

I. CALL TO ORDER:

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

II. ROLL CALL:

Present were Chairman Baldoni and Commissioners Seifert, Davies and Martin. Commissioners Russell and Lemajeur were absent. Commissioner Alopogianis arrived at 7:10 p.m. Also present were Community Development Director Timothy Scott and four (4) persons in the audience.

III. APPROVAL OF AGENDA:

MOTION: Moved by Commissioner Davies and seconded by Commissioner Seifert to approve the agenda as presented. Motion carried by unanimous voice vote.

IV. APPROVAL OF MINUTES:

A. Meeting of October 10, 2017

MOTION: Moved by Commissioner Davies and seconded by Commissioner Martin to approve the minutes of the meeting of October 10, 2017. Motion was approved by unanimous voice vote.

V. QUESTIONS FROM THE AUDIENCE: There were none.

VI. UNFINISHED BUSINESS: There was none.

VII. NEW BUSINESS:

A. ARC2017-118 - 96 Hawley Avenue – Consideration of a New Front Yard Fence

Director Scott said this residential property is a corner lot improved with a two-story frame residence with two street frontages. He said for reference, front yard fences like the one proposed are already present in the area and that the ARC has approved similar requests for decorative fences on corner lots in the recent past.

Ms. Froeming, property owner at 96 Hawley Avenue said the fence is wooden (will be stained) and by extending the fence into the front yard, the fences area has more utility and can safely accommodate exit and entry via the external staircase. She said the fence's impact would be light given that it would be set back approximately ten feet away from the sidewalk.

Director Scott said the proposed fence would provide a larger, logical, and more secure area for the homeowner and her canine and that this low decorative picket fence would not alter or negatively affect the character of the lot or the neighborhood.

MOTION: Moved by Commissioner Davies and seconded by Commissioner Seifert to approve a front yard fence as proposed on the attached site plan for single family residential property located at 96 Hawley Avenue. Upon roll call, motion was approved.

AYES: Commissioners Seifert, Davies, Alopogianis, Martin and Chairman Baldoni
NAYS: None
ABSENT: Commissioners Russell and Lemajeur

B. ARC2017-19 - Discussion and Consideration of Proposed Banners for Downtown District

Director Scott said this is a gift to the Village from Commissioner Lemajeur and is intended to convey the Village values of history and place and to celebrate efforts to date, ongoing work, and continuous commitment.

Discussion took place on the color (the Commissioners approved the blue color and blueprint background design); the "value" words (using them without "ing"), suggesting the addition of since 1835 in the lower left-hand corner, as that is year the township was settled, using "Building History" instead of "Creating New Traditions", and to check on the spacing of the letters (kerning) and the desire to see a proof in a larger format.

MOTION: Moved by Commissioner Davies and seconded by Commissioner Seifert to accept the banners as amended utilizing "Restore", "Preserve" and "Enhance" (eliminating "ing" from the words), and possibly replacing "Creating New Traditions" with "Building History," adding either since 1835 or settled in 1835 (preferably since), and work on the readability of letter forms.

AYES: Commissioners Seifert, Davies, Alopogianis Martin and Chairman Baldoni
NAYS: None
ABSENT: Commissioners Russell and Lemajeur

C. ARC2017-20 – Discussion and Consideration of Proposed Vehicle Canopy Addition and Monument Sign

Larry Moscato and Mike Sprouse from the Dundee Township Park District presented their plans for the main entry of the Randall Oaks Golf Club to include a vehicular canopy addition.

Mike Sprouse explained that the proposed canopy will blend seamlessly by employing the same design language and similar materials of the existing club house, will offer additional utility to patrons and guests with its overhead cover, and provide a more formal and professional entry.

He said the canopy will have canned lighting underneath with a completion date of April 1st, weather permitting.

MOTION: Moved by Commissioner Davies and seconded by Commissioner Alopogianis to accept the canopy as proposed. Upon roll call, motion was approved.

AYES: Commissioners Seifert, Davies, Alopogianis, Martin and Chairman Baldoni
NAYS: None
ABSENT: Commissioners Russell and Lemajeur

The next discussion took place regarding the proposed monument sign which Larry Moscato said will be using text as well as images and will be very professional. The sign's design reflects the building, its site, and the recreational facility's function. Resolution (pixel pitch spacing) and an ambient light sensor are two technical elements that would contribute to the appearance of the message center.

Discussion took place on the type of cabinet for the sign (metal), a suggestion that the posts be wood (would require too much maintenance) the design would replicate of what is on the canopy, resolution of the display which is proposed at 15.85mm but which the Commissioners would like to see at 12mm if possible, overnight restrictions due to proximity to a residential neighborhood of midnight until 5 a.m., and using four-season landscaping around the base of the sign.

MOTION: Moved by Commissioner Davies and second by Commissioner Seifert to accept the monument sign with the following amendments; overnight restriction of the electronic sign from 12 a.m. to 5 a.m., stress no animation and use static imagery, and four (4) season landscaping around the base of the monument sign. Upon roll call, motion was approved.

AYES: Commissioners Seifert, Davies, Alopogianis, Martin and Chairman Baldoni

NAYS: None

ABSENT: Commissioners Russell and Lemajeur

D. ARC2017-21 – Discussion and Consideration of Proposed Monument Sign for Randall Oaks Zoo

Larry Moscato from the Dundee Township Park District said they are proposing a new double-sided sign which features an electronic message center, the facility's name, and the District's logo. He added that the sign's design reflects that of the one proposed for the golf course club house's circular entry drive and said that the resolution (pixel pitch spacing) and an ambient light sensor are two technical elements that would contribute to the appearance of the message center. He said the message would be the same on both sides of the sign.

Director Scott said the sign is sized proportionately for the long linear frontage of the property.

A brief discussion was held regarding the height of the sign and landscaping around the sign.

MOTION: Moved by Commissioner Davies and seconded by Commissioner Martin to accept the monument sign for the Randall Oaks Zoo with no animation, use of static imagery, and four-season landscaping around the base of the monument sign. Upon roll call motion was approved.

AYES: Commissioners Seifert, Davies, Alopogianis, Martin and Chairman Baldoni

NAYS: None

ABSENT: Commissioners Russell and Lemajeur

E. ARC2017-22 – Discussion of Exterior Appearance Elements for the North Elevation of 124 West Main Street

Director Scott gave a brief description of the changes and construction which is being done at 124 West Main Street. He said the storefront is about a month out, work is being done on the

interior and spoke to suggestions for the rear entrance of the building and asked Commissioners for their comments from the drawings presented.

Comments regarding the drawings presented included the desire, if resources permit, to replicate what is being done on the front of the building particularly with the nicely-trimmed sign band and text and logo signs, incorporation of a menu board, the desire to see an awning over the proposed twelve (12') foot wide deck and if infeasible, tables with umbrellas. At a minimum, acknowledged was that the deck would be built and the brick thoroughly cleaned and tuck-pointed. Also discussed were a recessed canopy over the door or transom and a distressed or washed-out logo on the brick, which if not done outside could be applied inside.

VIII. CHAIRPERSON'S REPORT:

Chairman Baldoni asked about having the Rochaus wall sign illuminated on non-event nights and potentially dimming the marquee lights on show nights.

IX. REPORTS & QUESTIONS FROM COMMISSIONERS:

Commissioner Davies asked about the new sign at Spring Hill Mall, including use of effects or animation and resolution. He also asked if the electronic display will be promoting movies at the Cinemark.

X. STAFF REPORTS: There was none.

XI. ADJOURNMENT

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

The Appearance Review Commission meeting adjourned at 8:55 p.m.

Respectfully submitted,



Barbara Traver
Village Clerk