

**SPECIAL CALL-APPEARANCE REVIEW COMMISSION  
West Dundee Village Hall – 7:00 p.m.**

**Village of West Dundee  
July 31, 2018**

**I. CALL TO ORDER:**

Chairman Tom Baldoni called the meeting to order at 7:00 p.m.

**II. ROLL CALL:**

Present were Chairman Tom Baldoni and Commissioners Joel Davies, Cheryl Alopogianis and Jennifer Russell. Commissioners Jo Lynn Seifert, Donna Martin and Laura Lemajeur were absent.

Also present was Community Development Director Timothy Scott.

**III. APPROVAL OF AGENDA:**

**MOTION:** Moved by Commissioner Russell and seconded by Commissioner Alopogianis to approve the Agenda as presented. Motion carried by unanimous voice vote.

**IV. APPROVAL OF MINUTES:**

**A. Meeting of July 10, 2018**

**MOTION:** Moved by Commissioner Russell and seconded by Commissioner Alopogianis to approve the minutes of the meeting of July 10, 2018. Upon roll call, motion carried.

**AYES:** Commissioners Davies, Alopogianis and Russell

**NAYS:** None

**ABSENT:** Commissioners Seifert, Martin and Lemajeur

**ABSTAIN:** Chairman Baldoni

**V. QUESTIONS FROM THE AUDIENCE:** There were none.

**VI. UNFINISHED BUSINESS:** There was none.

**VII. NEW BUSINESS:**

**A. ARC2018-13 613 West Main Street - Discussion and Consideration of  
Projecting Sign for Oxford Engineering**

John Seaton from Oxford Engineering has submitted his request for a new projecting sign at his business at 613 West Main Street.

He said the sign features a double-faced, non-electric panel which features the company name in black text with the address number below it. He added that the sign will be suspended from a decorative metal bracket which will be attached to the porch column closest to the driveway.

Ron Meyer, from Meyer Signs, said this is a composite sign with a plastic core, the logo has a lens on it, and the color fastness should last five (5) to (7) years.

**MOTION:** Moved by Commissioner Davies and seconded by Commissioner Russell to approve the proposed code-compliant projecting sign for Oxford Engineering located at 613 West Main Street as presented. Upon roll call, motion was approved.

**AYES:** Commissioners Davies, Alopogianis, Russell and Chairman Baldoni

**NAYS:** None

**ABSENT:** Commissioners Seifert, Martin and Lemajeur

### **B. ARC2018-14-103 South First Street – Discussion and Consideration of Signage for Shine Salon and Dry Bar**

Tom Humrickhouse of Fast Signs presented the request for two (2) wall signs for 103 South First Street for Shine Salon & Dry Bar.

He said the primary sign will be dimensional in character, convey the business name and logo-icon, be internally and potentially halo-illuminated, and proportionately sized and mounted within the short area between the top of the storefront transoms and the sill of the second floor's windows.

He said the second sign will simply relay the nature of the business, complete the brand, and balance the look of the building's elevation. He said the sign will be externally-illuminated by the building's existing goose-neck fixtures. Mr. Humrickhouse added that the client is working with their landlord as his approval is a condition of their lease.

Director Scott said the signs' overall styling - sizes, fonts, colors and appropriate illumination - will fit comfortably on the building, be contextual with neighboring rehabilitated buildings and their new businesses, and be compatible with the historic district.

A brief discussion took place regarding the second proposed sign and a suggestion made for the additional backer plate/substrate, and in conjunction with that, potential back-lighting of the sign.

**MOTION:** Moved by Commissioner Davies and seconded by Commissioner Russell to approve the new wall signs for Shine Salon & Dry Bar located at 103 South First Street as presented with the recommendation that the "Salon & Dry Bar" sign substrate potentially be backlit. Upon roll call, motion carried.

**AYES:** Commissioners Davis, Alopogianis, Russell and Chairman Baldoni

**NAYS:** None

**ABSENT:** Commissioners Seifert, Martin and Lemajeur

**C. ARC2018-12-380-390 – Continuation of Discussion and Consideration of Proposed Exterior Improvements, Signage, Site Plan, and Landscaping for U-Haul**

Heather Skelton, representing U-Haul, reiterated the discussion held on the 10<sup>th</sup> of July Appearance Review Commission Meeting that the proposed improvements for the east building include: demolition of the northernmost portion of the east building to create a developable pad; with demo, finishing of the new north end wall; removal of the loading dock facing Route 31; new storefronts along Route 31 (to accommodate a move of tenants from a portion of the south building and/or potentially new tenants); reuse of the bulk of the existing building for a new large tenant with an entrance on the west side off of the parking lot; and, a parking row or rows on the east side of the east building facing Route 31 to serve the new tenants.

Ms. Skelton said the property maintenance issues presented to her at this meeting will be fixed, including repairing and painting of all EIFS (synthetic stucco), restriping parking areas including accessible spaces, awnings on the south building (Ms. Skelton would prefer to remove but could potentially leave those of Dollar Tree), fix the signs, and while desirable, sealcoating/repairing all of the parking lots may not be possible due to a lack of funds.

Discussion was held on the faux doors for southwest corner of Building B, including reducing the number of doors to seven (7), colors of paint proposed for the main entrance, extending the light green to the Dollar Tree for more unification, remove the diamond graphics and the wave icon, use copper wire color paint for the pillars on the towers, and removing the aquamarine/teal color.

It was highly recommended that serious consideration be given to sealcoating and repairing the parking lot before it deteriorates any further and greater expense is incurred to resurface it.

**MOTION:** Moved by Commissioner Russell and seconded by Commissioner Alopogianis to approve the copper wire paint at the main entrance of U-Haul pillars above the brick, use green paint along the bands from the U-Haul Tower up to Dollar Tree only on the front of the buildings not extending on the sides and with no green paint on any of the towers; and on the southwest elevation of Building B, approve orange storage door detail with the modification of three (3) doors in the center and two (2) doors equally spaced on either side for a total of seven (7) doors. Upon roll call, motion was approved.

**AYES:** Commissioners Davies, Alopogianis, Russell and Chairman Baldoni

**NAYS:** None

**ABSENT:** Commissioners Seifert, Martin and Lemajeur

Further discussion took place on the landscape plan including that the islands presented are too small, plant material is missing and hasn't been replaced in the existing islands, and adding five (5) islands along the drive aisle to establish a strong edge and differentiate Buildings A and B from Building C.

The Commissioners suggested making the islands larger/wider (two (2) parking spaces wide rather than just one) and using the right mix of plant materials to ensure long-term health.

Ms. Skelton said there should be no problem in making the islands wider.

**MOTION:** Moved by Commissioner Davies and seconded by Commissioner Alopogianis to recommend that the amount of landscaping be increased with internal north-south drive aisle receiving new double-width islands and with the number discussed, increasing the size of the existing islands by doubling their width, and with new planting beds for the perimeter of the site with particular attention paid to the south and west sides of the site for building and operations screening and to the drive aisle off of Route 31 for improving the entry impression. Upon roll call, motion was approved.

**AYES:** Commissioners, Davies, Alopogianis, Russell and Chairman Baldoni

**NAYS:** None

**ABSENT:** Commissioners Seifert, Martin and Lemajeur

**D. ARC2018-13 – 999 West Main Street – Discussion and Consideration of an Electronic Monument Sign Concept for Lifezone 360**

The applicant was unable to attend the meeting, but Director Scott and the commissioners present briefly discussed the concept. Referenced was how the First American Bank sign on Main Street uses electronic technology in a static fashion for half of their sign. Coupled with the way it is used, that is, a longer duration of display, the sign essentially reads as a single panel. Noted was that the owner of Lifezone has expressed a desire for a very high resolution display that would further reinforce the concept of using the technology to mimic the appearance of static panels but yet offer the full changeability necessary to display all of the tenants of the multi-concept facility.

With no applicant present, no motion was made. It is expected that the applicant would be present at the next meeting so that the sign concept could be formally considered.

**VIII. CHAIRPERSON'S REPORT:** There was none.

**IX. REPORTS & QUESTIONS FROM COMMISSIONERS:** There were none.

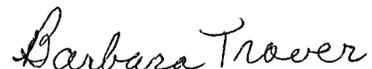
**X. STAFF REPORTS:** There were none

**XI. ADJOURNMENT**

**MOTION:** Moved by Commissioner Russell and seconded by Commissioner Alopogianis to adjourn the Appearance Review Commission meeting. The motion was unanimous.

The Appearance Review Commission meeting adjourned at 9:24 p.m.

Respectfully submitted,



Barbara Traver  
Village Clerk