

I. CALL TO ORDER:

The meeting was called to order at 7:33pm by Tom Baldoni, Chairperson.

II. ROLL CALL:

Present were Commissioners: Tom Baldoni, Joel Davies, Jennifer Russell, Jo Lynn Seifert and Laura Lemajeur. Commissioners Mike Camacho and Rick Browne were absent. Also in attendance were Community Development Director Cathleen Tymoszenko and one (2) persons in the audience.

III. APPROVAL OF AGENDA:

Community Development Director Tymoszenko requested to move Maxzone to be first on the agenda list. Commissioner Lemajeur moved to approve the agenda, and seconded by Commissioner Seifert. The motion carried by unanimous roll call vote.

IV. APPROVAL OF MINUTES: Commissioner Lemajeur moved to approve the minutes from June 5, 2012, and seconded by Commissioner Russell. The motion carried by unanimous roll call vote.

V. QUESTIONS FROM THE AUDIENCE: There were none.

VI. UNFINISHED BUSINESS: There was none.

VII. NEW BUSINESS:

**Maxzone Auto Parts Corporation
1201 Wesemann Drive
New Facility**

Ben Baenan, Project Manager for Opus Development Corporation represented Opus North, owners of Oakview Corporate Park as they are preparing to construct a new warehouse building at the far northwest corner of the corporate park. The facility is to be constructed for Maxzone Auto Parts Corporation, a distribution company that distributes auto parts manufactured by their parent company DEPO Auto Parts. It will be strictly a storage/distribution facility.

Mr. Baenan is asking for the Appearance Review Commission to review and approve the building site location and elevations. Mr. Baenan discussed that the building will be constructed with the Feng Shui principles and is approximately 220,000 square feet. 3,000 square feet is currently projected for office space, but Maxzone would like to

increase it to 5,000 square feet. Maxzone will use their corporate color (a minty green) as an ascent color on the building. Mr. Baenen will provide the commission with color samples with sign submittal). It was noted that signage approval and landscaping will be submitted at a later date.

Mr. Baenan also noted that there will be lighting windows on the west and east side elevations that are not depicted on the current plans and that the mechanicals on the roof tops will be hidden by the elevation pitch of the roof. It was also mentioned that the current berms will be spruced up, and again will be provided at a later date. A motorized gate will be installed for personnel to gain access to the office and docks because the facility will be located at the end of the industrial park. The question was raised regarding access to fire and safety vehicles in case of an emergency and Mr. Baenen noted that there is a cut through, clasp chain in the event an emergency vehicle needs to pass through.

MOTION:

Commissioner Lemajeur made a motion to approve the proposed building and site plan as presented with the condition that they will provide samples of the colors to be used, a detailed set of plans of the office entrance, lighting windows to be used on the building, signage and landscape/fencing/lighting plans. After a second by Commissioner Davis, the motion carried by unanimous roll call vote.

**West End Restaurant & Bar
629 S. Eighth Street
Signage**

Mr. Ron Meyer from Meyer Signs represented West End Restaurant & Bar and provided the commission mock-up for re-facing the existing pole sign at 629 S. Eighth Street (formerly Regina's). The new restaurant will feature grill items as well as Mediterranean cuisine. It was mentioned that the new owner chose the name West End because of the historical reference of the Route 31 area as the west end from and Old Towne perspective.

The existing freestanding pole sign is in compliance with size and location provision of the sign ordinance. The sign currently has a three (3) line changeable copy area that will remain unchanged and only the sign face will be altered with a new logo and words. The sign pole and sign cabinet will be painted black.

MOTION:

Commissioner Davis made a motion to approve the proposed sign as presented. After a second by Commissioner Lemajeur, the motion carried by unanimous roll call vote.

Community Development Director Tymoszenko noted that a permit and payment is still required by the new owners.

**Dundee Office Center & Farmers Insurance
511 Eichler Drive
Signage**

Mr. Ron Meyer, owner of the Dundee Office Center is requesting approval for changes already made to the freestanding sign and is also proposing to change the existing freestanding sign and wall sign.

Free Standing Sign:

Mr. Meyer noted that he already changed the existing freestanding sign in order to make it easier to read and to physically change the sign. The changeable copy area has been altered to allow for billboard type inserts to be displayed. Discussion was held as to the size of lettering, colors, number of lines the tenant and changeable freestanding sign are allowed to have in accordance with the village ordinance and still keeping in harmony with the area buildings. The purpose of the changeable sign is for advertising by the tenant of the office center.

MOTION:

Commissioner Davis made a motion to approve the proposed freestanding sign with the following stipulations:

For tenant sign, the top left - Farmers sign is acceptable as presented and is allowed to add color to the logo. On the right side – the tenant signs will have two lines of copy in white in their own font that is acceptable. All phone numbers will be in same font and all tenant signs will have a brown field as background. Tenant logos may also be in color.

The changeable sign will be limited to two (2) lines with the option of one (1) additional line for disclosure use only. The colors are also limited to black and red and the red being used for emphasis only (51% black and max of 49% red). The sign is allowed 30 characters, including spaces with 6 inch letters of the same font. The background of the sign will be white.

After a second by Commissioner Russell, the motion carried by a 4-1 roll call vote.

Wall Sign:

Mr. Meyer noted that Farmers has requested that the current wall sign be modified to read, Farmers (with their logo) and underneath that, The Ann Meyer Insurance Agency from the current sign that says Farmers Insurance (with the logo). By ordinance, a wall sign can only be 10% of the wall size and the proposed sign is in excess of 50 square feet.

MOTION:

Commissioner Lemajeur made a motion to approve the proposed sign as presented minus the addition of "The Ann Meyer Insurance Agency". After a second by Commissioner Russell, the motion carried by unanimous roll call vote.

Community Development Director Tymoszenko noted that a permit and payment is still required before any changes can be made.

Advanced Preventative Cardiology, Inc. 650 Spring Hill Ring Road, Suite 2000 Signage

Mr. Ron Meyer of Meyer Signs represented Advanced Preventative Cardiology, Inc.. Mr. Meyers provided the commission with a mock-up for a new wall sign. The sign is proposed to be a non-illuminated ½ thick routed acrylic sign. The colors are black with a warm red heart in a three (3) line stack to coincide with their identity. A temporary banner is currently in place until they have the approval for the sign as presented.

MOTION:

Commissioner Russell made a motion to approve the proposed sign as presented. After a second by Commissioner Davis, the motion carried by unanimous roll call vote.

VIII. REPORT OF THE CHAIRMAN, COMMISSIONERS, STAFF: There was none.

IX. STAFF REPORTS:

Community Development Director Tymoszenko noted that she contacted Better Signs regarding the Duff House Historical sign at 719 Main Street and was told that the historical sign condition is due to weather and pollution and to have the sign repaired would cost \$300 but an additional \$1,000 to have it shipped. It was mentioned that possibly the Historical Society could help fund the repair costs. Commissioner Russell also mentioned that a local restoration company might be able to restore the sign to its original state. It was also recommended that once the sign is restored, it be placed further from the street to avoid further pollution.

In a follow-up to the previous Appearance Review Commission meeting, Community Development Director Tymoszenko noted that she reviewed the original Spa Bleu sign permit and approval and the centering of the sign and font has not changed, although as deeper blue should have been chosen. Director Tymoszenko also mentioned that the Lady Bug Lane sign is back to its original sign.

Director Tymoszenko mentioned that PetCo has power washed and will replace their sign and fence.

X. ADJOURNMENT:

Commissioner Russell moved for adjournment, and Commissioner Seifert seconded the motion. The meeting adjourned at 9:25 p.m.

Christin Mangan
Commission Secretary