

I. CALL TO ORDER:

The meeting was called to order at 7:32pm by Tom Baldoni, Chairperson.

II. ROLL CALL:

Present were Commissioners: Tom Baldoni, Joel Davies, Laura Lemajeur, Mike Camacho, Jennifer Russell and Jo Lynn Seifert. Commissioner Rick Browne was absent. Also in attendance were Community Director Cathleen Tymoszenko and one (2) persons in the audience.

III. APPROVAL OF AGENDA:

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

IV. APPROVAL OF MINUTES: Commissioner Lemajeur moved to approve the minutes of April 2nd, 2013 and seconded by Commissioner Seifert. The motion was carried by unanimous roll call vote.

V. QUESTIONS FROM THE AUDIENCE: There were none.

VI. UNFINISHED BUSINESS: There were none.

VII. NEW BUSINESS:

**The Chubby Bullfrog Bar & Grill
1959 Huntley Road
Outside Patio**

Mike Morrison, owner of the Chubby Bullfrog Bar & Grill and Phil Schleifer of Advantage 1 Unique Landscape and Exteriors submitted an Appearance Review Appropriateness Approval Application to create an outdoor Patio. Director Tymoszenko noted that the Zoning Commission Committee has already approved the patio contingent on the Appearance Review Commission review.

Mr. Morrison explained that he would like to have an outdoor patio so that he doesn't lose the spring and summer business as a lot of people like to eat and enjoy cocktails outdoors. He noted that he was looking to install a permanent structure; however, the owner would only approve a temporary structure. There will be a wrought iron fence and 3x3in posts inserted into the blacktop and will remain through the winter with the ability to be removed if the need arise.

ADA will move the handicapped parking stalls to other locations in front of the building. The patio will take over two parking spaces directly in front of the Chubby Bullfrog. There will be a buffer area on either side of the patio from other parking stalls.

Mr. Schleifer, Landscape Architect noted that the area will be a welcoming environment with wrought iron fence and will be surrounded by cedar planters every five feet and the planters will contain seasonal plants. Parking curbs will also be installed three feet from the fence so that those vehicles backing up will not hit the fence.

Inside the patio will have approximately eight tables with seating for four. The tables and chairs will be of a higher quality similar to all weather wicker furniture. Mr. Morrison confirmed that he will not be using resin tables and chairs. Each table will have its own umbrella which will be teal or light green in nature to compliment the interior of the business. There is enough ambient lighting outside so there will only be fake LED candles on the table tops. No music will be outside and certain perimeters set around liquor privileges. It was also noted that the fence will not be used for any type of advertisement. The ground covering will consist of an asphalt sealant similar to a tennis court.

MOTION: Chairperson Baldoni made a motion to approve the patio for outdoor dining as presented with the following stipulations: that the sealant used will be of earth tone colors (no loud colors) and cannot contain a logo; the furniture should be of higher quality – comparable to all weather wicker; there will be no advertising on the fencing and the umbrellas cannot have advertisement on them and they need to coordinate with the flooring and building façade. After a second by Commissioner Russell, the motion carried by unanimous roll call vote.

**Mr. Cronin's Driving School
1947 Huntley Road
Signage**

Ron Meyer of Meyer Signs represented the owner, Jack Cronin of Mr. Cronin's Driving School. Mr. Meyer presented to the Commission with a drawing of the proposed standard channel black sign with yellow lettering. Also requested by the new tenant is to allow the sign to be two and a half square feet larger than what the space is allotted.

Discussion was held regarding the brightness of the chosen color, yellow and how it is not aesthetically pleasing and is not complimenting of the façade. It was noted that this shopping center is visually challenged and the use of yellow will illuminate better at night and allow his place of business to be seen during the day.

MOTION: Commissioner Davies made a motion to approve the sign as presented. After a second by Commissioner Russell, the motion was not approved a roll call vote of 1 yes, 5 nays.

Director Tymoszenko noted that Mr. Cronin has the choice to appeal to the Village Board at the next scheduled meeting or to come to the Community Development office with a re-designed sign that is compliant with the existing criteria for the shopping center.

**American City Bureau
302 W. Main Street
Signage**

Ron Meyer of Meyer Signs represented the owner, Dan Mollsen of American City Bureau. American City Bureau is proposing a freestanding sign in front of their building. The proposed sign is a free standing sand blasted sign with raised lettering.

MOTION: Commissioner Lemajeur made a motion to approve the sign as presented. After a second by Commissioner Russell, the motion carried by unanimous roll call vote.

**American Eagle Furniture
1200 Spring Hill Drive
Spring Hill Mall
Signage**

American Eagle Furniture submitted and sign application for their new location at Spring Hill Mall. The sign is a channel sign in all capital letter set in light green letters in a single line configuration. Discussion regarding the proposed sign was held. It was noted that the Commission felt that the sign unattractive and should have some variation in the lettering.

MOTION: Commissioner Davis made a motion to approve the channel sign as presented.

After a second by Commissioner Seifert, upon roll call, the motion was not approved by a roll call vote of 1 yes, 5 nays.

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

IX. STAFF REPORTS: Director Tymoszenko mentioned that the Jimmy Johns is getting a new sign and inquired as to the shared access driveway sign.

Director Tymoszenko also noted that the Tartan Center businesses would like to have signage on the rear doors of the businesses. They would be non-illuminated signs and more like a placard sign. The Commission noted that they should be white with green lettering and must meet the criteria for an over the door sign.

X. ADJOURNMENT:

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

Christin Mangan
Commission Secretary