letters (with color in the logo face) and white returns, aluminum backs, and white face logo digitally printed vinyl decoration blood (red and orange). BCS Croak said the proposed wall sign and two panels in the multi-tenant monument signs comply with the new sign code requirements.

Chair Hunter opened the floor for comments.

In response to a question from Member Dahlmann, BCS Croak said there will be a timeclock instead of a photocell mounted inside the building.

Members Kerouac, Wehmeyer and Dittmer said it looks good and had no issues or questions.

Member Kerouac made a motion to approve the sign permit as submitted. Member Dittmer seconded the motion. The motion passed on the following roll call vote:

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

5. A Public Hearing to Review a Site Plan for Building Alternations for JC Licht at 413 West Washington Avenue

Chair Hunter introduced the agenda item then the queued speaker.

Christopher Rosati, Architect for the project, said the tenant space is located in the southeast corner of the building. The exterior changes include replacing an overhead door on the east elevation with an aluminum and glass storefront and infilling the main door with brick, and he noted this will become the main entrance to the store. On the south elevation we are proposing to replace a door with a dark bronze aluminum and glass door.

In response to a question from Chair Hunter, Mr. Rosati said the site is currently a paint store (Thybonny) that will merged with JC Licht and an auto body shop occupied the other space in front of the building.

Chair Hunter opened the floor for questions from the commissioners.

In response to questions from Member Wehmeyer, Mr. Rosati said the only documents received for discussion pertains to the three exterior elements. He said the main entrance will not be adjusted because it was initially an overhead door so the pavement is flush with the threshold of the previous door so there is no curb. In regards to the parking configuration it will be similar to the south side of the building so the parking will basically be along both side of the building.

In response to questions from Member Kerouac, Mr. Rosati said there will be a signage change but that is going to come before the ABR in a separate submittal. The existing exterior wall lighting will remain on the building.

Chair Hunter asked if the paint company will occupied the entire building. Mr. Rosati said the plans are to remodel the existing corner tenant space and the rest of the building will remain the same.

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

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

6. A Public Hearing to Review a Site Plan for Lighting at the Target Development (945-975 Rockland Road)

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

Steve Breidenbach of Villa Lighting said he worked on the lighting design and could answer questions regarding color of the fixtures and color temperature of the lights.

BCS Croak commented that the proposal is to replace the existing pole-mounted metal halide lights throughout the Target Development parking lot with LED lights. The new fixtures will be brushed aluminum in color. The existing poles will be painted to match the new lights and they are proposing the same for the pole lights in the outlots. The proposed light color for the LED fixtures is 4000k which is similar to the existing lights. A discussion followed.

In response to a question from Chair Hunter, Mr. Breidenbach said it would be difficult to find heads that match the current color of the poles. The light gray is what Target has chosen moving forward as their standard.

In response to a comment from Member Dittmer, BCS Croak said Staff spoke with Brian Rener and he recommended 3000k which is a warmer light. A discussion regarding light temperature followed.

In response to a question from Chair Hunter, Mr. Breidenbach said a loss of efficiency occurred when going down to 3000k so the amount of light coming out of the fixture is not as high.

In response to a question from Member Kerouac, Mr. Breidenbach said the existing metal halide lights are 4000k but not as energy efficiency as LED lights.

In response to a question from Member Wehmeyer, BCS Croak said Mr. Rener recommended the 3000k light but a warmer light is more natural for people and animals at night.

A discussion ensued and it was the consensus of the ABR to recommend the 4000k submitted in the proposal.

A discussion regarding the color of the poles ensued. Member Kerouac said as long as the poles and fixtures are consistent that will be an aesthetically pleasing combination. Members Dittmer and Wehmeyer agreed.

Member Kerouac made a motion to recommend the Village Board approve the site plan with the revision of the light fixtures having a measure of 4,000 kelvin. Member Wehmeyer seconded the motion. The motion passed on the following roll call vote:

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

Nays:

Absent: Callahan and Deegan

7. A Discussion of Building Code Amendments

BCS Croak said Staff has prepared a draft of amendments to Chapter 1 of the Building Code, “Administration and Enforcement.” The main purpose of the changes is to improve organization, particularly of the list of requirements for demolitions and new construction. This list is now organized into three lists: 1. Items that are required on the plans, 2. Items that are required from the contractor before the permit is issued, and 3. Items the contractor needs to comply with during construction.

There will also be some changes to this Chapter due to changes the Historic Preservation Commission (HPC) is making to demolition procedures. The intent is to get ABR members comments at the September meeting, then bring a final draft of the Chapter to the ABR at their October meeting for the ABR to make a recommendation to the Village Board. It is important to note that text that is moved from one location to another shows as redlined the same as new text. For this reason, the non-redline version might be easier to read. A discussion followed.

Chair Hunter said the items that were added by the HPC has been approved by the Village Board.

ATVA Cole said a set of updated Historic Preservation Regulations is being shared with the ABR and Committee of the Whole for consideration after which distributed the draft revisions to various different groups (realtors, current landmark property owners, architects, etc.) to ensure that anyone who wants to contribute to this will have an opportunity before it is considered at the HPC October meeting.

In response to questions from Member Kerouac, ATVA Cole said a detailed discussion in regarding to context was how to define demolition, not in every context, but just for the purpose of figuring out which demolished structures would be subject to significant demolition review. The current formula is based on floor area ratio (FAR) which allows for a very large FAR without changing the exterior of the house too much. The HPC is proposing a different formula based on the perimeter of the building which would tend to let more renovations projects through without needing an additional 30 days, but allow the HPC to review those project that are actually demolitions or major changes to the streetscape. ATVA Cole said the roof formula was not used because it is believed the roof would complicate the calculation and possibly make it easier to manipulate.

Member Kerouac said he could leave the first floor, if it is a one story ranch, tear the roof off and put on a second story which will totally change everything about the house. The question for him is what is the desired outcome of the project to maintain character or updating the project/code and asked what the significant demolition review is trying to achieve. ATVA Cole said he thinks the concern is less change in character and more trying to catch when a structure is proposed to really be demolished or entirely unrecognizable.

Chair Hunter said this should be looked at more closely because there are many Harlan ranch houses in town that put full two stores and commented on the project he completed. There are lots of variations on the theme but the homes are over 50 years old so they will fall into that category. A discussion followed.

Member Kerouac said there are ways to renovate, without demolishing, that could totally change the nature of the house. ATVA Cole said the strategy after the revisions is for the HPC to be more proactive to ensure things that needs to be protect in Lake Bluff, such as Harlan homes, have the opportunity to be landmarked, or in a historic district, or have a higher level of protection than just being viewed as older structure.

Chair Hunter said, having served on the HPC, he does not think a Harlan house has been designated as a historic home; however, if it is over 50 years old, it would have to go through the HPC process. He said very often the HPC would determine the house does not have to go through the whole process, so it is almost on a case-by-case basis. He does not know how this matter would be legislated.

8. Staff Report (Proposed Code Change Regarding Accessory Dwelling Units)

ATVA Cole said the PCZBA is reviewing possible Lake Bluff PCZBA draft ADU regulations regarding proposed code change regarding Accessory Dwelling Units (ADU) (granny flat, coach house, basement apartments, etc). The goal is to review alternative housing which could serve students and elderly parents. He said that the PCZBA's plan was to let the Village's existing Bulk Regulations control the size of

accessory dwelling units. If an ADU will be built, it would need to meet the Village’s restrictions on floor area, impervious surface, and so on. He said the one exception under consideration concerns a very narrow exception for height, as the regular height limit is 17 feet, and it would be very impractical to fit a garage and a residence in two stories within 17 feet unless you built a flat roof.

In response to a question from Chair Hunter, ATVA Cole said the ADU regulations as drafted would apply to all residential districts in the Village. There are a couple of areas where it might not be possible to build an ADU due to deed restrictions; for example, these restrictions may not allow ADUs in the Sanctuary or Tangley Oaks. The enabling regulations would apply in the Terrace Subdivisions same as the east side, Green Bay Road and C-E Country Estate district.

Chair Hunter commented on how the draft ADU regulation would apply to his property and said he would not be able to put a small ADU on his property and meet zoning code requirements such as lot coverage or FAR. ATVA Cole said that on the one hand it would be difficult to build ADUs within the framework of the Village Bulk Regulations, but on the other hand bulk has been a very controversial subject and it may be premature to look at relaxing the Bulk Regulations for ADUs.

In response to questions from Chair Hunter, ATVA Cole said ADUs will not be viable for many infill projects with existing structures and that they are more likely to be built in conjunction with new construction or major renovations. He also said that the PCZBA is not proposing to introduce additional parking requirements for these units. A discussion followed.

9. Adjournment

As there were no further business to consider, a motion was duly made and passed to adjourn the meeting at 7:49 PM.

Respectfully submitted,

Mike Croak, CBO, CBCO
Building Codes Supervisor