

**APPEARANCE REVIEW COMMISSION
West Dundee Village Hall – 7:00pm**

**Village of West Dundee
April 12, 2016**

I. CALL TO ORDER:

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

II. ROLL CALL:

Present were Chairman Baldoni and Commissioners Seifert, Davies, Camacho and Lemajeur. Commissioners Russell and Anson were absent. Also present was Community Development Director Timothy Scott.

III. APPROVAL OF AGENDA:

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

IV. APPROVAL OF MINUTES:

MOTION: Moved by Commissioner Lemajeur and seconded by Commissioner Davies to approve the Minutes of March 8, 2016 as presented. Motion carried by voice vote.

V. QUESTIONS FROM THE AUDIENCE: There were none.

VI. UNFINISHED BUSINESS: There was none.

VII. NEW BUSINESS:

A. ARC2016-07-120 West Main Street- Consideration of Potential Building Color, Palette Change and Potential Signage

Director Scott explained that the new building owner sent him a rendering of the owner's initial concept for repainting it in a palette of tan with bright/Kelly green and asked for direction from Staff and the Appearance Review Commission.

Director Scott said based on the request for direction and approval, experimentation with the palette occurred using color tones and complementary combinations that may have been evocative of the era when the building was originally constructed. He said that with that in mind, two alternatives which offer two distinct paths with respect to base color were offered, one being sage green and the other slate blue. He added that both alternatives are with the same secondary color which is in the putty family.

Director Scott presented the option of using pinned, dimensional letters for the signage, which could provide both utility to the ground floor tenant and contribute to the authenticity of the building. He added that the building's gooseneck light fixtures could be painted black.

Director Scott said he spoke with the building owner who may be able to obtain a façade loan which would enable him to make the improvements if he chooses to do so.

Discussion was held regarding the colors, extending the sign band, use of pin letters, whether the letters should be dark on a light background or light on a dark background, if the arched

entrance should be painted in a darker shade, use of these colors on the front of the building and leaving the rear of the building neutral.

The Commissioners preferred the sage over the slate blue, would prefer to see the gooseneck lighting painted black, the window sashes a darker shade of the brick (brownish red) and a preference to have the sign path extended with a darker font and a lighter background.

After the discussion a series of motions were presented and approved.

MOTION: Moved by Commissioner Lemajeur and seconded by Commissioner Davies to approve and recommend the proposed color Benjamin Moore 134 or 135 as agreed option in event that terra cotta is repainted. Upon roll call, motion was approved.

AYES: Chairman Baldoni, Commissioners Seifert, Davies, Camacho and Lemajeur
NAYS: None.

MOTION: Moved by Commissioner Davies and seconded by Commissioner Lemajeur if complete repaint, the Commission approves either of the three (3) Village generated color pallets, suggested direction of HC89 or 189B Blue Monday, SW2851 Sage Green light or 134 Tarrytown or 135 Lafayette and window sashes to match brown brick. Upon roll call, motion was approved.

AYES: Chairman Baldoni, Commissioners Seifert, Davies, Camacho and Lemajeur
NAYS: None

MOTION: Moved by Chairman Lemajeur and seconded by Commissioner Seifert to recommend painting gooseneck lights black. Upon roll call, motion was approved.

AYES: Chairman Baldoni, Commissioners Seifert, Davies, Camacho and Lemajeur
NAYS: None

MOTION: Moved by Commissioner Davies and seconded by Commissioner Camacho to recommend pin letters as a preferred sign type. Upon roll call, motion was approved.

AYES: Chairman Baldoni. Commissioners Seifert, Davies, Camacho and Lemajeur
NAYS: None

MOTION: Moved by Commissioner Lemajeur and seconded by Commissioner Davies that in the event the tenant brings forward a wall sign it should be of a consistent background with the color of the building from the western edge of the building to the western edge of the arched entry. Upon roll call, motion was approved.

AYES: Chairman Baldoni, Commissioners Seifert, Davies, Camacho and Lemajeur
NAYS: None

VIII. CHAIRPERSON'S REPORT: There was none.

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

X. STAFF REPORTS:

Director Scott said proposed signage for 905 Wiseman Drive, the southern elevation for multiple tenants will be on the agenda for the next meeting.

Director Scott said Blue Line Bar & Grill (in Leaf's Ice Center) is expanding its hours and days of operation and is asking for an "off premises sign". A discussion of this will be on a future agenda.

Director Scott said the retail strip center at the corner of Rtes. 31 & 72 is looking at primary and secondary signs for the Southeast corner. A proposal will be on a future agenda.

XI: ADJOURNMENT

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

The Appearance Review Commission meeting adjourned at 8:26 pm.

Respectfully submitted,

Barbara Traver

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Village Clerk