

**I. CALL TO ORDER:**

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

**II. ROLL CALL:**

Present were Commissioners: Tom Baldoni, Joel Davies, Jo Lynn Seifert, Rick Browne, Mike Camacho and Jennifer Russell. Commissioner Laura Lemajeur was absent. Also in attendance were Community Director Cathleen Tymoszenko and one (1) person in the audience.

**III. APPROVAL OF AGENDA:**

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

**IV. APPROVAL OF MINUTES:** Commissioner Browne moved to approve the minutes, and seconded by Commissioner Russell. The motion carried by unanimous roll call vote.

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

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

**VII. NEW BUSINESS:**

**DreamCo Design  
102 Main Street  
Signage & Exterior Alterations**

Jay Correia is the owner of DreamCo Design and is moving his place of business from Century Plaza to the formerly Kane County Cleaners building. Mr. Correia is requesting approval for signage and exterior renovations. Mr. Correia provided some overview as to what they are doing to the building and that they are using their best efforts to preserve the historical nature of the building.

Mr. Correia noted that there are three panes of glass behind the existing Cleaners sign with decorative cast iron which they will remove the existing paint and restore it to its natural state. They will also be repainting the building (top and ground level) with an off blue color that is consistent with the color palate. The door with vent along First Street was removed and replaced with a stationary window.

The roof is also being repaired to avoid moisture from continuing to damage the north facing wall's brick. A second roof is also being proposed above the second floor deck.

The back stairs and decks are also being rebuilt to code while keeping some of the same elements. There will be vinyl siding on the back of the building. The existing ladder has been removed and will be replaced with a pull-down ladder.

The staircase will be replaced and will be stained. There is the possibility that they will replace the staircase with a spiral staircase instead as it will provide more room on the deck. It was noted that the first deck does not need access to the second deck. They are also exploring the possibility of reconfiguring the staircase to be on the left side of the building or moving to next to Shelly's to allow easier access to the basement.

Director Tymoszenko mentioned that there is the possibility that the Village may re-design the utility box and fencing that is located behind the building to provide a "softer" look and increase the green space.

Discussion was moved to the signage approval. Mr. Correia discussed that a vinyl sign will be placed above and below the windows which will display the company logo and name of the business along with a description bordering the top and bottom. The door will have a smaller logo along with the address, phone number and web address all within the specified criteria of the fire department. A blade sign is also proposed for the rear of the property.

Mr. Correia is looking to add a billboard sign toward the back of the building similar to Emmetts, which will be vertical (versus horizontal so that you can see the whole sign) with a frame and goose neck lighting above it. The sign will remain the same all the time. Discussion was held as to the design of the billboard and it was requested that the sign should compliment the historical nature of the building and of the town. Discussion around the type and color of the frame was held and Mr. Correia noted that he would like to see molding around it and is open to suggestions. It was recommended that the molding should match the molding that is currently on the building. Discussion was also held as to the proposed picture. There was concern that the picture does not compliment the town and is too informal.

**MOTION:** Commissioner Brown made a motion to approve signs as is with the exception for the door sign will have the written text logo, web address and contact phone number. The motion also approved the spiral staircase to be moved to the west side and straight with access to the north. It is also requested that Mr. Correia to come back in four weeks with new proposed drawings showing the roof and second floor deck and stairwell to main deck with addition to coming back with the details of the billboard and east elevation.

After a second by Commissioner Davies, the motion carried by unanimous roll call vote.

**VIII. REPORT OF THE CHAIRMAN, COMMISSIONERS, STAFF:** There were none.

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

**X. ADJOURNMENT:**

Commissioner Browne moved for adjournment, and Commissioner Seifert seconded the motion. The meeting adjourned at 9:15 p.m.

Christin Mangan  
Commission Secretary