

**APPEARANCE REVIEW COMMISSION
West Dundee Village Hall – 7:30pm**

**Village of West Dundee
September 1, 2015**

I. CALL TO ORDER:

Chairman Baldoni called the meeting to order at 7:34 pm.

II. ROLL CALL:

Present were Chairman Baldoni and Commissioners Seifert, Camacho and Lemajeur. Commissioners Davies, Russell and Anson were absent. Also present was Community Development Director Timothy Scott. There were 4 members in the audience.

III. APPROVAL OF AGENDA:

MOTION: Moved by Commissioner Lemajeur and seconded by Commissioner Seifert to change the order of business on the agenda taking Item E, D, C, A and B in that order. Motion carried by unanimous vote.

IV. APPROVAL OF MINUTES:

MOTION: Moved by Commissioner Seifert and seconded by Commissioner Camacho to approve the Minutes of July 7, 2015 as presented. Upon roll call, motion was approved.

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

V. QUESTIONS FROM THE AUDIENCE: There were none.

VI. UNFINISHED BUSINESS: There was none.

VII. NEW BUSINESS:

E. 109/111 W. Main Street-Elevation

Jerry Skowronski, representing Otto Engineering, who are the current owners of the property explained the façade changes for the building including refacing the entire front elevation of the buildings with reclaimed buff-colored brick and adding a sculpted detail that would produce relief and shadow; a cornice would be added to the top of the buildings, which would restore a feature that likely existed when originally erected; and storefronts would be updated with new display glass with recessed-panel bulkheads beneath and inlaid fluted pilasters.

Mr. Skowronski said the entries will have stained mahogany doors with transom windows above.

Commissioners suggested that the east side of the building be power washed, on the east elevation have the brick below cleaned so it would match and they would like to see goose neck lighting installed.

MOTION: Moved by Commissioner Lemajeur and seconded by Commissioner Camacho to approve the proposed façade rehabilitation for 109/111 West Main Street as presented with the addition of goose neck lighting. Upon roll call, motion was approved.

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

D. Ivy Nails – Signage

Chairman Baldoni said an application has been submitted by the owner of Ivy Nails for a wall sign at 842 West Main Street. The petitioners are requesting to reuse the wall sign they had utilized at their previous location. The sign is 2'x12' (24 square feet) and consists of internally illuminated red lettering on a white raceway.

A brief discussion was held with the Commissioners suggesting that the raceway be painted to match the brick. They also asked that the monument sign which has Ivy Nails on it be straightened as the topography of Ivy Nails is crooked.

.MOTION: Moved by Commissioner Lemajeur and seconded by Commissioner Seifert to approve reuse of Ivy Nails' existing wall sign subject to receipt of required permit and corrected installation of an existing placard sign on the east face of the Rt. 72 entry monument as presented, including painting the raceway to match the brick and straighten monument signage. Upon roll call, motion was approved.

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

C. U-Haul – Landscape Plan

Heather Skelton and Jeff Jones representing U-Haul presented their proposal for a landscaping plan which includes the addition of landscape islands surrounding the parking lot of the building located at the northwest corner of the Spring Hill Gateway development. They said the intent of the proposal is to create a designated parking area for truck and equipment and to add landscaping to segregate the north/storage building and distinguish it from the retail building to the south.

Ms. Skelton said they are proposing to add one long and wide landscaped island spanning east to west as well as two smaller landscaped islands along the north-south drive aisle. The proposed landscaping consists of shade trees, evergreen shrubs, ornamental grasses, perennials, sod and mulch.

Commissioners asked about the maintenance of the plant material and Ms. Skelton said that U-Haul sub contracts that maintenance out, so there should be problem. Commissioners commented favorably on the trees and plant materials.

MOTION: Moved by Commissioner Camacho and seconded by Commissioner Lemajeur to approve the U-Haul's landscape plan as presented. Upon roll call, motion was approved.

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

A. Spring Hill Mall Master Signage Plan

Andrew Uttan, V-3 Companies said the proposed master signage plan would replace two of the existing signs announcing the mall's entrances. He said one sign would be placed in West Dundee along Route 72 and with one in Carpentersville along Route 31 (which was recently approved by Carpentersville).

He said the Prairie motif of the proposed signs reflects the design of the mall's entries and specifically features a horizontal stone base, a stone column with a lantern cap, and a metal sign panel extending outward. Mr. Uttan said the propose sign has been reduced to a total height of 27' and 3' in width. He said the total display area of the revised sign is 172.15 square feet, with an electronic display measuring approximately 53.6 square feet.

David Schroeder, architect, said that the petitioners are also proposing to add a new ground sign to the master signage plan. The new mall identification ground sign is to be located near the entrance to the plaza adjacent to the new movie theater building. He said the style of the ground sign and feature wall mimics the design of the entry monument sign along Route 72 with a similar Prairie style lantern cap on one end. He said a new ground sign at the entrance to the plaza and theater is appropriate and compatible with the design of the new lifestyle development and can be accommodated under the master signage plan.

Mr. Uttan added that the proposed mall entry monument sign is essentially a scaled-up version of existing monument signs located around the mall's perimeter. He said that with its electronic message and anchor identification panels, it could generate much-needed awareness of the mall and its new attractions and existing offerings.

A brief discussion was held in which Commissioners expressed the desire to see stone at the base of the mall's entry sign on Route 72, questions about whether store fronts will have awnings and a desire for more visual interest at the west entry elevation

MOTION: Moved by Commissioner Lemajeur and seconded by Commissioner Camacho to approve the revised entry monument sign and new ground sign as propose with consideration to the base (using stone) if possible. Upon roll call, motion was approved.

AYES: Commissioners Seifert, Camacho, Lemajeur and Chairman Baldoni

NAYS: None

ABSENT: Commissioners Davies, Russell and Anson

B. Cinemark-Elevations and Signage Plan

Don Harton, VP Design and Construction and Scott Sumsion, Beck Architecture, spoke to the site plan and the movie theater building which will be approximately 46'-6" tall. The elevation colors include reds, browns and oranges, with a yellow/green accent by the main entry door.

Mr. Sumsion said that there will be painted stucco in two colors located primarily around the main entrance to the theater; and decorative light sconces as well as fine-textured painted concrete tilt walls with reveals in three different colors (the primary elevation material).

He said in regard to the movie theater signage it is to be considered as part of the master signage plan for the Redevelopment Plan. He explained that the proposed signage plan features a few different sign types which would be located on three elevations of the building.

Mr. Sumsion said that the colors and materials proposed for the signage appear to be restrained and in harmony with the building. He said the signage plan includes a few changeable signs including two murals and several poster cases, which will feature varied graphics.

Discussion took place among the Commissioners regarding the color palette, the desire to see more natural elements such as limestone, brick and metal, whether the painted colors will fade over time (Mr. Sumsion said fading doesn't occur until 10-15 years), where they have other theaters with this color palette (Utah, California and Delaware), the feeling that the colors are too retro, the addition of cornices, the desire to see more traditional colors and the desire to stone at the entry way rather than the yellow stucco.

Mr. Harton said the gold could be toned down, and that adding stone at the entry way would not be a problem, preferred to stay from a cornice, but that a flat band could be added.

It was suggested that a roof be added to the emergency exit to protect it from the elements.

Mr. Sumsion will come back for a September 15, 2015 meeting with the basic concepts and refinements as asked for by the Commission.

MOTION: Moved by Commissioner Seifert and seconded by Commissioner Lemajeur to accept the elevations as presented subject to the following conditions; main entry add cap and at the street level add stone in place of the yellow banding; at the Northwest elevation add roof over the emergency exit and bring back color palettes. Upon roll call, motion was approved.

AYES: Commissioners Seifert, Camacho, Lemajeur and Chairman Baldoni

NAYS: None

ABSENT: Commissioners Davies, Russell and Anson

VIII. CHAIRPERSON'S REPORT There was none.

.IX. REPORTS & QUESTIONS FROM COMMISSIONERS

Commissioner Lemajeur asked about the sports complex going into the former Target Store. Director Scott said there are going to be changes to the elevations, painting of bands, a sign at entry, the addition of trusses to the roof and removal of the drop ceiling. Director Scott said the desire of the complex is generate traffic with people coming in for sports events.

X. STAFF REPORTS There were none.

XI: ADJOURNMENT

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

The Appearance Review Commission meeting adjourned at 9:10 pm.

Respectfully submitted,


Barbara Traver
Village Clerk