

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, Camacho and Lemajeur. Commissioner Russell arrived at 7:30 p.m. Also present was Community Development Director Timothy Scott and one person in the audience.

III. APPROVAL OF AGENDA:

MOTION: Moved by Commissioner Lemajeur and seconded by Commissioner Seifert to approve the agenda as presented with Item A moved to the end. Motion carried by unanimous vote.

IV. APPROVAL OF MINUTES:

MOTION: Moved by Commissioner Lemajeur and seconded by Commissioner Davies to approve the Minutes of April 12, 2016 as presented. Upon roll call, motion was approved.

AYES: Commissioners Seifert, Davies, Camacho and Lemajeur, Chairman Baldoni

NAYS: None

ABSENT: Commissioner Russell

MOTION: Moved by Commissioner Lemajeur and seconded by Commissioner Davies to approve the Minutes of the Special Meeting of April 18, 2016 as presented. Upon roll call, motion was approved.

AYES: Commissioners Seifert, Davies, Camacho and Lemajeur, Chairman Baldoni

NAYS: None

ABSENT: Commissioner Russell

V. QUESTIONS FROM THE AUDIENCE: There were none.

VI. UNFINISHED BUSINESS: There was none.

VII. NEW BUSINESS:

B. ARC2016-12 - 114 West Main Street - Consideration of Wall Sign for DeWitt Salon and Spa

Dawn DeWitt-Krebs, 114 West Main Street, presented her request for a new wall sign and window/door signage for her business DeWitt Salon and Spa. The wall sign will have the name of the business and a telephone number with black lettering on a white background and will be mounted at the back entrance. She added that three vinyl signs will be attached to the main entry glass door and windows.

A brief discussion ensued regarding the size of the wall sign (2' by 3") and its exact location on the rear of the building.

MOTION: Moved by Commissioner Lemajeur and seconded by Commissioner Seifert to approve the Proposed Code-compliant Wall Sign and Window Sign for DeWitt Salon, located at 114 West Main Street, as presented. Upon roll call, motion was approved.

AYES: Commissioners Seifert, Davies, Camacho and Lemajeur, Chairman Baldoni

NAYS: None

ABSENT: Commissioner Russell

C. ARC2016-13 – 113 W. Main Street – Consideration of an Awning Sign for Schol & Associates

Marc Schol, 113 West Main Street, presented his proposal for consideration of an awning sign for his business. He said it would be a fabric awning (canvas finished in solid black) with dark gold metallic lettering with the company name on the front and the word "insurance" on the sides.

A brief discussion ensued regarding a Commissioner's suggestion for lighting under the awning to wash and brighten up the storefront. Mr. Schol said he had given the additional feature any consideration up to this point in time.

MOTION: Moved by Commissioner Lemajeur and seconded by Commissioner Davies to approve the Proposed Code-compliant Awning and Valance Sign for Schol & Associates, located at 113 West Main Street, as presented. Upon roll call, motion was approved.

AYES: Commissioners Seifert, Davies, Camacho and Lemajeur, Chairman Baldoni

NAYS: None

ABSENT: Commissioner Russell

D. ARC2016-14 – 758 S. 8th Street – Consideration of a Wall Sign for Active Medical Center

Ron Meyer of Meyer Signs presented the proposal for a new wall sign for Active Medical Center. He said the proposed sign would have two lines of text with a logo supplementing it. The colors for the text are blue and green, and the logo includes blue and green, along with gray and white. He said the sign will have channel lettering mounted to a raceway.

A brief discussion centered on the green color for the words "Medical Center" which the Commissioners said may be hard to see on the brick and suggested that the lettering be in white, which would show up better during the day.

MOTION: Moved by Commissioner Lemajeur and seconded by Commissioner Seifert to approve the proposed Wall Sign for Active Medical Center, Located at 758 South Eighth Street, as presented but with the suggestion to change the words "Medical Center" to white for improved visibility. Upon roll call, motion was approved.

AYES: Commissioners Seifert, Davies, Camacho and Lemajeur, Chairman Baldoni

NAYS: None
ABSENT: Commissioner Russell

E. ARC2016-15 – 511 Eichler Drive – Consideration of an Electronic Sign Panel and Other Changes to Existing Sign for Farmer’s Insurance

Ron Meyer of Meyer Signs presented this proposal for an electronic sign panel and changes to the existing sign for Farmer’s Insurance at 511 Eichler Drive. He said he is proposing to replace the existing static message board with a new 12 mm pixel-pitch spaced light emitting diode (LED) message center, to rearrange the top copy, and to resize the Farmer’s Insurance sign. He said there would be a dark background with contrasting text and no animation. He added that the Farmer’s Insurance sign reflects the corporation’s brand standards.

MOTION: Moved by Commissioner Davies and seconded by Commissioner Camacho to accept the electronic sign panel and other changes to the existing sign for Farmer’s Insurance as presented. Upon roll call, motion was approved.

AYES: Commissioners Seifert, Davies, Camacho, Russell and Lemajeur, Chairman Baldoni

NAYS: None

ABSENT: None

A. ARC2016-11 – 999 W. Main Street – Consideration of a Temporary Wall Sign for lifezone360

Director Scott explained that this is a temporary sign which conveys the business’ name and its nature as a multi-purpose facility. He said this is intended to be a temporary sign to help identify the facility, which is challenged by its large setback as well as the buildings’ deep-setting in relation to the elevation of Route 72.

Director Scott said this proposal is appropriate for the building and use, and it meets and is compatible with the Village’s criteria for signs in its zoning district.

Director Scott explained that the ARC may wish to grant an extended duration for this temporary sign in order to provide identification of the business for a period reasonably long enough to have a permanent wall sign designed, considered by the ARC, estimated, fabricated and installed.

Discussion took place regarding the duration of the sign, suggestions for the design of permanent sign including copy (such as “sports field house”) and illumination

MOTION: Moved by Commissioner Lemajeur and seconded by Commissioner Russell to approve the proposed temporary wall sign for “lifezone 360” at 999 West Main Street with a three (3) month, ninety (90) day limit and after ninety (90) days a resubmittal to Village Staff.

Upon roll call, motion was approved.

AYES: Commissioners Seifert, Davies, Camacho, Russell and Lemajeur, Chairman Baldoni

NAYS: None

VIII. CHAIRPERSON'S REPORT: There was none.

IX. REPORTS & QUESTIONS FROM COMMISSIONERS:

Commissioner Lemajeur inquired about the placement of the electronic sign supplement at the top of the monument sign at Rose Plaza. Director Scott noted that the sign was approved by ARC as such placement is considered an allowable exception when retrofitting an existing monument/ground sign.

Commissioner Lemajeur also commented on two businesses which may be moving when their leases expire and on a residence in West Dundee.

Commissioner Seifert asked about the residence at First and Oregon and its zoning. She gave the Commission background on the residence, noting that it had been built in 1843 and commenting that while locally acknowledged with a historical society plaque, she wondered why it was not a landmark (through the National Trust).

Commissioner Seifert also commented on the gold coating on the sign at the historic Duff House which she said is worn and almost unreadable. She commented that the historic plaque should be refurbished.

Commissioner Russell inquired about the article in the paper regarding Bright Oaks' stalled development in a neighboring community. Director Scott briefed the Commission on their West Dundee proposal and the Board's desire and attempt to limit the Village's exposure to such a state through conditions that will be tied to the project's approval and its construction.

Commissioner Russell also commented and showed pictures of the mold on the awnings at the strip center at Routes 72 and 31. Director Scott said that the property owner is aware of the issue and the need to clean it up. He added that he was hoping to provide further direction on potential permanent tenant signage for the site (monument signs).

X. STAFF REPORTS:

Director Scott spoke to the future of the downtown project and showed some renderings of options for the exterior transformation of the former Dylan's.

XI: ADJOURNMENT

MOTION: Moved by Commissioner Lemajeur and seconded by Commissioner Russell to adjourn the Appearance Review Commission meeting. The motion was approved unanimously.

The May 10, 2016 meeting of the ARC adjourned at 8:22 p.m.

Respectfully submitted,

Barbara Traver

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Village Clerk