

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

**Village of West Dundee
October 11, 2016**

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 Seifert, Davies, Russell, Martin and Lemajeur. Commissioner Camacho was absent. Also present was Community Development Director Timothy Scott and three (3) people 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. APPROVAL OF MINUTES:

Regular Meeting of September 13, 2016

MOTION: Moved by Commissioner Lemajeur and seconded by Commissioner Davies to approve the minutes of September 13, 2016 as presented. Upon roll call, motion was approved.

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

V. QUESTIONS FROM THE AUDIENCE: There were none.

VI. UNFINISHED BUSINESS: There was none.

VII. NEW BUSINESS:

A. ARC2016-28 - 801 West Main Street - Consideration of Car Wash Signage for Shell Gas Station

Karen Dodge of Municipal Resolutions, representing Circle K and Shell spoke about the proposed upgraded signage for the existing car wash at the Shell gas station located at 801 West Main Street.

Discussion was held by the Commissioners regarding marrying the two structures together by using the yellow from the canopy of the gas station sign above the red of the band on the car wash, eliminating the banner that says "wash your car", using the yellow banding on only 70% of the car wash building, leave the entrance and exist car wash in red, leaving directional signs in red and white as is, and if it would be better to replicate what is on the upper canopy on the lower canopy.

MOTION: Moved by Commissioner Lemajeur and seconded by Commissioner Martin to approve new car wash signage for Circle K/Shell Gas Station located at 801 West Main Street

accepting the canopy concept as presented with these adjustments: adding Shell yellow rule from white letters of car wash to a 70% total distance to corner, leaving corners white; entrance and exit car wash north and south creating whole background white with red copy; directional signage to remain as presented; and remove banner sign G ("Wash Your Car") on the drawing. Upon roll call, motion was approved.

AYES: Commissioners Seifert, Davies, Martin, Lemajeur and Chairman Baldoni
NAYS: Commissioner Russell
ABSENT: Commissioner Camacho

MOTION: Moved by Commissioner Davies and seconded by Commissioner Lemajeur to move item 3 ahead of item 2 under New Business. Upon roll call, motion was approved.

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

B. ARC2016-30 - 122 West Main Street - Consideration of a New Wall Sign for Boxwood Home Design & Cabinetry Co.

Rod Perrine of Boxwood Home Design & Cabinetry, Co. presented a wall sign to be installed above the storefront display glass at 122 West Main Street. The sign will consist of a printed DiBond panel with dimensional letters indicating the name of the business

The sign has a charcoal background with white letters.

A suggestion about goose neck lighting over the sign was given by the Commission, but Mr. Perrine said he doesn't own the building.

MOTION: Moved by Commissioner Lemajeur and seconded by Commissioner Davies to approve a new wall sign for Boxwood Home Design and Cabinetry, Co., located at 122 West Main Street as presented. Upon roll call, motion was approved.

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

C. ARC 2016-29 - 218 West Main Street - Consideration of a Monument Sign for First American Bank

Ms. Cheryl Mercado, representing First American Bank, presented the request for a proposed monument sign that would replace the existing sign located at the southwest corner of the lot, near the northeast corner of Main and Third Streets.

Ms. Mercado said she is a 21 year employee of the Bank and has been a resident of West Dundee for 20 years.

She briefed the Commission on the history of the bank, which was built in the 1970's in the historic district. She said at the time there were only 3 banks in West Dundee, but the market has changed and they are now competing with banks such as Chase, BMO, US Bank, Bank of America, etc.in the Dundee area.

She is now asking for support for First American Bank to get their message out to the public through a proposed electronic sign.

The proposed sign consists of a brick monument with a surface mounted cabinet projecting 5" from the face of the brick on both sides. The cabinet will feature a traditional sign panel with the name of the Bank at the top and a similarly-sized electronic display panel at the bottom, but not a scrolling message. The overall height of the proposed monument sign is 8' and the width is at 7'9".

Director Scott pointed out that approval of this sign would ultimately be contingent on the consideration and approval of a text amendment to the sign regulations by the Village Board.

He said the proposed text amendment would enable installation and use of electronic signs in the Historic District on Main Street/Route 72 only for commercial properties with a least 180 linear feet of frontage. He reiterated that with this used as criteria, only two (2) commercial properties would be affected/eligible, namely First American Bank and US Bank.

A lengthy discussion ensued regarding how often the message would change (suggestions from once an hour to once every fifteen minutes), setback from the sidewalk (2'-3' feet), need to work with the grade, removal of the sign that is presently on the building, structure of the sign, size of the cap, leaving room for function and venting, background of the sign (blue background with white lettering to maintain corporate colors, illumination ("First American Bank" would be illuminated), height and width of sign, placement of the sign for visibility purposes, how the text amendment would work, (applies to linear footage) and landscaping around the bottom of the sign (suggestions seasonal).

MOTION: Moved by Commissioner Lemajeur and seconded by Commissioner Russell to approve a monument sign as presented for the First American Bank, located at 218 West Main Street Conditioned on Village Board Approval of Regulations for Electronic Signs along Route 72/Main Street keeping in mind recommendation of a continuous blue background and white copy (to match that of the fixed sign panel), change no more than once every 30 minutes (up to two distinct messages per hour), if structurally and operationally possible to minimize projection of sign panels from brick cabinet, and final siting reviewed by staff and Commission with setback at least equal to that of the existing sign. Upon roll call, motion was approved.

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

NAYS: None

ABSENT: Commissioner Camacho

VIII. CHAIRPERSON'S REPORT: There was none.

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

X. STAFF REPORTS:

Director Scott brought the Commissioners up-to-date on the demolition and construction of various downtown properties, i.e., Bamboozles, RocHaus and the former bowling alley.

Director Scott also informed the Commissioners of the progress at Spring Hill Mall, especially the new Cinemark movie theater, which is targeted to open during December in time for the holiday season and blockbuster releases.

XI. 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 8:53 p.m.

Respectfully submitted,



Barbara Traver
Village Clerk