

I. CALL TO ORDER:

Chairman Tom Baldoni called the meeting to order at 7:00 p.m.

II. ROLL CALL:

Present were Chairman Tom Baldoni, Commissioners Jo Lynn Seifert, Joel Davies, Cheryl Alopogianis, Jennifer Russell, Donna Martin and Laura Lemajeur.

Also present were Community Development Director Timothy Scott and four (4) people in the audience.

III. APPROVAL OF AGENDA:

MOTION: Moved by Commissioner Lemajeur and seconded by Commissioner Martin to approve the Agenda as presented. Motion carried by unanimous voice vote.

IV. APPROVAL OF MINUTES:

A. Meeting of September 11, 2018

MOTION: Moved by Commissioner Davies and seconded by Commissioner Seifert to approve the minutes of the September 11, 2018 meeting as presented. Upon roll call, motion was approved.

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

NAYS: None

ABTAIN: Commissioner Lemajeur

V. QUESTIONS FROM THE AUDIENCE: There were none.

VI. UNFINISHED BUSINESS: There was none.

VII. NEW BUSINESS:

A. ARC2018-19 – 907 Wesemann Drive - Discussion and Consideration of a New Wall Sign for ZT Cabinetry

Community Development Director Scott said this a request for appropriateness approval for ZT Cabinetry for a wall sign at 907 Wesemann Drive in the Oakview Corporate Park. He said unlike the other single-tenant buildings typical to Oakview, 901-907 is multi-tenant and a wall sign similar to what is being proposed is in place for the neighboring tenant, Alside, at 905.

MOTION: Moved by Commissioner Lemajeur and seconded by Commissioner Davies to approve the proposed wall sign for ZT Cabinetry located at 907 Wesemann Drive in the Oakview Corporate Park. Upon roll call, motion was approved.

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

B. ARC2018-20- 763 South Eighth Street/Century Plaza – Discussion and Consideration of a New Sign for Essence of the Valley

Virginia De la Rosa and Martin Garcia owners of the Essence of the Valley Salon & Spa are proposing a sign in an illuminated cabinet that would be displayed within the storefront display windows. The sign will be located next to the door to the far left.

A brief discussion ensued on the sign proposal with a suggestion to remove the address and have both phone numbers on the bottom of the sign and to put the four-color salon owner graphic on an inside wall of the salon.

MOTION: Moved by Commissioner Davies and seconded by Commissioner Russell to approve a new sign accepting the straight text option as shared. Upon roll call, motion was approved.

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

C. ARC2018-21 -629 South Eighth Street – Discussion and Consideration of New Signage for Stanley’s Restaurant and Tavern

Director Scott gave a brief background about the new image for the building, with a color change in the façade from a burgundy hue to a light gray, darker gray trim and light silver corrugated roof and the wall mounted sign in red which reads “Stanley’s”.

He said the wall-mounted signs consist of logo letters in red externally illuminated by goosenecks.

A brief discussion took place whether or not it was necessary or required to have the edging of the letters in white or black to provide additional definition and the appearance of dimension.

Ron Meyer, Meyer Signs said that edging the wall signs with color would double the cost as the effect is created by a second material layer and that his client was uninterested in incurring the additional expense.

MOTION: Moved by Commissioner Lemajeur and seconded to by Commissioner Davies to approve Stanley’s wall sign as presented with the recommendation that the new logo format be considered as presented by the Appearance Review Commission. Upon roll, motion was approved.

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

Discussion then took place on the street sign with several drawings of the sign. The Commission thought the original presentation of the sign appeared a bit dated, especially with

the white background and selected font. The red-intensive version provided would seem to “pop” more and do more to tie back to the red wall signs.

Ron Meyer presented a version of the sign using red and black with a background of a very light gray background to evoke the corrugated roof material of the building.

Some of the Commissioners thought there should be some emphasis on craft beer being on tap and having that conveyed on the sign through the use of hops or other graphic elements, employing a different font for “restaurant and tavern,” and preferred the sign presented with those elements.

Ron Meyer emphasized that the owner wants an old time look and said any of these suggestions would need the owner’s approval.

MOTION: Moved by Commissioner Russell and seconded by Commissioner Alopogianis to approve the Appearance Review Commission version of the street sign or if preferred the most recent version that Ron Meyer presented with the recommendation of a gray-toned background to simulate the building’s corrugated roof, and consider an updated font for words “Restaurant and Tavern”. Upon roll call, motion ended in a tie and was not approved.

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

MOTION: Moved by Commissioner Lemajeur and seconded by Commissioner Martin to table the street sign until meeting with the applicant to discuss suggested refinements, get his response, and then have members of the ARC provide individual feedback on the final version agreed to by the applicant. Upon roll call, motion was approved 5-1.

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

D. ARC2018-22 – 4101 Binnie Road – Discussion and Consideration of a New Canopy Entry for Randall Oaks Golf Club

Director Scott reviewed for the Commission that the plan for a canopy addition to the Randall Oaks Golf Club’s clubhouse was approved but once bids for construction came in the project was deemed too costly.

Mike Sprouse, from the Dundee Township Park District, representing Randall Oaks Golf Club said the desire is to provide a canopy from the curb line to the front door for their clientele.

Director Scott said the canopy is a Sunbrella awning over a metal support structure. He said the dark green color evokes golf and a golf club, and the logo conveys the facility name and embellishes the gabled end.

A brief discussion took place regarding the size of the posts, the color of the posts (posts will be painted to match the color of the building) and durability of the awning or canopy (a four-season fabric which is considered color-fast).

Mr. Sprouse said it is their intention to add lighting to the canopy.

MOTION: Moved by Commissioner Lemajeur and seconded by Commissioner Martin to approve the Randall Oaks Golf Club's clubhouse canopy with the understanding that the metal framing match one of the building colors. Upon roll call, motion was approved.

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

NAYS: None

E. ARC18-23 – 621 South Eighth Street – Discussion and Consideration of New Signage for Doctors of Physical Therapy

Director Scott said this is an application for the new Doctors of Physical Therapy office located at 621 South Eighth Street for two types of signs. One is an illuminated box sign for the wall and the second is vinyl graphics for the windows and entry door.

Director Scott said the window and door graphics feature the business name, its acronym, and a stylized arc encompassing the letters in white on a dark glass. The internally-illuminated box sign for the wall employs a red background with white text in a generic font for the business name.

A brief discussion was held regarding the placement of the logo sign in the light box with the DPT logo on the wall, taking the DPT swoosh out of the sign on window and instead list the services, and no desire to the red sign "Doctors of Physical Therapy on the wall.

MOTION: Moved by Commissioner Russell and seconded by Commissioner Martin to approve application of white vinyl logo on the door and the north window. Upon roll call, motion was approved.

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

NAYS: None

MOTION: Moved by Commissioner Russell and seconded by Commissioner Martin not to accept the red physical therapy sign as presented. Upon roll call, motion was approved.

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

NAYS: None

MOTION: Moved by Commissioner Russell and seconded by Commissioner Davies that the main sign for the applicant may either have the white vinyl application on large front window or use their red and black logo in the light box installed on the brick above the front windows with the size determined through staff approval.

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

NAYS: None

F. ARC18-24 -979 West Main Street – Discussion and Consideration of New Façade Treatment for Advocate Medical Group

Director Scott introduced this item which consists of proposed façade treatment for Advocate Medical Group, which is slated to occupy the front section of the former Best Buy retail store.

He said the proposal includes a new pronounced entry, with a vestibule glass curtain wall system surrounded by rain-screen staggered-joint vertical wood paneling and metal panel fascia; additional glazing being installed, with two three-packs of windows on the main elevation and a single new window on the far north end of the east elevation and existing masonry stained or painted to cover the area exposed by the removal of the Best Buy price tag and to synch with Advocate’s corporate look.

MOTION: Moved by Commissioner Lemajeur and seconded by Commissioner Martin to approve the proposed façade treatment for Advocate Medical Group’s Facility at 979 West Main Street as presented. Upon roll call, motion was approved.

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

NAYS: none

G. ARC18-25-2000 Spring Hill Ring Road – Discussion and Consideration of Outdoor Patio Wall for Cinemark

Director Scott presented this item for discussion and consideration in which Cinemark is proposing a change to their exterior patio wall to increase the visibility of their seating area.

Discussion was held on two options. Option one is to remove the stone wall down to the level of the patio and the second option is to reduce its height from 4’0” to 2’2”.

MOTION: Moved by Commissioner Russell and seconded by Commissioner Lemajeur to approve Option Two – reducing the stone wall to 26” as presented. Upon roll call, motion was approved.

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

NAYS: None

H. Text Amendment – Discussion and Consideration of Proposed Regulations for Electronic Signs in the Spring Hill Mall Area

Director Scott called the Commissioner’s attention to the ten (10) items that were originally discussed at previous meetings. These items included Frontage Requirement: at least 700 linear feet, which would effect Life Zone and Spring Hill Mall west of Route 31 and along Route 72; Maximum Copy Area: 160 square feet; Base Height Minimum/Maximum; Base Materials and Base Landscaping; Maximum Height: 25’ with up to 10% additional height for an architectural element; Resolution Requirement with the recommendation that a time be added for a change in the message; Copy Area Electronic, Messaging/Advertising; and Multi-tenant Facility Required.

Director Scott said there should be written regulations on how to ensure electronic technology is used to display signs that read similarly to traditional static panels, criteria for color(s), and rules for use similar to other districts/areas.

VIII. CHAIRPERSON'S REPORT: There was none.

IX. REPORTS & QUESTIONS FROM COMMISSIONERS: There were no reports.

X. STAFF REPORTS: There were no staff reports.

XI. ADJOURNMENT

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

The Appearance Review Commission meeting adjourned at 9:45 p.m.

Respectfully submitted,



Barbara Traver
Village Clerk