

**I. CALL TO ORDER:**

The meeting was called to order at 7:33pm by Tom Baldoni, Chairperson.

**II. ROLL CALL:**

Present were Chairperson Tom Baldoni, Commissioners Joel Davies, Jo Lynn Seifert, and Laura Lemajeur. Commissioners Jennifer Russell, Mike Camacho and Rick Browne were absent. Also in attendance were Community Director Cathleen Tymoszenko and eight (8) persons in the audience.

**III. APPROVAL OF AGENDA:**

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

**IV. APPROVAL OF MINUTES:** Commissioner Lemajeur moved to approve the Meeting Minutes of September 2, 2014 and was seconded by Commissioner Davis. The motion carried by unanimous roll call vote.

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

**VI. UNFINISHED BUSINESS:**

**A. U-Haul, 862-890 W. Main Street: Signage**

Director Tymoszenko noted that the signage discussion is a continuation from last month's meeting for the master sign plan change.

Mr. Jeffrey Jones and Ms. Heather Skelter were present to discuss the signage. Ms. Skelter noted that they have eliminated the lifestyle signage on the side of the building and instead will look into making windows out of that space and will submit architecture plans at a later date. They are also proposing to add "Your Storage Place" on the east view tower elevation.

Discussion was held regarding the font of the sign "Your Storage Place". Ms. Skelter noted that the sign "Your Storage Place" is one of U-Haul's trademarks. Commissioner Lemajeur noted that she is concerned that only half of the building will have signage while the other half remains empty. Ms. Skelter noted that they are only occupying half of the building and the other half will be for future tenants. Commission Lemajeur mentioned that she felt there are too many elements competing. Chairperson Baldoni suggested a sign package for the east side and south side building so that it can be seen as a whole and it would also eliminate the need to come back each time a new sign is to be installed.

Further discussion was held regarding the font and colors of the lettering. Ms. Skelter mentioned that they have only two fonts and that they have three colors – forest green, black and orange. All of which are corporate colors. She also mentioned they only have one wave over the customer entrance.

Director Tymoszenko noted that the Commission has already approved some signage and need set the perimeters on the remaining signage so that progress is not being stopped. Commissioner Davies noted that he felt that the script font for “Your Storage Place” makes it look like it is a different store altogether. He also inquired as to the green roof on the tower. Ms. Skelter noted that they plan to paint the roof green. Commissioner Davies asked if the paint would be an issue and found it odd to paint just one roof and Ms. Skelter replied that they would maintain it and repaint as needed. Chairperson Baldoni mentioned that he felt that painting the roof would jeopardize the integrity of the building as a whole and suggested the use of awnings instead at the east and south sides. Ms. Skelter replied that the use of awnings would not work as there are twenty foot trucks coming and going.

Ms. Skelter commented that she has brought forward many ideas and felt each design was nitpicked and they are trying to make the space work for them as the building sat vacant for two years.

Ms. Skelter noted that U-Haul has brought 100 families to the area and that they need to let people know where they are there.

Commissioner Lemajeur recommended adding green to all of the tower roof tops and to utilize more of the orange.

Chairperson Baldoni noted he is concerned with the painting of the roofs and feels something else can be done to showcase the building and draw attention to the main entrance.

It was suggested that the sign “Your Storage Place” be moved up and a wave added. Ms. Skelter noted that she would bring it to the CEO to approve.

Discussion regarding the color green was discussed and Ms. Skelter noted it is Sherwin Williams Forest Green.

**MOTION:** Commissioner Davies made a motion to paint all the tower roof tops the forest green as mentioned. After a second by Commissioner Seifert. The motion passed for a 3-1 vote.

**AYES:** Commissioners Seifert, Davies and Lemajeur

**NAYS:** Chairperson Baldoni

**MOTION:** Chairperson Baldoni made a motion to approve the signage as presented with the signature script font with the exception that the words “Your Storage Place” be moved upwards in the brick area and the wave omitted. After a second by Commissioner Davies. After a second by Commissioner Seifert, the motion passed for a 3-1 vote.

**AYES:** Commissioners Seifert, Davies and Chairperson Baldoni

**NAYS:** Commissioner Lemajeur

Ms. Skelter inquired as to whether she can make the sign larger and Director Tymoszenko replied that they can work with the square footage.

**VII. NEW BUSINESS:**

**A. Hamilton Academy, 180 S. Eighth Street: Wall Signage**

The applicant, Hamilton Academy is Signs submitted an application for appropriateness for a new wall sign. Ms. Barbara Hamilton and David Contorino were present to discuss the new wall sign. The proposed sign will be placed on the east elevation of the building on the upper floor elevation (same location as to the former sign). The sign proposed is to be a reverse "halo" channel letter sign, 3" deep, mounted 2" from the wall with lighting behind it.

Commissioner Davies noted that the sign looks nice and Commission Lemajeur also noted that the sign looked classy. Chairperson Baldoni noted that the sign looks appropriate and inquired as to whether they have any plans to clean the brick on the building. It was noted that the picture used to show the wall sign is an old picture and that the brick has since been power washed.

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

**B. Opus North, King Shan, LLC at Oakview Corporate Park, 1050 Wesemann Drive: Landscaping**

Ms. Kersten Leahy Associate Project Manager for The Opus Group was present to discuss the building landscape design elements for 1050 Wesemann Drive. The applicant is planning for the construction of a new 44,158 square foot warehouse building on a 2.48 acre site on the west side of Wesemann Drive.

Brief discussion was held regarding the landscape design.

**MOTION:** Commissioner Lemajeur made a motion to approve the landscape design as presented. After a second by Commissioner Davies, the motion carried by unanimous roll call vote.

**C. Distinctive Dentistry, 712 W. Main Street: Signage**

Dr. Stojanovic and Associates submitted an application for appropriateness for new signage. They are proposing a new sign in one of two locations on the property. The Village staff reviewed the proposed locations and as expressed the support for sign location number two which offers a greater setback from the street and a lessened likelihood for visual impediment. It was noted that the Commission did a review a concept drawing submitted to obtain feedback prior to the submission for the design of for the idea of including a toothbrush component into

the design. The proposed sign is a high density polyurethane white face sign with brown lettering. The sign posts are proposed to be fashioned from high density polyurethane and to be styled as toothbrushes angled to face one another.

Mr. Nick Braco of Sign Depot and Mrs. Stojanovic were present to discuss the sign. Brief discussion was held regarding the proposed signs.

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

**MOTION:** Commissioner Lemajeur made a motion to amend previous motion to approve proposed sign as presented *for the second location only*. The motion carried by unanimous roll call vote.

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

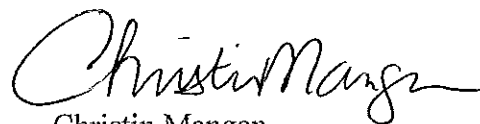
Chairperson Baldoni apologized for missing the past two meetings.

#### **IX. STAFF REPORTS:**

Director Tymoszenko announced that Christin Mangan has stepped down from taking the meeting minutes for the Appearance Review Commission.

#### **X. ADJOURNMENT:**

Commissioner Lemajeur moved for adjournment, and Commissioner Davies seconded the motion. The meeting adjourned at 9:21 p.m.



Christin Mangan  
Commission Secretary