

**VILLAGE OF LAKE BLUFF
ARCHITECTURAL BOARD OF REVIEW
REGULAR MEETING
APRIL 5, 2022**

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 April 5, 2022 at 7:00 p.m. in the Village Hall Board Room (40 E. Center Avenue) the following individuals were present.

Present: Arthur Cottrell
Neil Dahlmann
Sheree Dittmer
Scott Streightiff (left at 7:16 p.m.)
Bob Hunter, Chair

Absent: Tim Callahan
Matthew Kerouac

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

2. Consideration of the March 1, 2022 Meeting Minutes

Member Dahlmann made a motion to approve the minutes of the March 1, 2022 ABR meetings as submitted. Member Dittmer seconded the motion. The motion passed on the following roll call vote:

Ayes: Cottrell, Dahlmann, Streightiff, Dittmer, Chair Hunter
Nays: None
Absent: Callahan, 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 Preliminary Discussion of Alterations to the Site Plan for Center Avenue Partners at 28 East Center Avenue

Chair Hunter introduced the agenda item then invited Gary Lawrence to the podium.

Mr. Gary Lawrence of Lawrence Property LLC (103-113 East Scranton Avenue) said he is in attendance this evening to address the request from Center Avenue Partners (CAP) regarding alternations to the parking lot, paver sidewalk, and outdoor dining area. He said he has no issues with the proposed brick wall for privacy but the existing alleyway must remain accessible to the public as a thoroughfare. Mr. Lawrence expressed his concern regarding parking then commented on the current seating arrangement (42 maximum) and said the proposed arrangement would seat approximately 80 people and he anticipate the Applicant may submit a request for additional seating. Mr. Lawrence said he was a co-applicant on a previous request from Prairie Espresso and asked if he would be required to be a co-applicant for this request. He expressed his concern regarding the licensing and placement of the proposed food trucks which could have a negative impact on his

proposed English Pub when it opens and the increased noise could also impact the downtown apartment dwellers and residents living in the adjacent condominiums.

Chair Hunter invited the Applicant, John Davis of Prairie Espresso, to the podium. Mr. Davis said he envisions transforming an unusable space into a gathering area that will benefit him as a proprietor as well as the Village. It has been mentioned that Lake Bluff wants to be a destination place and he thinks the positive changes that have occurred in the alley are a good thing. He said he thinks parking concerns are good problems as it indicates a successful downtown district. Mr. Davis said that he is fine with maintaining the existing thoroughfare.

John Oesterlein of Center Avenue Partners said there are no proposed changes to the thoroughfare design and mentioned that he is aware of the existing storm sewer issues that must be addressed before the brickway is expanded. He shared information regarding the parking designs that was being considered such as a permanent fence or use of movable planters to screen the parking lot. He commented on how the parking change would address an existing flaw with the handicapped parking space. Mr. Oesterlein said he feels the concept adheres to the Teska Study and will add value to the property. A discussion followed.

Chair Hunter expressed his opinion that future discussions will have to address both proposals, English Pub and the CAP alterations.

Member Streightiff recused himself and left the meeting.

In response to questions from Member Cottrell, Mr. Davis said the proposed English Pub will be located east of the property. Mr. Oesterlein advised that the drive through area belongs to CAP and is not being utilized at this time. He suggested that the existing thoroughfare be maintain on CAP and Village property and the brick area be expanded. A discussion regarding the use of Village property ensued.

In response to additional questions from Member Cottrell, Mr. Davis commented on how food trucks such as the Pizza Truck utilizes the area. He expressed his opinion that food trucks do not impact local business because they are event driven, not restaurants, and he thinks they add to the vibrancy downtown. Mr. Davis said Scranton Alley is considered private property with an agreement with the Village to maintain a pedestrian walkway, not block egress or ingress, and when the special use permit was approved in 2014 it was classified as an outdoor eating area.

Mr. Oesterlein said the provisions regarding the existing thoroughfare was in conjunction with the original bank drive through which is now obsolete so he thinks the overall concept needs to be reconsidered.

In response to a comment from Member Dahlmann, Mr. Davis the plan is to maintain the Prairie Espresso colors (black and gold) and shoshugibon-style blackened wood and movable planters that could be used year long to screen the parking lot.

Member Dittmer had no comments.

Mr. Lawrence said he understands there is an underground utility easement in the drive through area and permanent structures cannot be built in that area. Chair Hunter provided background information regarding the subject property.

A discussion followed Member Dahlmann comment regarding moving the parking lot.

In response to a comment from Chair Hunter, Mr. Davis said he thinks the current approval allows 42 seats in Scranton Alley and he does not intent to request any additional seating. Mr. Oesterlein said he does not think parking is an issue but it needs to be enforced. He said the applicant has created a successful business and the Village should want to help its local businesses expand. A discussion regarding parking on Block One followed.

Chair Hunter said at some point the two proposed projects (English Pub and CAP Alternations) needs to be discussed as Lake Bluff has become a destination place. He said he likes the portable planters and the fact that the Applicant does not intend to expand the seating area. Mr. Oesterlein said food service business has evolved and is the destination for many communities. Mr. Davis said he thinks we need to capitalize on outdoor spaces as it is the new normal.

5. **Discussion of Building Code Updates**

BCS Croak commented on the Village Attorney feedback on how future owners should be notified in regarding to fire sprinklers requirements and noted that it up to potential buyers to do their due diligence prior to purchasing the property. BCS Croak continued by reporting on the proposed changes and said that, in regards to carbon monoxide alarms, the preference would be to use more of the text in the national code, while keeping the one local amendment which requires the carbon monoxide alarms actually in the bedroom, not only in the hallway outside the bedroom. Also, the recommendation is to eliminate the local amendment and go with the national codes regarding scuttle hole size for attic access (22 x 30 inches). BCS Croak suggested following the I-Codes regarding basement bedroom egress window requirement.

Staff memorandum stated last month, staff and the ABR began preliminary discussions regarding updating the Village’s Building Codes to the 2018 edition of the I-Codes with a discussion of the International Building Code. This month, staff has produced a redline draft of changes to Chapter 3 of Title 9, which adopts the International Residential Code (IRC), regulating single family homes, two family dwellings, and townhomes. Changes to Chapter 3 fall mainly into two categories: the elimination of local amendments because they duplicate requirements found in Title 9, Chapter 1, and adjustments to due to changes in the text of the national code. The text of the 2018 IRC is available here <https://codes.iccsafe.org/content/IRC2018P4>

Currently Adopted Code

2015 International Building Code
2015 International Residential Code
2015 International Property Maintenance Code
2015 International Fire Code
2014 National Electrical Code
2015 International Fuel Gas Code
2018 International Energy Conservation Code
2014 Illinois Plumbing Code

Proposed Code

2018 International Building Code
2018 International Residential Code
2018 International Property Maintenance Code
2018 International Fire Code
2017 National Electrical Code
2018 International Fuel Gas Code
No Change, State mandate
No Change, State mandate

2018 Illinois Accessibility Code	No Change, State mandate
2015 International Mechanical Code	2018 International Mechanical Code
2015 International Swimming Pool & Spa Code	2018 International Swimming Pool & Spa Code
2015 International Existing Building Code	2018 International Existing Building Code

In response to comments from the ABR, BCS Croak said he would check on the requirement pertaining to Illinois registered professional engineer submittals. In regarding to the 1.5-inch standard he is proposing to adopt the IRC standard.

6. Staff Report: Discussion of Advisory Board Protocols

Chair Hunter introduced the agenda item, provided background information, then he said the objective is to draft a better descriptive paragraph explaining the role of the ABR in regards to Site plan Review, Orientation, Parking, Lighting, Hardscape materials, landscape/plant materials, Building architecture, context and relationship to the surrounding scale proportions, and signage.

Member Cottrell said it is his understanding that the ABR does not look at single-family residential except in the case where somebody is seeking variations. BCS Croak said the one exception is the “Similar/Dissimilar Ordinance” and Plan Unit Development. Chair Hunter said the ABR does not do residential site plan review. A discussion followed.

Chair Hunter advised the ABR that Members Callahan and Dittmer are resigning then thank them both for their service.

7. Adjournment

As there were no further business to consider, a motion was duly made and passed to adjourn the meeting at 8:02 PM.

Respectfully submitted,

Mike Croak, CBO, CBCO
Building Codes Supervisor