

**VILLAGE OF LAKE BLUFF
ARCHITECTURAL BOARD OF REVIEW
REGULAR MEETING
MAY 4, 2021**

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 May 4, 2021 at 7:00 p.m. via Zoom and in the Village Hall Board Room (40 E. Center Avenue) the following individuals were present.

Present: Neil Dahlmann
Tim Callahan
Matthew Kerouac
Sheree Dittmer
Bob Hunter, Chair

Absent: Edward Deegan
Julie Wehmeyer

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

Chair Hunter announced that Member Edward Deegan resigned from the ABR for personal reasons. He said Member Deegan has been a valuable asset to the commission since 2009 then wished him all the best.

Member Dahlmann said Member Deegan was a fine commissioner and he will surely be missed.

2. Consideration of the April 6, 2021 ABR Meeting Minutes

Member Dahlmann made a motion to approve the minutes of the April 6, 2021 ABR meeting as submitted. Member Kerouac seconded the motion. The motion passed on the following roll call vote:

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

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 Alterations to the Site Plan for a Dumpster Enclosure for Lindemann Chimney at 86 Albrecht Drive

Chair Hunter said Lindemann Chimney has moved to the building at 86 Albrecht Drive and are proposing to install a dumpster enclosure adjacent to its back parking lot, then he introduced Brett Lasik, of Lindemann Chimney, to answer questions.

In response to a question from Member Dittmer, Mr. Lasik said there will be two dumpsters inside the enclosure that will be picked up seven days a week to prevent overflow and every effort will be made to prevent debris from spilling over during the busy seasons.

In response to a question from Member Dahlmann, Mr. Lasik said there will be two trash dumpsters inside the enclosure. The technicians will use the blue containers located on the side of the enclosure, to dispose

of drop cloths which will be picked up daily. He said the long tub containers will not be placed in the dumpsters but repurposed and used as shipping liners.

Member Kerouac said he thinks the proposal is properly sited, and he agreed there should not be any gates on the front side of the enclosure because of the practical manner in which the area will be used.

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

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

Nays:

Absent: Deegan and Wehmeyer

5. Consideration of a Sign Permit Application for Suzy’s Swirl and Donati’s Pizza at 205 South Waukegan Road

Chair Hunter said Suzy’s Swirl has relocated and will be sharing the space with Donati’s Pizza. The applicant is proposing to move the existing Donati’s Pizza sign, which faces the courtyard, further west to make room for the new Suzy’s Swirl sign on that façade. Chair Hunter introduced Jeff Urso of Donati’s Pizza and Kathleen Wood of Suzy’s Swirl to answer questions.

Ms. Wood said Suzy’s Swirl is excited about the sharing opportunity with Donati’s Pizza and being officially located in the Village of Lake Bluff. She said the proposal is to add their sign on the façade of the building next to the existing Donati’s Pizza sign pursuant to the sign requirements of the building landlord.

Mr. Urso expressed his excitement regarding the collaboration and said he thinks Suzy Swirl will be a great asset to the Lake Bluff community. Also, he thinks the sign will fit in with the décor of the mall and attract individuals traveling along the north shore bike path to the businesses.

In response to a comment from Member Dittmer, Ms. Wood said all holes from the project will be patched.

Member Dahlmann said he likes the idea and is in favor of the proposal then welcomed the business to Lake Bluff.

Member Kerouac said he thinks the application is appropriate then welcomed the business to the community.

Member Callahan had no questions but commented that the proposal looks good.

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

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

Nays:

Absent: Deegan and Wehmeyer

6. A Public Hearing to Review Alterations to the Site Plan for Prairie Espresso at 79 East Scranton Avenue

Member Kerouac recused himself and left the meeting.

Chair Hunter said Prairie Espresso is currently remodeling the space at 79 East Scranton Avenue, which fronts on the street, with plans to move into the new space soon then he introduced John Davis, Owner of Prairie Espresso to answer questions.

In response to a question from Chair Hunter, Mr. Davis said the plan is to expand the business by connecting the existing Scranton Alley location with the new space. The expansion will allow the business to operate both indoor and outdoor, depending on the season.

In response to questions from Member Dahlmann, Mr. Davis said the letters “post office” from a previous sign are embedded in the stone above the entry door. The plan is to revert the interior space back to the 1930 era and change the front entry door to an exterior swinging door. Mr. Davis said the plan is to paint on all the accent including the window trim black so as to transition to their future branding scheme, pursuant to ABR approval, of black window trim with gold flakes on the windows.

A discussion regarding the proposed black window trim followed.

Member Dittmer said she does not have a problem with the black framing.

Member Callahan said he does not have a problem with the black framing so long as it is not a homogeneous façade going all the way across the building.

Chair Hunter said he thinks individually is okay because this is a different building although the area appears to be one long streetscape.

Member Dahlmann moved to recommend the Village Board approve the site plan for Prairie Espresso as submitted. Member Callahan seconded the motion. The motion passed on the following roll call vote:

Ayes: Dittmer, Callahan, Dahlmann and Chair Hunter

Nays:

Absent: Deegan and Wehmeyer

Member Kerouac rejoined the meeting.

7. Consideration of a Sign Permit Application and Sign Code Exemptions for 105 Albrecht Drive

Chair Hunter introduced the agenda item then Eric Fisher of Cushman Wakefield to answer questions.

Mr. Fisher said Liquid Controls will be closing its Lake Bluff location, and vacating the building at 105 Albrecht Drive, to consolidate with a larger company. The request is to install two temporary real estate signs, a compliant yard sign in front of the vacant building and a banner sign on the back corner of the building. He said the banner could be seen by people visiting Target which would possible help with their marketing strategy of attracting potential retail users as well as industrial users.

In response to a comment from Chair Hunter, Mr. Fisher said there will be one sign facing the Target parking lot, one sign located in the front closer to the former Liquid Controls parking lot and a “V” shaped availability

banner on the back corner of the building. Chair Hunter opened the floor to comments from the commissioners.

In response to a comment from Member Dahlmann, BCS Croak said each side of the “V” shaped sign would be counted toward the limit allowed for these types of signs. The applicant is proposing to install two temporary real estate signs, a yard sign which is less than 32 square feet and complies with the criteria to be installed by right, and the banner sign which requires hardship exemptions because it exceeds the 32 square foot requirement. He said the sign code only allows one temporary real estate sign and it would exceed the allowable 10’ height and 10’ length. Two signs are allowed on a corner lot but not a through lot such as this one. A discussion followed.

In response to a comment from Member Dittmer, Mr. Fisher said he cannot confirm the scale size of the sign shown in the drawing. Member Dittmer noted that pursuant to the sign code the allowable height for temporary estate sign is 10 feet above grade.

In response to questions/comments from Member Dahlmann, Mr. Fisher said he is not certain if the sign installed in front of the building, or his proposed sign on Route 41, would be visible from the Target parking lot and the intent is to attract occupants/buyers for the building. Mr. Fisher said there is potential to expand the land to the east of the building but that area has a wetland basin that extends further north.

Member Kerouac said the building location and specifications makes this a unique marketing situation. He said this is kind of an aggressive request but he would rather have a temporary non-compliant sign, with conditional approval for a certain timeframe, that could possible attract potential users as opposed to a vacant building. Also, there are no closely adjacent buildings so the sign will not impact any surrounding neighbors.

Mr. Fisher said the goal is to attract a tenant or potential buyer that will add value to Lake Bluff and possible bring in some tax revenue for the Village. The proposed sign will help should what is possible at this location which maybe hard to visualize for potential buyers.

Chair Hunter expressed his concern regarding the size of the sign. A discussion followed.

Member Dittmer said it would be helpful if the sign company could submit a drawing showing the actual sign proportions.

Chair Hunter said the ABR must consider, if approved, this could set a precedence for all buildings in the industrial park that becomes available for lease or sale. A discussion followed.

Member Kerouac asked if some of the proposed graphic could be eliminated and the information compressed. In response a question from Chair Hunter, Mr. Fisher said the goal is to trigger the thought of potential buyers that the space could be used for retail use.

Following an extensive discussion, it was the consensus of the ABR to conduct a special meeting to review the revised drawing.

8. Adjournment

As there were no further business to consider, a motion was duly made and passed to adjourn the meeting at 7:41 PM.

Respectfully submitted,

Mike Croak, CBO, CBCO
Building Codes Supervisor