

CALL TO ORDER The meeting was called to order at 7:35 p.m. by Chairman Tom Baldoni.

ROLL CALL Present were Commissioners Tom Baldoni, Rick Browne, Joel Davies, Laura Lemajeur, JoLynn Seifert and Mike Camacho. Commissioner Davies arrived at 7:41. Also in attendance was Community Development Director Cathleen Tymoszenko.

APPROVAL OF AGENDA: Commissioners Browne and Lemajeur moved and seconded to approve the agenda and to move Item A of Unfinished Business to the beginning of the Agenda. The motion carried by unanimous vote.

APPROVAL OF MINUTES: Minutes from the August 4, 2009 meeting were reviewed. Motion to accept minutes by Commissioner Lamajeur and seconded by Commissioner Seifert. The motion carried by unanimous vote.

QUESTIONS FROM AUDIENCE: None

OLD BUSINESS:

***First American Bank Building
118 Main Street
Exterior Alterations***

William Hirdes, owner and Carl Kubiak, contractor presented photos of the existing structure to show the progress of improvements to the buildings so far and to indicate the condition of the deteriorating façade and to show the unmatched brick in the rear.

Front and Rear Elevation: Extensive tuckpointing and corbel repairs are needed to the front. The corbel will not be replicated due to expense but repaired instead. Holes and gaps will be filled with cement and plastic mix. This epoxy concrete mix will minimize effects from expanding and contracting. The glaze will be removed thru soda water sandblasting to expose the Terra Cotta. The stone has a yellowish body with glaze then porcelain. The intent is to make it look original. After tuckpointing and to avoid looking like a jigsaw puzzle, the façade will need to be repainted with a stain product proposed for the front and the rear. A sample brick which is an actual brick from the building was passed around. The stain will be beige tone and will not be shiny.

At the rear, the brick on the addition does not match the original brick. The original is the Haeger Dundee brick. The owner is proposing to stain the brick to unify the color to match the Haeger colorization more closely. The stain for the front and the rear is proposed to be the same.

Commissioner Brown stated that the mortar joints should be covered on the rear but not on the front. He also said that because it is a historical site the front can be different then the rear.

Commissioner Seifert said that the two buildings on both sides have Haeger Dundee brick. These bricks should be treated differently to show the original qualities of the building.

Baldoni; White stain with a glossy finish for front façade is desired to replicate original. It is not important to have the same finish on the front and the rear. The color should be more “oyster white”, not “bright white”.

Rear Decking: The existing deck is wooden. The owner is proposing to remove this deck and build a larger deck with a tall brick wall for security. Director Tymoszenko explained that the walls for this type of structure are only allowed to be 5’ maximum and that a plat needs to be reviewed to make sure that the deck component is on private property. Brown suggested backlighting on deck to illuminate but not accentuate.

Signs: There will be no sign on the Main Street frontage. The rear signage has already been installed. Director Tymoszenko stated that these signs were installed without a permit and the staff is interested in understanding the Commission’s review of this sign.

A motion was made by Commissioner Browne and seconded by Commission Camacho to approve signs as installed If the square footage existing meets the ordinance requirements. The motion carried by unanimous vote.

A motion was made by Commissioner Brown and Seconded by Commissioner Russell to approve the front and rear elevations as presented with a note that the front final color and sheen will be reviewed on site by the Commission before applied. They would like to see a sample of sheens and color which should be as close to the existing color which is an “oyster” or equal “off white” tone. Commissioner Browne motioned and seconded by Commissioner Russell to approve the front and rear elevations as presented with a note that the front final color and sheen will be reviewed on site by the Commission before it is applied. The sample of the sheen and color which should be as close as possible to the existing color “oyster” or equal “off white”. The motion passed by unanimous vote.

Motion by Commissioner Lamajeur and seconded by Russell to table deck remodel until plat is reviewed and height for the walls is presented in compliance with ordinance.

NEW BUSINESS:

***John’s Mobile
527 S. Eighth St
Electronic Sign***

Representatives for John’s Mobile were not in attendance. A member of the audience spoke regarding the red-light cameras but was informed that this was an Appearance Review Commission Meeting and not a Village Board Meeting.

Cathleen Tymoszenko advised that the petitioner was proposing to modify the sign to add an electronic component to display the price of gas. The sign was recommended for approval by the Planning and Zoning Commission. This single area will replace a larger area that presently displays a few different prices for gas. Commissioners

expressed an appreciation for the sign design as it met criteria by limiting graphic elements and increasing readability. Commissioner Brown made a motion to approve the sign as presented. The motion was seconded by Commission Lamajeur. The motion passed by unanimous consent.

UNFINISHED BUSINESS:

***Complete Bridal
121 Main Street
Signage***

Cathleen Tymoszenko districted a memorandum and explained the status of the effort to seek compliance with signage at Complete Bridal. The sign was installed using a different font and color design than approved. The owner is working to submit a redesign of the sign for consideration at our next meeting.

***Costume & Magic Outlet
99 Main Street
Signage***

Cathleen Tymoszenko distributed a memorandum with correspondence between the Village and the property owner as well as photos showing the history of signage at the building. The Commission discussed the present status of the sign and the requirement of ARC as well as the business and property owner's unwillingness to make the modifications due to information provided on the stableness of the design and the history of permitted signage at the site. The staff recommends that the sign be accepted as installed as the evidence presented by the owner is persuasive. Some Commissioners continued to express discontent with the staff decision and discussion occurred.

CHAIRPERSON'S REPORT - None

REPORTS AND QUESTIONS FROM COMMISSIONERS - None

STAFF REPORTS - None

ADJOURNMENT: Commissioners Davies and Russell moved and seconded to adjourn the meeting. The motion was carried by unanimous voice vote.