

I. CALL TO ORDER:

Chairman Baldoni called the meeting to order at 7:04 p.m.

II. ROLL CALL:

Present were Chairman Baldoni and Commissioners Seifert, Alopogianis, Russell, Martin and Lemajeur. Commissioner Davies was absent. Also present were Community Development Director Timothy Scott and one (1) person 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:

A. Meeting of January 9, 2018

MOTION: Moved by Commissioner Seifert and seconded by Commissioner Russell to approve the minutes of the meeting of January 9, 2018. Upon roll call, motion was approved.

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

NAYS: None

ABSENT: Commissioner Davies

V. QUESTIONS FROM THE AUDIENCE: There were none.

VI. UNFINISHED BUSINESS: There was none.

VII. NEW BUSINESS:

A. ARC2018-02 551 South Eighth Street – Consideration of Awning Signs for Kabob Kitchen (formerly Maxwell’s Hot Dogs)

Mr. Lee Ford, from Hunzinger Williams, Inc., representing “Kabob Kitchen,” is proposing to replace the two existing awnings spanning the windows to the left of the main entrance and add one new awning on the right side of the entrance for the new business “Kabob Kitchen” in the space previously occupied by “Maxwell’s Hotdogs.”

Mr. Ford explained that the new awnings will feature a white and red striped fabric with a solid black valance. The lettering will be white. He explained that the proposed awning signs convey Kabob Kitchen’s brand and increase this set-back building’s visual presence.

MOTION: Moved by Commissioner Russell and seconded by Commissioner Lemajeur to approve the Proposed Awnings for Kabob Kitchen at 551 South Eighth Street as presented.

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

B. ARC2017-03 – 535 South Eighth Street – Consideration of a Wall Sign for Taqueria El Tio Ramos

Director Scott said this is an application for a new wall sign above the entrance to the business, which has not had a wall sign in place since the restaurant opened.

Director Scott explained that the proposed sign will feature a graphic depicting a couple in traditional Mexican clothing, followed by the text “Taqueria El Tio Ramos” in red lettering with gold trim. He said the sign will consist of raceway-mounted channel letters internally illuminated with the raceway painted to match the building.

MOTION: Moved by Commissioner Lemajeur and seconded by Commissioner Alopogianis to approve the proposed wall sign for “Taqueria El Tio Ramos” at 535 South Eighth Street as presented with the following changes: (1) returns be black; (2) front edge gold as presented or black to match return; (3) sign centered above storefront; and, (4) sign centered vertically to match existing signage in the mall. Upon roll call, motion was approved.

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

VIII. CHAIRPERSON’S REPORT:

Chairman Baldoni asked why the wall-mounted menu sign at Bethlehem Lutheran Church was not lighted as its content cannot be read in the evening. He suggested that it be illuminated in order to be consistent with their other sign.

Director Scott said he would look into it.

IX. REPORTS & QUESTIONS FROM COMMISSIONERS:

Commissioners asked if there were any prospects for the building which housed the former Francesca’s. Director Scott said there were four prospects generated within a week of Francesca’s closure. He added that two stayed interested over time, with one emerging as the most likely candidate to lease or potentially buy the building. He commented that a deal was not yet imminent.

There was a brief discussion about the lighting at Rochaus and the new office business that will occupy the rear tenant space (107 South First Street) at the old bowling alley.

X. STAFF REPORTS:

Director Scott briefed the Commission on Craft Donuts, which he said has been very successful since its opening. Work is still continuing on the loft apartments on the second floor.

XI. ADJOURNMENT

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

The Appearance Review Commission meeting adjourned at 7:55 p.m.

Respectfully submitted,

Barbara Traver

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Village Clerk