

**I. CALL TO ORDER:**

Chairman Baldoni called the meeting to order at 7:39 pm.

**II. ROLL CALL:**

Present were Chairman Baldoni and Commissioners Davies, Camacho, Russell, Anson and Lemajeur. Commissioner Seifert was absent. Also present was Community Development Director Timothy Scott. There was no audience.

**III. APPROVAL OF AGENDA:**

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

**IV. APPROVAL OF MINUTES:**

**MOTION:** Moved by Commissioner Lemajeur and seconded by Commissioner Davies to approve the Minutes of June 2, 2015 as presented. Upon roll call, motion was approved.

**AYES:** Commissioners Lemajeur, Davies, Camacho, Russell, and Anson

**NAYS:** None

**ABSENT:** Commissioner Seifert

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

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

**VII. NEW BUSINESS:**

**A. Edward Jones - Free Standing Sign Replacement**

Chairman Baldoni introduced Pat Gibbs, the representative from Edward Jones, who said this is a replacement of an existing freestanding, non-illuminated sign. She said the sign will have a pair of 4"x4" painted wood posts; the sign will be 60" from grade and 5' from the sidewalk. The sign will have a dark green background and white lettering, and the wood posts will be white.

**MOTION:** Moved by Commissioner Davies and seconded by Commissioner Russell to approve the sign as presented. Upon roll call, motion was approved.

**AYES:** Commissioners Davies, Camacho, Russell, Anson and Lemajeur

**NAYS:** None

**ABSENT:** Commissioner Seifert

**B. Renishaw - Site Plan, Elevations & Landscape Plan**

Matthew Etcheson, representing Renishaw, said that the new building will be built on approximately 11 acres and will contain 133,360 square feet with approximately 50% warehouse use and 50% office use.

Mr. Peters, representing Renishaw described the layout of the site plan as well as the structure of the building which will consist of spandrel and load-bearing precast concrete panels with a smooth finish and a combination of vertical and horizontal accent reveals. He said bands or ribbons of glass will bring in natural light and enliven the building's elevations. He also added that an orange accent band consistent with the company's brand has been employed to enhance the building's appearance and reinforce corporate identity.

Community Development Director Scott addressed the variance for the reduction of the required number of off-street parking spaces from 315 to 215 to accommodate the tenant's actual expected parking demand. He added that there will be additional green space as a result of the reduced number of parking places, but the area would remain available for expansion of the lot if warranted in the future.

A brief discussion was held on the size of the generator, refuse and loading dock area.

Mr. Peters said the footprint for the generator pad has been reduced to accommodate one generator for emergency power. Refuse and storage areas will be screened by landscaping.

**MOTION:** Moved by Commissioner Davies and seconded by Commissioner Lemajeur to approve the site plan, building elevations and landscaping as presented. Upon roll call, motion was approved.

**AYES:** Commissioners Davies, Camacho, Russell, Anson and Lemajeur

**NAYS:** None

**ABSENT:** Commissioner Seifert

### **C. Spring Hill Mall – Redevelopment Plan**

Architect David Schroeder and Andrew Uttan from V-3 Companies presented the plan to the Commissioners.

Mr. Uttan gave a basic description of the area for redevelopment including the demolition of the former JC Penney's and the adjacent retail area in order to construct an entertainment anchor (theater), three free-standing pads, outward-facing retail, and the public space that will be created between and contained by these buildings. He said that they are seeking approval of the site design, building elevations, the master signage plan and the landscape plan.

Mr. Uttan said that as a result of the requests from the Planning & Zoning Commission, the bike path will be extended with a connection to Higgins Rd. (Rt. 72) and they will be installing bike racks, the landscape islands will be doubled and they will use the approved list of tree varieties from the Village.

Mr. Uttan and there is a proposal to have a new driveway from the Jewel for a better cross connection.

Mr. Schroeder said that they are in negotiations with Jewel to lower the berm to make the entrance to the Mall more visible.

Mr. Schroeder presented the architectural plans including the theater plaza, a water feature, parking areas, areas for seasonal kiosks in the plaza area, walkways which will have a pedestrian scale, planters with raised seating caps around the perimeter, building materials, use of colored concrete benches, restructuring of the entry ways and signage.

Discussion took place regarding consideration for rear signage for tenants, consistent sizing of signage, location of monument sign, the size of the monument sign including concerns for the brightness of the LED sign, a suggestion for a reduction in the size of the placards and text for more balance, use of directional signs, renovating the other entry areas to the Mall to match the new entry way planting/seating areas, a suggestion to add more islands in the parking areas and concerns about use of skateboards on the curbing in the planter/seating area.

**MOTION:** Moved by Commissioner Lemajeur and seconded by Commissioner Davies to approve the Spring Hill Mall Redevelopment plan and to have developers' present options to reduce the monument sign and to look at ways to prevent skateboard usage on curbs. Upon roll call, motion was approved.

**AYES:** Commissioners Lemajeur, Davies, Camacho, Russell and Anson

**NAYS:** None

**ABSENT:** Commissioner Seifert

#### **VIII. CHAIRPERSON'S REPORT**

Chairman Baldoni welcomed Tom Anson as a new Appearance Review Commission Commissioner and Timothy Scott as the Village of West Dundee's Community Development Director.

#### **IX. REPORTS & QUESTIONS FROM COMMISSIONERS**

Commissioner Lemajeur commented on the brightness of the electronic sign at St. Catherine's Church.

Director Scott said he would look into developing a standard or set guideline to bring to the next meeting for discussion. He also explained about lumens.

Commissioner Lemajeur commented on the Edward Jones sign as a tasteful and a prime example of what should be used downtown.

Director Scott said he will put together a sign tool kit with examples that can be used as an advisory document.

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

#### **XI: ADJOURNMENT**

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

The Appearance Review Commission meeting adjourned at 9:18 pm.

Respectfully submitted,

*Barbara Traver*  
Barbara Traver  
Village Clerk