

**I. CALL TO ORDER:**

The meeting was called to order at 7:35 pm by Tom Baldoni, Chairperson.

**II. ROLL CALL:**

Present were Commissioners: Tom Baldoni, Joel Davies, Laura Lemajeur, Jennifer Russell, Rick Browne, Jo Lynn Seifert. Commissioner Mike Camacho was absent. Also in attendance was Community Director Cathleen Tymoszenko.

**III. APPROVAL OF AGENDA:**

Commissioner Russell moved to approve the agenda, and seconded by Commissioner Lemajeur. The motion carried by unanimous roll call vote.

**IV. APPROVAL OF MINUTES:**

Commissioner Lamajeur moved to approve the minutes from the February 7, 2012, seconded by Commissioner Browne.

**V. QUESTIONS FROM THE AUDIENCE:** There were none.

**VI. UNFINISHED BUSINESS:** There was none.

**VII. NEW BUSINESS:**

**Olive Garden  
800 N. Eighth Street  
Exterior Alterations**

Olive Garden's elevations were presented to the Commission as provided by Darden Corporation and HMD Architects located in Orlando Florida. A representative was not in attendance. The elevation depicts a tower feature addition and new doorways with stone on each side of the doorway in the recessed building areas. The tower will create a roofed over entrance that will serve as a canopy like feature.

This plan amends the plan reviewed by the Commission in April 2011 when Darden proposed the removal of the awnings, the installation of new front doors and frame changes to the exterior seating area, new enclosed side glass panels and new stone finials, lights and soffit features. The Commission approved the elevations with modification requesting that the stone on each side of the main entrance door be

extended to the edge of the recessed area and that the canopy feature be reinstalled to further accentuate the entrance feature and enhance the relationship to the street.

Darden appealed the Commission's decision based on the fact that the West Dundee remodeling project was one of several upgrades scheduled nationally, budget demands, and a desire to promote a standardized consistency in design and brand imaging. The Village Board approved the Appeal.

Darden has now decided to upgrade the standard design for remodeled stores. The design will allow for the stone to be extended to the edge of the recessed area. Darden has told staff that the remodeling program for existing restaurants does not include a complete stone tower as the construction of the tower prohibits its installation as well as financial consideration for remodeled stores.

The Commission discussed the elevations and the difference between good design and corporate image. They were pleased to see the half wall of stone above the bellyband and extended to the entire recessed area. Commissioners were also pleased with the addition of the entrance feature. Commissioner Browne noted that the elevation could be improved by the addition of more details to create a more Tuscan versus Italianate design. A sketch was circulated as mocked up by Commissioner Browne to embody these suggestions.

The Commission discussed the appropriateness of suggesting designs at this level and determined that they would approve the design with recommendations to improve the architectural stylization and honor design details as per appearance criteria.

#### **MOTION:**

Commissioner Russell moved to approve the design as presented with the following recommendations to be provided to the petitioner to allow the architectural stylization to be honored with detail components:

1. Add a Frieze Board to match the color of the header to the upper roof of tower
2. The header is at least 12' thick and colored to be dark wood tone.
3. The roof overhang of the tower is extended so that wood tone bracket (Corbel) is added to embrace the architectural stylization of Italy specifically the Tuscan Region.

After the motion was seconded by Commissioner Lemajeur, the motion carried by unanimous roll call vote.

#### **VIII. REPORT OF THE CHAIRMAN:**

Chairman Baldoni commended that the Yates building restoration looks good and that he is very pleased that the cement board was not used.

## **IX. REPORT & QUESTIONS FROM COMMISSIONERS:**

Commissioner Russell and Lamajeur questions new signs at Lady Bug Lane and Spa Blu. Staff will follow up and report next meeting.

Commissioner Seifert asked about the status of the sign at the Duff House. Director Tymoszenko noted that we did find out that the sign was put in by the developer and she is trying to get it replaced or refurbished.

**X. STAFF REPORTS:** There were none.

## **XI. ADJOURNMENT:**

Commissioner Davies moved for adjournment, and Commissioner Browne seconded the motion. The meeting adjourned at 8:57 p.m.

Minutes prepared by:

Cathleen Tymoszenko  
for Christin Mangan, Commission Secretary