

SPECIAL CALL

I. CALL TO ORDER:

Chairman Baldoni called the meeting to order at 7:07 pm.

II. ROLL CALL:

Present were Chairman Baldoni and Commissioners Seifert, Russell, Martin and Lemajeur. Commissioners Davies and Camacho were absent. Also present was Community Development Director Timothy Scott and one (1) person in the audience.

III. APPROVAL OF AGENDA:

MOTION: Moved by Commissioner Lemajeur and seconded by Commissioner Russell to approve the agenda as presented. Motion carried by unanimous voice vote.

IV. QUESTIONS FROM THE AUDIENCE: There were none.

V. UNFINISHED BUSINESS: There was none.

VI. NEW BUSINESS:

A. ARC2016-30 – 92-96 West Main Street – Consideration of Façade and Signage for RocHaus

Kevin Krak of RocHaus, briefed the Commission on the work done to the 92-94 West Main Street i.e., removal of the EIFS, cleaning of the masonry façade, replacing the molding/banding where it was missing, new storefront glazing which will be installed, new fiber-cement storefront millwork will be installed, restoring of the steel/iron corner posts and all non-masonry surfaces are to be repainted with a palette that will complement the building and connect it with its two neighbors to the west.

Mr. Krak said that the theater marquee will be restored with new sign faces and lighting (internal) for the faces, chaser lights at the top and bottom of the panels, and underneath the marquee, the RocHaus sign will have halo-style illumination, the banding and medallions will be synthetic stucco (EIFS).

He said a predominant reddish-brown brick will be on the majority of the elevation with buff for the base. He said that the red-brown provides the theater with its own identity and also complements his neighboring buildings.

Commissioners held a discussion on the size of the letters in RocHaus (estimated to be 3'5") and the letters on the marquee (estimated to be 15"), whether the side menu boards will be internally illuminated, suggestion that the chaser lights be static, if there is going to be exterior lighting for 92-94 West Main Street (there will be no exterior lighting), color and tone of the windows, color on the turret and framing around the oval and sills, and if it would be possible to

refine the transom windows with additional millwork and utilize the originally-proposed green accent color.

MOTION: Moved by Commissioner Lemajeur and seconded by Commissioner Russell to approve the elevation of the existing building 92-94 West Main Street, with the turret having more refined detail, de-massing of transom areas above the windows through additional millwork and dark green color of original proposal, toning down of beige color top and bottom to complement the turret and approving the elevation of 96 West Main Street using reddish-brown and buff brick and a rowlock rather than soldier course for the transition between brick tones and synthetic banding and ornamental medallions. Upon roll call, motion was approved.

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

MOTION: Moved by Commissioner Russell and seconded by Commissioner Martin to approve the marquee and its signage using static chaser lights at the top and bottom and the RocHaus sign centered horizontally and as vertically possible while maintaining proper visibility from the street, which would be field-verified. Upon roll call, motion was approved.

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

B. ARC2016-31 – 101 South First Street - Consideration of Facades

Director Scott said that an application for appropriateness approval has been submitted on behalf of OTTO Engineering for new facades at 101 South First Street. He said the proposal calls for a stepped-parapet design that is reflective of those found on bow-truss buildings of the past. He said that the use of red brick at 101 South First Street would create a bookend effect with the Village Hall (on the east and west ends of the south side of the downtown business district, respectively). He said given that the building owner prefers to use reclaimed brick, staff located a vintage red brick, which the building owner has agreed to use for the project along with stone/pre-cast stone caps, a standing seam metal roof, and upper-level windows and storefront transom windows with divide lights.

Director Scott called the Commissioner's attention to an illustration prepared by the building owner's architect and also a village-generated color rendering that includes additional potential details/embellishments that could elevate and further refine the appearance.

Director Scott asked the Commissioners for their input regarding these details.

A discussion was held on these façade detail embellishments with strong support for the divided-light storefront glass, steel canopy above the entry of the central tenant space and the use of stone/pre-cast stone accents at the building base

MOTION: Moved by Commissioner Lemajeur and seconded by Commissioner Seifert to approve the black and white drawing as submitted, but with red brick and highly recommended for consideration in order of importance: (1) raised panel bulkhead detail beneath storefront glass; (2) divided-light storefront glass; (3) stone/pre-cast stone accents at the building base; (4)

decorative masonry sign areas above side tenant space storefronts; and (5) steel canopy above the entry of central tenant space. Upon roll call, motion was approved.

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

NAYS: None

ABSENT: Commissioners Davies and Camacho

VII. CHAIRPERSON'S REPORT: There was none.

VIII. REPORTS & QUESTIONS FROM COMMISSIONERS: There were none.

IX. STAFF REPORT: There was none.

.X: ADJOURNMENT

Moved by Commissioner Lemajeur and seconded by Commissioner Seifert to adjourn the Appearance Review Commission meeting. The motion was approved unanimously.

The Appearance Review Commission Meeting adjourned at 8:50 pm.

Respectfully submitted,



Barbara Traver
Village Clerk