

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

**Village of West Dundee
Aug. 9, 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, Russell, Martin and Lemajeur. Commissioner Camacho was absent. Also present was Community Development Director Timothy Scott and eight (8) people in the audience.

III. APPROVAL OF AGENDA:

MOTION: Moved by Commissioner Lemajeur and seconded by Commissioner Russell to approve the agenda moving Item E before Item D. Motion carried by unanimous voice vote.

IV. APPROVAL OF MINUTES:

Regular Meeting of July 12, 2016

MOTION: Moved by Commissioner Russell and seconded by Commissioner Davies to approve the minutes of July 12, 2016 as presented. Upon roll call, motion was approved.

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

V. QUESTIONS FROM THE AUDIENCE: There were none.

VI. UNFINISHED BUSINESS: There was none.

VII. NEW BUSINESS:

A. ARC2016-18-502 Oregon Avenue – Consideration of a Fence in the Front Yard of a Corner Lot in the R-3 Zoning District

Prior to the presentation of this item, Commissioner Davies recused himself from the vote and discussion as he is the next door neighbor to the petitioner.

Christin Mangan, property owner of 502 Oregon, presented her petition for an extension of an existing three-foot high, gothic top, wood picket fence to the front of the house.

She said that this will create a more secure, safer, functional and livable yard.

MOTION: Moved by Commissioner Russell and seconded by Commissioner Seifert to approve a Front Yard Fence as proposed for the Single Family Residential Property Located at 502 Oregon Avenue as presented.

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

NAYS: None
ABSENT: Commissioner Camacho

B. ARC2016-19 – 801 Wesemann Drive – Consideration of an Outdoor Patio with Shade Sails for Blue Line Bar and Grill

Director Scott briefed the Commission on the approvals for the Outdoor Patio from the Planning & Zoning Commission and the Village Board.

Mr. George Othon, owner of the Blue Line Bar & Grill and Mr. Joe Roberts, designer and builder for this project, addressed the Commission. He said the patio would be covered with temporary "shade sails." He said he is proposing a fenced-in outdoor patio immediately adjacent and directly connected to their existing restaurant within the Leafs Ice Centre.

Mr. Roberts said the proposed patio will be constructed of stamped concrete and will measure approximately 55' 6" wide by 22' 4" deep. He said the proposed decorative metal fence sill will be broken up into sections by metal posts and will accommodate the mounting of the shade sails. The shade sails will be made of a fire retardant material and meet the requirements set forth by the Village's Fire Prevention Officer.

Mr. Othon said the patio will contain four permanent tables with gas line-powered fire appliances that are enclosed by six inch-tall tempered glass panels to ensure safety. There will also be five movable tables.

Mr. Roberts added that the landscaping will be preserved and that the shade sails will be used in the spring, summer and fall to provide shade to patrons on the patio. He also agreed to change any sharp edges on the fence, so as to prevent injury.

MOTION: Moved by Commissioner Lemajeur and seconded by Commissioner Davies to approve an Outdoor Patio with Shade Sails as Proposed for Blue Line Bar & Grill at 801 Wesemann Drive in the Oakview Corporate Park as presented.

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

C. ARC-2016-20-1001 Wesemann Drive-Consideration of Signage for Renishaw

Josh Peters, from Opus Design Build, presented the petition for proposed signage, specifically, (1) a wall sign on the building's south elevation and (2) a monument sign at the main entrance to the site for Renishaw, Inc.

He described the wall sign as 14'-8' wide by 3'-10" tall, with a copy area totaling approximately 55 square feet. The sign will have internally-lit channel letter reading "Renishaw" in orange and "apply innovation" in smaller black letters below.

Mr. Peters said the monument sign is 20'-8' wide by 5'4" tall and the cabinet is white, painted aluminum with an orange cap and black base. This sign will also have internally lit graphics with Renishaw's logo, business name and address.

MOTION: Moved by Commissioner Lemajeur and seconded by Commissioner Russell to approve the Proposed Wall and Monument Signs for Renishaw located at 1001 Wesemann Drive as presented.

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

NAYS: None

ABSENT: Commissioner Camacho

E. ARC2016-22-101 W. Main Street-Consideration of Updated Elevations and Signage Concept for Bamboozels

Paul McVicker, architect, and Jerry Skowronski, Facilities Manager, Otto Engineering presented their potential changes to the approved illustrative elevations including addition of three (3) second floor balconies facing First Street; the removal of the bi-fold accordion doors, adjustments to window sizes, types and placement, the reconfiguration of external doors on First Street, and the installation of a ramp to improve flow at the pickup window..

Director Scott told the Commission that two variations of the logo done by Commissioner Baldoni are being presented with slight variations on material finish (solid color or weathered). He also said that illumination is intended to be halo-style, which washes the backdrop/building with soft lighting rather than internally illuminating the letters

Mr. McVicker explained the exterior changes to the building including 8' mahogany doors, balconies off the second floor, balconies will have metal railings and be functional, balconies will be approximately 4 1/2' to 5', why the windows are placed where they are, how the inside of the building is designed and how it affects some of the exterior changes being presented.

Discussion took place among the Commissioners including suggestions to remove some of the windows, make wider balconies, using a larger bank of windows on the second floor, window size, a feeling of mixed design, busyness of design, changing headers over balcony doors to arch on top, removal of one balcony, and elimination of windows between balcony doors.

Mr. McVicker said the balcony placement and window placement are contingent with the inside space which is 18'-120' and would be difficult to change.

Further discussion took place on the back third of the building including removal of false barn doors, adding additional arched windows, a double window on the back 1/3 of the building, installation of a ramp for the pick-up window, awnings, color of awnings (black) and keeping awnings simple

It was decided that variation #2 was preferred for the back of the building.

Additional discussion took place regarding parapet screening including screening from the South elevation.

MOTION: Moved by Commissioner Russell and seconded by Commissioner Davies to accept the concept plan as presented with the following embellishments: east option- three (3) smaller windows on the second floor removed and replaced by three (3) panel door on balcony, back 1/3 of building based on Director Scott's drawings(alternative #2) as proposed with double windows as usable windows, one (1) window faux and mechanicals on south side screened and brought back for final color pallet for restaurant pad. Upon roll call, motion was approved.

AYES: Commissioners Seifert, Davies, Russell, Martin and Lemajeur
NAYS: None
ABSENT: Commissioner Camacho

Director Scott gave some background on the proposed sign and said that upon presenting the two designs to the Jacobs that they could embrace either one.

After a brief discussion, the Commissioners preferred the oval sign for the outside with logo as is with halo lighting and black in color.

MOTION: Moved by Commissioner Davies and seconded by Commissioner Russell to approve Bamboozles logo with oval "Bar & Grill" located on the bottom in straight blast with halo lighting. Upon roll call, Motion was approved.

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

D. ARC2016-21-939 W. Main Street- Consideration of the Proposed Gardner Capital Development's Senior Housing Project

Tom Brantley addressed the commission giving a brief background and overview of the project, noting that there are two parcels. Parcel A contains approximately 4.98 acres and the 85 unit senior housing development is proposed for it. Parcel B, located to the south would contain approximately 4.72 acres, which the developer intends to build additional senior housing as demand warrants. He said the development would have quality workmanship both inside and out.

Josh Mings, Architect, said the inside of the building would have light flooring, carpeting in bedrooms, light color walls with accent walls, cabinets in the kitchens will be dark wood with black appliances, and there would accents at the entries and for each floor.

He added that the lobby space at the northeast corner of the building will have wood type slats for the ceiling and wall areas to create a sense of warmth, carpeting and seating areas.

He explained the exterior finishes of the building presenting a gray scheme with building features of durable materials of brick and fiber cement. He also presented three (3) different exterior color options for consideration.

Robert Sit, Site Designer, spoke to the site plan including creating an entry off the side road, landscape buffers which will include environmentally friendly landscape and hardscape (native plants and permeable pavers), walkways, connecting to the park to the south, rain garden, individual garden/flower pots and planters, grilling areas and fire pit.

Commissioner Davies asked questions about the financing of the project, title, funding and finance structure.

Mr. Brantley answered that all landlords by law must accept Section 8 vouchers; title (it will always be for residents 55 years and older), funding (age restricted rental apartments, so monies are collected on a monthly basis), financial structure or bond (working on this for the last nine (9) months and will be incorporated into the scope of the work)..

Discussion took place among the Commissioners regarding using warmer tones as colors are too aggressive, adding more brick, the design being too modern, use of different materials, addition of more natural elements and a consensus that blue color palate was preferred over the topaz or green.

Further discussion about the materials included using a darker brick and more brick (Mr. Brantley said if it becomes darker it will blend with the former Target and Best Buy stores and would lose contrast) adding brick across the entire structure (Josh Mings said it would be a troublesome detail especially where the bays meet the brick and risk a potential from water damage) use of horizontal siding, increasing projection on top molding, covers for the planter boxes when not in use and adding of sun shades to the building and design and, height of the trellises..

Mr. Sit presented the sign design in terms of materials, height and setback from the street. He said the sign is minimalist in design and complements the architectural style of the building. He said landscaping will be provided around the freestanding signs to create visual interest at grade level for both the pedestrian and the motorist.

Discussion took place regarding the placement of the sign (set into berm at Village Quarter Road) fonts, letter spacing and reduction of verbiage from four lines to three lines.

Direction was given to have Spring Hill on one line, add more space between lettering, use a more elegant font and preference for option (a) asymmetrical sign as well as having the base of the sign set in brick.

It was decided to table the sign to the next Appearance Review Commission meeting.

MOTION: Moved by Commissioner Martin and Seconded by Commissioner Russell to accept the site plan as presented. Upon roll call motion was approved.

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

MOTION: Moved by Commissioner Martin and seconded by Commissioner Russell to accept the landscape plan as presented. Upon roll call, motion was approved.

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

MOTION: Moved by Commissioner Davies and seconded by Commissioner Russell to accept the building design with adjustments to color option (azurite), using two (2) of the colors on inset areas eliminating one (1) color and increasing the cornice projection. Upon roll call, motion was approved.

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

MOTION: Moved by Commissioner Martin and seconded by Commissioner Lemajeur to the table the monument sign with the suggestions given. Upon roll call, motion was approved.

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

NAYS: None

ABSENT: Commissioner Camacho

F. ARC2016-23-122 W. Main Street – Consideration of Signage Concept for Boxwood Home Design and Cabinetry, Co.

Director Scott explained that this is a new business which is targeting an October 8, 2016 opening. He said the proposal for the signage is not ready for formal consideration, but will be on the next agenda.

VIII. CHAIRPERSON'S REPORT: There was none

IX. REPORTS & QUESTIONS FROM COMMISSIONERS:

Commissioner Lemajeur commented that the Blue Line Bar & Grill sign is difficult to read and suggested that it should be simplified.

Director Scott will provide feedback to the owners.

Commissioner Davies asked about the long term net gain for the community regarding large complex developments for senior living in light of the Gardner Development and the Bright Oaks residential, assisted living and memory care development.

Director Scott aid the community has to plan for all stages of life and a balance is necessary to serve different markets for different stages of life.

Director Scott told the Commissioners if they have any more questions regarding the Gardner presentation to please e-mail them to him.

XI. ADJOURNMENT

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

The Appearance Review Commission meeting adjourned at 10:50 pm.

Respectfully submitted,

Barbara Traver
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Village Clerk