

**I. CALL TO ORDER:**

The meeting was called to order at 7:35pm by Laura Lemajeur, Commissioner in Chairperson Baldoni's absence.

**II. ROLL CALL:**

Present were Commissioners: Joel Davies, Laura Lemajeur, Jennifer Russell, Rick Browne, Jo Lynn Seifert. Commissioner Tom Baldoni and Mike Camacho were absent. Also in attendance were Community Director Cathleen Tymoszenko and four (4) persons in the audience.

**III. APPROVAL OF AGENDA:**

Commissioner Russell moved to approve the agenda, and seconded by Commissioner Seifert. Upon roll call, motion was approved.

**IV. APPROVAL OF MINUTES:** Commissioner Russell moved to approve the October 4<sup>th</sup>, 2011 Appearance Review Commission meeting minutes, seconded by Commissioner Davies. Upon roll call vote, motion was approved.

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

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

**VII. NEW BUSINESS:**

**LA FITNESS  
400 N. Eighth Street (Former Toys R Us Site)**

Gary Collins, Director of Development for LA Fitness, represented LA Fitness. Mr. Collins introduced Architect Timothy Schmitt, of Studio 222 Architects, Landscape Designer Greg Sagen of Signature Design Group and Engineer Mike Worline of Cemcom, Ltd.

Engineer, Mr. Worline gave a brief overview of the proposed building specs and site. Commissioner Browne asked how far the building from the sidewalk and Mr. Worline advised that it is 45 feet from the sidewalk.

Landscape designer, Mr. Sagen provided the commissioners with a brief overview of the landscape plans and noted that the landscape is designed to enhance the building and the landscape will create interest and will not just be mass landscaping. Mr. Sagen

noted that they will keep as many as the large trees as possibly, but noted some of them are infested with the Emerald Ash Borer disease and the undesirable will be removed and replaced as necessary. The building foundation will be enveloped in ornamental grasses, shrubbery and plants that will be all-season and will be respectful of existing vegetation. The trash enclosure will be placed away from the public's vision and will also be surrounded by landscape. He also mentioned that there will be bicycle racks on the Route 31 side.

Architect, Mr. Schmitt provided the commissioners with an overview of the building design and provided the commissioners with samples of the materials to be used. He mentioned that this building is a downscaled facility and will contain a lap pool, lockers rooms, kid's room, cardio room and basketball court. It will retain some of the signature elements such as the round rotunda – crown lit at night as an accent. The west elevation faces Ring Road and will contain vision glass in the pool area. The north elevation will have block glass in the basketball court. The east elevation faces Route 31 and will have art graphics. The wall will have three (3) panels of art graphics with inspirational words that will be recessed into the building and will be permanently displayed. They will be lit up at night and made of flex face material and are made to last three to five years. They are approximately 12' x 7' (approximately 136 square feet each). Discussion was held as to whether the panels could be construed as advertisement or just signs and upon discussion it was classified as signage and not advertisement. Lighting was noted to be fine as presented.

It was also discussed that LA Fitness will have three (3) free standing monument signs along Route 31 frontage and along the right-a-way and access roads and are in compliance with sign ordinance regulations.

#### **MOTION:**

Commissioner Russell moved to approve the plans as proposed with the condition that the art graphics are maintained as permanent and any changes to the art graphics will need to go through the Village Staff for approval. After a second by Commissioner Seifert, the motion carried by unanimous roll call vote.

#### **VIII. REPORT OF THE CHAIRMAN, COMMISSIONERS, STAFF:**

Commissioner Russell inquired about the Spring Hill Gateway sign and asked if it was ever going to be completed. Director Tymoszenko noted that they are in foreclosure and it is up to the courts as funds for repairs are limited. Director Tymoszenko also mentioned that there are a lot of retention issues and that they are trying to balance retention and maintenance and they are currently focusing on Petco and Office Max.

Brief discussion was held regarding the Wal-Mart court decision and when Wal-Mart might possibly move forward.

It was mentioned that Spring Hill Mall was bought by Rouse Properties and the possibility of the old JC Penny's site being occupied. It was also mentioned that McDonalds' lease expired and they have moved out and Burger King is considering moving into the mall area. Country Buffet went bankrupt and a Charlie's will be replacing the restaurant.

Director Tymoszenko mentioned that there are new representatives for the congregation First United Methodist Church on Main Street regarding the parsonage and that the Village has put on the table some ideas and commitment of funds to stop the deterioration of the house.

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

**X. ADJOURNMENT:**

Commissioner Russell moved for adjournment, and Commissioner Lemajeur seconded the motion. The meeting adjourned at 8:25 p.m.

Christin Mangan  
Commission Secretary