

**APPEARANCE REVIEW COMMISSION (ARC)
West Dundee Village Hall – 7:00 p.m.**

**Village of West Dundee
March 13, 2018**

I. CALL TO ORDER:

Chairman Baldoni called the meeting to order at 7:05 p.m.

II. ROLL CALL:

Present were Chairman Tom Baldoni and Commissioners JoLynn Seifert, Joel Davies, Cheryl Alopogianis, Jennifer Russell, and Laura Lemajeur. Commissioner Donna Martin was absent. Also present were Community Development Director Timothy Scott and two (2) people in the audience.

III. APPROVAL OF AGENDA:

MOTION: Moved by Commissioner Lemajeur and seconded by Commissioner Russell to approve the agenda with Item B placed before Item A. Motion carried by unanimous voice vote.

IV. APPROVAL OF MINUTES:

A. Meeting of February 13, 2018

Chairman Baldoni requested that the minutes be amended in his report on Bethlehem Lutheran Church's sign to read "to affirm with the Church their desire to light or not light their menu board sign".

MOTION: Moved by Commissioner Lemajeur and seconded by Commissioner Alopogianis to approve the minutes of the meeting of February 13, 2018 as amended. Upon roll call, motion was approved.

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

NAYS: None

ABSENT: Commissioner Martin

V. QUESTIONS FROM THE AUDIENCE: There were none.

VI. UNFINISHED BUSINESS: There was none.

VII. NEW BUSINESS:

B. Continuation of ARC2017-15 124 West Main Street – Consideration of Signage for the Lofts

Mr. Tom Humrickhouse, owner of Fast Signs presented the rendering of the sign proposed for Lofts at 124 West Main Street, which will be located above Craft Donuts & Coffee.

Mr. Humrickhouse said the V shaped "Lofts" projecting sign will be of aluminum construction orange-ish in color as the sign is intended to convey a rust-like patina similar to weathered

CorTen steel. He demonstrated how this effect will be achieved with a special paint and then sealed.

He added that Mr. Burns, owner of the building believes that the Lofts sign should have its own identity rather than match the black-and-white scheme of Craft Donuts' brand. He felt it would differentiate the two entities and add to the building's character.

A brief discussion ensued about the toning on the sign, the type of coating, whether it will fade equally (it should fade equally) and the approximate length of time the sign as constructed should last (10-15 years).

MOTION: Moved by Commissioner Russell and seconded by Commissioner Seifert to approve the Proposed Signage for Lofts at 124 West Main Street. as presented.

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

NAYS: None

ABSENT: Commissioner Martin

A. ARC2018-04 – 123-127 West Main Street – Discussion and Consideration of Façade Improvements

Director Scott gave an overview of the property as it sits today. He added that if the purchase were to advance Mr. D'Astice would combine the 125 tenant space with the 127 tenant space in order to build out and operate his restaurant.

Joe and Ann D'Astice spoke to their background in the business, noting that they have a Woodfire Restaurant in downtown Rockford, which has been in operation for three (3) years and would like to replicate what they do there, here in West Dundee.

He said his current location is open to everyone, is family friendly and offers a good value for the money. He added that besides their signature pizzas, Woodfire offers a range of Italian food including soups, salads and pasta dishes.

Mr. D'Astice said his main focus for this location is getting the inside of the restaurant ready for business and making the changes on the inside to make it possible.

A lengthy discussion followed regarding façade improvements, i.e. cleaning and tuck-pointing of masonry, reskinning of existing awnings or installing new awnings; repainting, replacing bulkhead areas beneath the storefront display glass, repairing or replacing siding and trim, refurbishing and/or installing new doors and entry surfaces, new windows, and new lighting.

Suggestions were made by the Commissioners to expose the limestone band, using awnings similar to the ones at Bleuroot, having operable windows, lowering current, west-facing windows to let in more light (and maybe air if made operable), extending awnings over 125 West Main Street, and with smaller awnings at the restaurant's entry, considering a projecting sign at the corner.

MOTION: Moved by Commissioner Lemajeur and seconded by Commissioner Russell to approve a package of potential, suitable façade improvements for 123-127 West Main Street and Woodfire Brick Oven Pizza with the following suggestions:

- (1) entertain the notion of a projecting sign above the restaurant's entry on the building's northwest corner;
- (2) reconfigure the two awnings at the restaurant's main entry at the northwest corner so the profile of the awnings reveals the limestone banding;
- (3) add a compatible awning above the storefront for 125 West Main Street so that it ties to the 127 tenant space;
- (4) reskin or replace awnings on the building's second floor to approximate the profile and scale of what is already on the building in order to conceal air-conditioning units;
- (5) construct/restore in a consistent fashion bulkheads for the whole building;
- (6) clean and tuck-point existing masonry and stone bands;
- (7) address the currently-boarded up third original window of the west elevation with finished carpentry and/or appropriate masonry with the potential for additional signage;
- (8) add, potentially, gooseneck lighting above the third original west elevation window; and,
- (9) make, potentially, the first two west-facing windows taller, operable, and connected (remove masonry in between to create single opening/band of windows)

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

VIII. CHAIRPERSON'S REPORT: There was none.

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

X. STAFF REPORTS: There was none.

XI. ADJOURNMENT

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

The Appearance Review Commission meeting adjourned at 8:52 p.m.

Respectfully submitted,



Barbara Traver
Village Clerk