

APPEARANCE REVIEW COMMISSION MEETING
Via Video Conference – Pursuant to Governor Pritzker’s
Executive Order to Stay at Home to Fight the Spread of COVID-19

Village of West Dundee
February 9, 2021 - 7:00 PM

I. CALL TO ORDER:

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

II. ROLL CALL:

Present were Chairman Tom Baldoni, Commissioners JoLynn Seifert, Joel Davies, Marvin Warner, Donna Martin and Laura Lemajeur.

Also present were Community Development Director Tim Scott, Planner Atrin Fard, and Paul Johnson, building owner of 114 West Main Street. There was no audience.

All attendance was remote via video conference.

III. APPROVAL OF AGENDA:

MOTION: Moved by Commissioner Lemajeur and seconded by Commissioner Seifert to approve the Agenda as approved. Upon roll call, motion was approved.

AYES: Commissioners Seifert, Davies, Warner, Martin, Lemajeur and Chairman Baldoni

NAYS: None

IV. APPROVAL OF MINUTES: Special Meeting - December 8, 2020

MOTION: Moved by Commissioner Lemajeur and seconded by Commissioner Seifert to approve the minutes of the December 8, 2020 meeting. Upon roll call, motion was approved.

AYES: Commissioners Seifert, Davies, Warner, Martin, Lemajeur and Chairman Baldoni

NAYS: None

V. QUESTIONS FROM THE AUDIENCE: There were none.

VI. UNFINISHED BUSINESS: There was none.

VII. NEW BUSINESS:

- **ARC2021-01 –114 West Main Street – Consideration of an Exterior Appearance Plan for Potential Improvements to Building Facades**

Director Scott said this application has been submitted by Mr. Paul Johnson, new owner of the building/property at 114 West Main Street. He added that Mr. Johnson will also serve as his own general contractor and is seeking approval of a package of potential exterior improvements.

Mr. Johnson presented a brief background into the purchase of the property and said he has obtained a demolition permit. He said demolition began on the 1st and 2nd floors of the building taking the walls down to the original brick. He added that current plans call for the front half of

the second floor to be opened up, creating a loft space and open feel and dramatically increasing the square footage available for the primary tenant.

Mr. Johnson said while the envisioned use for the building will be office space, it will have the feel of a cozy coffee house, not a corporate cube farm. He also said he is not only the owner, but will be the tenant. He hopes to add soft seating, In addition to the open office space, there will be a conference room and a dining area. Mr. Johnson added that the space will be flexible enough to accommodate another use for the building down the line, such as a bakery or coffee house.

Mr. Johnson addressed the exterior plans for the building, including brick restoration, parapet repair, new windows and doors, and painting. Highlighted was the entirely new storefront on Main Street (south elevation) with large windows and detailed mill work that will provide a more historic and period-reflective appearance. Commissioners discussed and provided some input on potential visual division of windows.

Mr. Johnson commented that work to the north elevation of the building is intended to create a more inviting appearance and provide a level of quality that will present it as a second front rather than a typical back.

VIII. CHAIRPERSON'S REPORT : There was no report.

IX. REPORTS & QUESTIONS FROM COMMISSIONERS: There were no reports.

X. STAFF REPORTS: There was no report.

XI. ADJOURNMENT:

MOTION: Moved by Commissioner Lemajeur and seconded by Commissioner Seifert to adjourn the Appearance Review Commission meeting. Upon roll call, the motion was approved.

AYES: Commissioners Seifert, Davies, Warner, Martin, Lemajeur and Chairman Baldoni

NAYS: None

The Appearance Review Commission meeting adjourned at 7:45 p.m.

Respectfully submitted,



Barbara Traver, Village Clerk