

**APPEARANCE REVIEW COMMISSION (ARC)
West Dundee Village Hall – 7:00 p.m.**

**Village of West Dundee
October 10, 2017**

I. CALL TO ORDER:

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

II. ROLL CALL:

Present were Chairman Baldoni and Commissioners Davies, Alopogianis, Russell and Lemajeur. Commissioners Martin and Seifert were absent. Also present were Community Development Director Timothy Scott and two (2) persons in the audience.

III. APPROVAL OF AGENDA:

MOTION: Moved by Commissioner Lemajeur and seconded by Commissioner Alopogianis to move Item A - New Business before Unfinished Business. Motion carried by unanimous voice vote.

IV. APPROVAL OF MINUTES:

A. Meeting of September 12, 2017

MOTION: Moved by Commissioner Lemajeur and seconded by Commissioner Davies to approve the minutes of the meeting of September 12, 2017. Motion was approved by unanimous voice vote.

V. QUESTIONS FROM THE AUDIENCE: There were none.

VI. NEW BUSINESS:

B. ARC2017-16 – 1400 Walnut Drive – Consideration of a Front Yard Fence

Director Scott said that the proposed front yard fence has Home Owner's Association approval and is similar to front yard fences that have been previously approved.

Jon Chermak, property owner of 1400 Walnut Drive, said he is proposing a decorative aluminum fence along the rear of the property and in the front yard facing Oak Drive at a height of four feet (4'), and will not alter or negatively affect the character of the lot or neighborhood.

In answer to Commissioner Alopogianis' questions, Director Scott said that to the best of his knowledge the fence would not be in the way if there was an extension of Oak Drive and that there are no easement issues.

MOTION: Moved by Commissioner Russell and seconded by Commissioner Davies to approve a front yard fence as proposed on the attached site plan for single family residential property located at 1400 Walnut Drive. Upon roll call, motion was approved.

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

VII. UNFINISHED BUSINESS:

A. ARC2017-15 -124 West Main Street – Continuation of Discussion and Consideration of Elevation/Façade Improvements

Director Scott said that the graphics in the packet are the components which were previously discussed. He added that the only item which may be modified or nixed may be the awnings over the doors as the doors are being recessed. This doesn't affect the idea of an awning on the rear of the building.

A lengthy discussion was had on the options. Commissioners preferred the "V" shaped loft sign, preferred pin letters which could be halo lit, preferred removal of the goosenecks, if awnings are used, prefer the open-sided awnings, preference for color palette of Option 2 Alt, second choice was Option 1 and would like to have items #7 and #8 brought back with a final drawing of distressed signage, awning for the rear/north side elevation deck, or other rear elevation treatments.

MOTION: Moved by Commissioner Davies and seconded by Commissioner Lemajour to approve the storefront design elements with the "Craft" wall sign as pinned letters and halo-lit if illuminated, the "Craft" projecting sign to be illuminated internally, the "Lofts" projecting sign design to be V shaped, elimination of the gooseneck lighting, if awnings are used to have open-sided ones with placement and color to be determined, building façade color palette Option 2 ALT preferred with Option 1 as a second choice, and to bring back to the Commission for further discussion the rear/north side elevation, for signage, awnings or other elements. Upon roll call, motion was approved.

AYES: Commissioners Davies, Alopogianis, Russell, Lemajour and Chairman Baldoni

NAYS: None

ABSENT: Commissioners Seifert and Martin

VI. (Continued) NEW BUSINESS:

C. ARC2017-17 – 999 West Main Street – Consideration of a Monument Sign for LifeZone 360

This item was pulled from the Agenda at this time as petitioner was not in attendance to present his petition for the monument sign.

A brief discussion was held regarding monument signs with electronic displays and signage for multiple tenant businesses which possess large street frontages and are set back far from the roadway (e.g., approximately 500').

D. Sign Regulations – Discussion and Consideration of a Potential Text Amendment to Address Landscaping Around Freestanding Signs

Director Scott said that existing Sign Regulations state that landscaping around freestanding signs is encouraged and under the direction of the ARC, staff has prepared text amendments to the Sign Regulations that would make landscaping around the base of freestanding signs **required** so that there would be year long visual interest.

A brief discussion was held regarding the submittal of a formal landscape plan, whether or not it is necessary, along with the suggestions of plant material, which could be used to have year-round visual interest around the ground/monument signs.

MOTION: Moved by Commissioner Lemajeur and seconded by Commissioner Davies to recommend to the Village Board Approval of a Text Amendment Addressing the Requirement for Landscaping around Freestanding Signs. Upon roll call, motion was approved.

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

NAYS: None

ABSENT: Commissioners Seifert and Martin

VIII. CHAIRPERSON'S REPORT: There was none.

IX, REPORTS & QUESTIONS FROM COMMISSIONERS: There were none.

X. STAFF REPORTS:

Director Scott gave a brief report on downtown redevelopment, including the opening of RocHaus on the 24th of October, the addition of the pavers for the patio next to the old bowling alley, the Springs at Canterfield clubhouse which is now under roof, and the forthcoming ARC-approved 75,000 square foot Helukabel building.

XI. ADJOURNMENT

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

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

Respectfully submitted,



Barbara Traver
Village Clerk