

**APPEARANCE REVIEW COMMISSION
West Dundee Village Hall – 7:00pm**

**Village of West Dundee
September 13, 2016**

I. CALL TO ORDER:

Chairman Baldoni called the meeting to order at 7:07 pm.

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 eight (8) 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 August 9, 2016

MOTION: Moved by Commissioner Lemajeur and seconded by Commissioner Seifert to approve the minutes of August 9, 2016 with corrections to two motions removing Commissioner Davies name and Chairman Baldoni's name from a vote as they had recused themselves prior to the discussion. 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. ARC2016-24-203 S. First Street – Consideration of a Fence in the Front Yard of a Corner Lot in the R-3 Zoning District

Virginia and Paul Cecil presented their petition to install a black aluminum, ornamental fence along the side and front of the house facing First and Oregon Streets up to the sidewalk and also to install a solid privacy fence at the rear of the property behind the detached garage and on the side facing the neighboring property to the south.

Director Scott noted that the privacy fence is already permitted within the Municipal Code, and doesn't require the ARC's approval as long as it does not exceed a height of five feet.

Director Scott also told the Commission that the proposed fence extension due to its decorative design and low profile would not alter the character of this residential lot or negatively affect those in the immediate neighborhood.

MOTION: Moved by Commissioner Lemajeur and seconded by Commissioner Davies to approve a front yard fence as proposed on the attached site plan with the stipulation that the aluminum fence be no more than 4' and the privacy fence no more than 5' for the single family residential property located at 302 South First Street. Upon roll call, motion was approved

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

B. ARC2016-25 – 939 W. Main Street – Consideration of a Monument Sign for Gardner Capital Development’s Proposed Spring Hill Senior Residences

Mr. Brantley of Gardner Capital addressed the Commission and told them the recommended changes were made as suggested at the August 9, 2016 meeting including the new color Azurite, two tones for the insets and an increased cornice projection to the building.

Mr. Brantley spoke to the monument sign which was tabled from the previous meeting to allow the petitioner to make suggested revisions. He said the monument sign will be set into the existing berm at the northeast corner of the site and will feature brick wing walls and banding to match the color of the building with coping of white Portland cement. He said there will be a tall aluminum portion matching the aluminum color of the building and a wide central portion of the sign will be white precast Portland cement with 1" thick aluminum lettering painted in black and the lettering will be internally lit.

Discussion took place among the Commissioners regarding the font (simpler font would be better) with the majority of the Commission preferring option #4 with the font from Option #1 and the words "Senior Residences" a little smaller.

MOTION: Moved by Commissioner Davies and seconded by Commissioner Lemajeur to approve the proposed monument sign for Gardner Capital Development’s Spring Hill Senior Residences using font for option 1 or 4 with the rule being lined up with edges of letters and letters being offset in option #4. Upon roll call, motion was approved.

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

C. ARC2016-26-763 S. Eighth Street – Consideration of Window Signage for New Essence Salon, Inc.

Director Scott said the petitioners are seeking to re-use their existing sign and place it in the storefront window of their new location. He said that staff doesn't have the specific size and material for the proposed sign, but the photo supplied to the Commissioners shows that the sign is an oval shape and the permit indicates that the sign will be electric and illuminated, but that is not a certainty. He said the size and placement will need to be verified before the sign permit is issued.

MOTION: Moved by Commissioner Davies and seconded by Commissioner Russell to approve the reuse of a non-illuminated window sign for the New Essence Salon, located at 763

South Eighth Street and that it be hung securely in the window with the appropriate window hardware. Upon roll call, motion was approved.

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

D. ARC2016-27- 801 W. Main Street – Consideration of Signage for Shell/Circle K

Director Scott said this is a replacement of existing signage on the canopy and an update to the existing monument sign for the Shell gas station located at 801 W. Main Street. He said the proposed signage would update the appearance of this existing gas station to reflect the company's brand standards using the same color pallet and in general improve the overall appearance of the property.

Chairman Baldoni suggested that seasonal greenery be used around the base of the monument sign.

MOTION: Moved by Commissioner Lemajeur and seconded by Commissioner Davies to approve new signage for Circle K/Shell Gas Station, located at 801 W. Main Street as presented with the recommendation that landscaping be added to the base. Upon roll call, motion was approved.

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

VIII. CHAIRPERSON' REPORT: There was none.

IX, REPORTS & QUESTIONS FROM COMMISSIONERS:

Commissioner Daviess asked if the lights on the southeast corner of the parking lot at the former Congregational Church on South 5th Street and Route 72 could be shielded or baffled to keep the lights from shining into a home across the street. He said the lights have been changed recently and are excessively bright. He will send Director Scott the address of the home that is affected.

Commissioner Lemajeur said she is contemplating purchasing new banners for the downtown light poles, which would be used for the spring/summer of 2017.

X. STAFF REPORTS:

Director Scott gave an update to the Commissioners on the downtown projects including 101 S. First where the mansards have come down, demolition of the downtown redevelopment area will take place after Heritage Fest, the closing of Dooley's, on progress at Spring Hill Mall with Cinemark and the new outward facing retail, on Renishaw, Oeheld and Blue Line Bar & Grill in Oakview Corporate Park, Bright Oaks, on Route 31 and Village Quarter Road, which will be done in phases and Continental Properties proposal for the southeastern side of the Haeger Property.

XI. ADJOURNMENT

MOTION: Moved by Commissioner Martin and seconded by Commissioner Seifert to adjourn the Appearance Review Commission meeting. The motion was unanimous.

The Appearance Review Commission meeting adjourned at 8:30 pm.

Respectfully submitted,

Barbara Traver

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Village Clerk