

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

**Village of West Dundee  
May 14, 2019**

**I. CALL TO ORDER:**

Chairman Tom Baldoni called the meeting to order at 7:00 p.m.

**II. ROLL CALL:**

Present were Chairman Tom Baldoni, Commissioners JoLynn Seifert, Donna Martin and Laura Lemajeur. Commissioner Joel Davies arrived at 7:05 p.m. Commissioner Jennifer Russell arrived at 7:06 p.m. Commissioner Cheryl Alopogianis was absent.

Also present were Community Development Director Scott and Atrin Fard, Planner. There was no audience.

**III. APPROVAL OF AGENDA:**

**MOTION:** Moved by Commissioner Lemajeur and seconded by Commissioner Martin approve the Agenda as presented.

**AYES:** Commissioners Seifert, Martin, Lemajeur and Chairman Baldoni

**NAYS:** None

**ABSENT:** Commissioners Alopogianis, Davies and Russell

**IV. APPROVAL OF MINUTES:**

**A. Meeting of April 9, 2019**

**MOTION:** Moved by Commissioner Lemajeur and seconded by Commissioner Seifert to approve the minutes of the April 9, 2019.

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

**NAYS:** None

**ABSENT:** Commissioner Alopogianis

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

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

**VII. NEW BUSINESS:**

**A. ARC2019-07 – 531-547 South Eighth Street – Discussion and Consideration of Exterior Painting of Retail Center Roof and Sign**

Director Scott said Mr. Sinnis is the new owner of the 531-547 S. 8<sup>th</sup> St. multi-tenant retail center.

Mr. Sinnis said he wishes to repaint the property in order to apply a consistent color palette for the buildings and covered pole sign.

He said he is employing the services of an expert contractor who ensures durability by investing time in thoroughly preparing surfaces prior to applying high-quality paint. He showed the Commissioners samples of the proposed paint colors, which were white, cream, and burgundy.

A brief discussion took place which included the suggestion that the sign pole cover be painted burgundy rather than one of the lighter shades so that it would appear as a unified whole and show less wear.

**MOTION:** Moved by Commissioner Lemajeur and seconded by Commissioner Russell to approve the Proposed Repainting of the Retail Center at 531-547 South Eighth Street as presented with the change that the covered pole sign's cabinet, base, and top to be painted burgundy. Upon roll call, motion was approved.

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

**NAYS:** None

**ABSENT:** Commissioner Alopogianis

**B. ARC2019-08 890 West Main Street –Discussion and Consideration of a New Canopy Structure for U-Haul**

Jeff Jones representing U-Haul said he is proposing a canopy for the area adjacent to and north/northwest of the main entrance of the north building. He said this structure would provide a visual landmark for equipment return and offers cover for U-Haul staff and customers during inclement weather.

He said the canopy size is approximately 30' long by 20' wide. He added the posts are 6" galvanized steel and that there will be LED lights underneath the canopy.

In answer to Commissioners questions, Jeff said that the canopy is the green corporate color, can handle five (5) pounds of snow per square foot, and resists fading. In response to a Commissioner's thought, he said attaching the canopy to the building on one side would not be feasible.

**MOTION:** Moved by Commissioner Russell and seconded by Commissioner Davies to approve U-Haul's Proposed Canopy Structure for their Property Located at 890 West Main Street as presented. Upon roll call, motion was approved.

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

**NAYS:** Commissioner Lemajeur

**ABSENT:** Commissioner Alopogianis

**C. ARC2019-09      711 West Main Street – Discussion and Consideration of a Front Porch**

Director Scott said he has been contacted by the building owners' architect regarding the potential to enclose the existing front porch in order to use it as a conference room since their practice is growing and the building doesn't meet either their current or anticipated needs.

Director Scott said the proposal is to enclose the unused semi-open/-enclosed porch with architecturally-compatible windows to create a conference room for the law practice. He said this measure is intended to be a market-based, cost-effective alternative to an addition to the rear of the building which would likely prove prohibitively expensive and reduce an already constrained rear yard parking area.

Discussion took place regarding: porch openness; front yard setback; height, proportionality, and separation of windows; privacy from busy Main Street (e.g., use of rolling mesh shades); and, a desire to see any modification match the original/existing building's integrity. Also discussed were maintenance and restoration-related potential improvements (e.g., painting and siding).

A discussion took place on structures that have seen porches enclosed, and how potential codification of definitions and standards would ensure consistency in preserving open porches, enclosing eligible ones, and adding new open porches, all with design integrity in mind.

**VIII. CHAIRPERON'S REPORT:** There was no report.

**IX. REPORTS & QUESTIONS FROM COMMISSIONERS:**

Commissioner Martin inquired about the status of the State Farm double pole sign that is still resting up against the building. Director Scott said that he would inquire when following up on the building's re-roofing proposal.

**X. STAFF REPORTS:**

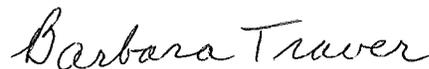
Director Scott gave a brief update on downtown development, Casey's General Store on Route 31, and the proposed residential multi-family development at the southwest corner of Randall Road and Recreation Drive.

**XI. ADJOURNMENT**

**MOTION:** Moved by Commissioner Russell and seconded by Commissioner Seifert to adjourn the Appearance Review Commission meeting. The motion was approved unanimously.

The Appearance Review Commission meeting adjourned at 8:30 p.m.

Respectfully submitted,



Barbara Traver, Village Clerk