

I. CALL TO ORDER:

Chairman Tom Baldoni called the meeting to order at 7:05 p.m.

II. ROLL CALL:

Present were Chairman Tom Baldoni, Commissioners JoLynn Seifert, Joel Davies, Jennifer Russell, Donna Martin and Laura Lemajeur.

Commissioner Cheryl Alopogianis was absent.

Also present were Community Development Director Scott and Atrin Fard, Planner. There were two people in the audience.

III. APPROVAL OF AGENDA:

MOTION: Moved by Commissioner Lemajeur and seconded by Commissioner Russell to approve the Agenda as presented moving Item B to the end of New Business as Item C. Motion was approved by voice vote.

IV. APPROVAL OF MINUTES:

A. Meeting of June 11, 2019

MOTION: Moved by Commissioner Lemajeur and seconded by Commissioner Martin to approve the minutes of the June 11, 2019.

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

NAYS: None

ABSENT: Commissioner Alopogianis

V. QUESTIONS FROM THE AUDIENCE: There were none.

VI. UNFINISHED BUSINESS

A. ARC2019-12- 205 West Main Street – Discussion and Consideration of Exterior Appearance Modifications for The Half Full Nest Vintage Market

Director Scott said Ms. Angy Ajroja, new owner of the building and new business at 205 West Main Street is seeking approval of exterior improvements and a new freestanding sign for her business.

The first item discussed was the sign proposal for a freestanding sign. Angy and Tair Ajroja presented two renditions of their sign proposal. One sign measures 52" by 33" and the other sign is 52" by 40".

A brief discussion was held regarding the signs including which sign seemed more proportionate to the wording, the setback of the sign from the street, scale of posts (will be reusing the posts that are already there, painting them white, and keeping the finials on the posts). The final size of the sign was left to the owner.

MOTION: Moved by Commissioner Lemajeur and seconded by Commissioner Seifert to approve the Monument Sign as presented for The Half Full Next Vintage Market Located at 205 West Main Street with owner selected option. Upon roll call, motion was approved.

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

NAYS: None

ABSENT: Commissioner Alopogianis

Ms. Ajroja said all the window glass has been replaced with low "e" glass and all the windows are operable. Mr. Ajroja said they were able to keep the nine gothic windows and that they will replaced the basement and other non-historic windows.

Ms. Ajroja said they would like to make the exterior base uniform all around the building and she felt painting it after patching would be the best option. She said the fieldstone is in dire need of repair with some damage that may not be repairable.

A lengthy discussion took place regarding the fieldstone foundation, including leaving it natural rather than paint it; removing the veneer from the front to see what is behind it, and if stone, leave it, if not, make repairs and paint it an earth tone compatible with the natural stone color; the desire to have the building look like it sits on the foundation rather than one large mass; using a darker tone than the buff for the siding to provide a little additional contrast with the windows; a suggestion to skim coat the stone foundation; patching in stone where the former doorways were closed in with wood; and removing of the faux layer of block from the front-side foundation with the intention to expose the original field/rubble stone.

Further discussion took place on the pros and cons of painting the stone and the desire to see specifications on the paint to determine if it would be breathable and resist blistering.

It was also discussed whether to table the painting of the foundation so that a field visit could be performed to better analyze the existing materials and their condition.

The next item for discussion was the lighting. Ms. Ajroja presented the fixtures which are a galvanized rustic farmhouse type, which she said will add an element of style, reflects what is happening inside of the business, and which she feels is an appropriate choice.

Commissioners held a discussion on the fixtures, expressing that church buildings from that era didn't have that style of fixture, concern regarding the "cage" at the bottom of the fixture, removing the cages from the fixtures, and using a lantern-style fixture instead.

MOTION: Moved by Commissioner Davies and seconded by Commissioner Russell to accept the exterior paint colors, lighting fixtures, and other additional maintenance items as presented minus painting of the fieldstone foundation. Upon roll call, motion was approved.

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

NAYS: Commissioner Martin

ABSENT: Commissioner Alopogianis

MOTION: Moved by Commissioner Lemajeur and seconded by Commissioner Seifert to table treatment of the foundation to see what is exposed and then revisit the best way to preserve and fill in the foundation. Upon roll call, motion was approved.

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

NAYS: None

ABSENT: Commissioner Alopogianis

VII. NEW BUSINESS:

A. ARC2019-14 – 650 Spring Hill Ring Road - Discussion and Consideration of a New Wall for Hendricks Wealth and Estate Management

Mr. Tom Humrickhouse of Fast Signs presented a new wall sign for J. G. Hendricks Financial Services located at 650 Spring Hill Ring Road.

Director Scott said the proposed wall sign reflects the business' name and identity, is compliant in size, well positioned on the building's façade, and in harmony with other signs present on Spring Hill Ring Road and in the district.

MOTION: Moved by Commissioner Lemajeur and seconded by Commissioner Martin to approve the proposed wall sign for Hendricks Wealth and Estate Management, Located at 650 Spring Hill Ring Road, Suite 108 as presented. Upon roll call, motion was approved.

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

NAYS: None

ABSENT: Commissioner Alopogianis

B. ARC2019-15 – 530 South Eighth Street – Discussion and Consideration of a New Wall Sign for Papa Smoke Exterior

Director Scott said this is an application for a new wall sign for the business, "Papa Smoke," to be located at 539 South Eighth Street. He said the proposed sign consists of internally-illuminated channel letters. The channel letters will have one inch black trim caps in corporate green outlined in black and white for "Papa Smoke" and a smaller green text for "Smoke Shop" on a white background below it.

Discussion was held regarding the color of the sign, which is green and would be the first non-red sign on this multi-tenant building. In addition, centering of the "Smoke Shop" oval was recommended.

Director Scott said the new owner of the retail center has expressed support for the sign as presented and would like to have future tenants have the ability to feature their individual corporate colors, fonts, and brand icons.

Staff noted that research did not find a master sign plan regulating this retail strip center.

MOTION: Moved by Commissioner Lemajeur and seconded by Commissioner Russell to approve the proposed wall sign for Papa Smoke at 539 South Eighth Street as presented.

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

NAYS: None

ABSENT: Commissioner Alopogianis

C. ARC2019-10-2000 Spring Hill Ring Road-Discussion and Consideration of a New Wall Sign for Cinemark

Director Scott said that Cinemark will be upsizing the previously approved alternative #1 wall sign which was a code-compliant option offered by the ARC.

MOTION: Moved by Commissioner Lemajeur and seconded by Commissioner Seifert to approve alternative #1 with an appropriate code-compliant increase in square footage. Upon roll call, motion was approved.

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

NAYS: None

ABSENT: Commissioner Alopogianis

VIII. CHAIRPERON'S REPORT: There was no report.

IX. Reports & Questions from Commissioners:

Commissioner Lemajeur expressed support for building a reference library for the Appearance Review Commission.

Commissioner Seifert said she would go to the Historical Society and look through the records for more information on the building located at 205 West Main Street.

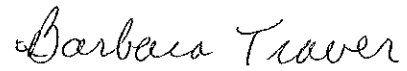
X. STAFF REPORTS: There was none.

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 9:12 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Barbara Traver".

Barbara Traver, Village Clerk