

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

**Village of West Dundee
April 9, 2019**

I. CALL TO ORDER:

Chairman Tom Baldoni called the meeting to order at 7:14 p.m.

II. ROLL CALL:

Present were Chairman Tom Baldoni, Commissioners JoLynn Seifert, Joel Davies, Cheryl Alopogianis, Jennifer Russell, Donna Martin, and Laura Lemajeur.

Also present were Community Development Director Scott, Atrin Fard, Village Planner, and eleven (11) people in the audience.

III. APPROVAL OF AGENDA:

MOTION: Moved by Commissioner Lemajeur and seconded by Commissioner Alopogianis to approve the Agenda as presented.

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

NAYS: None

IV. APPROVAL OF MINUTES:

A. Meeting of February 12, 2019

MOTION: Moved by Commissioner Lemajeur and seconded by Commissioner Seifert to approve the minutes of the February 12, 2019.

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

NAYS: None

ABSTAIN: Commissioner Russell

V. QUESTIONS FROM THE AUDIENCE: There were none.

VI. UNFINISHED BUSINESS: There was none.

VII. NEW BUSINESS:

A. ARC2019-03 – 551 South Eighth Street – Discussion and Consideration of New Signage for Jimmy’s Chicken & Ribs

Director Scott said this is an application for a new sign package for “Jimmy’s Chicken & Ribs”, which will be opening in the space most recently occupied by “Kabob Kitchen” at 551 South Eighth Street.

He added that the petitioner intends to keep all the existing sign structures and simply change the sign faces to communicate the restaurant's new name, using, predominantly, black for background, white for text, and red for accents.

MOTION: Moved by Commissioner Lemajeur and seconded by Commissioner Davies to approve the Proposed Sign Package for Jimmy's Chicken & Ribs Restaurant at 551 South Eighth Street as presented. Upon roll call, motion was approved.

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

NAYS: None

B. ARC2019-04 – 312 Geneva Street – Discussion and Consideration of a Front Yard Fence on a Corner Lot

C. ARC2019-05 – 318 Geneva Street – Discussion and Consideration of a Front Yard Fence on a Corner Lot

Chairman Baldoni recused himself from the discussions and votes as the petitioners are neighbors.

Director Scott said that the homeowners of 312 and 318 Geneva Street are requesting the installation of ornamental metal fencing on their perspective lots.

Jenny Schiavone, 312 Geneva Street, and John Hogan, 318 Geneva Street, were sworn in by Village Clerk Traver.

Mrs. Schiavone said that her property currently has a five-foot (5') high, solid wood fence atop a retaining wall. She said the proposed ornamental fence would replace the heavy-appearing existing wood fence enclosing her yard, and would create a safer, more functional and livable yard. She said there will be two (2) gates, one off of Geneva Street, and one off the driveway on Lincoln Avenue. The fence on Geneva Street will line up with her neighbor's at 318 Geneva Street.

Mr. Hogan, of 318 Geneva Street, said he is planning to use the same/matching ornamental fencing which will line up with his neighbor's fence. He said the fencing would go around the east side of the driveway and all around the yard.

He agreed to cut the corner to avoid a Village manhole so access by Public Works would be maintained. Mr. Hogan wished to locate the fence outside of existing lilac bushes. However, through discussion it was determined that this would likely place the fence on Village property. Director Scott noted that the fence could not be located in Village right-of-way and that it must be kept on the homeowner's property. Discussed were the options of trimming or removing the lilac bushes with the fence at the west property line or placing the fence inside of the lilac bushes. Confirmed was that the fence will not extend beyond the face of the home, which reflects the front yard.

MOTION: Moved by Commissioner Lemajeur and seconded by Commissioner Davies to approve the fencing submittal for 318 Geneva Street with the modification that the fence on the corner of 4th and Lincoln be angled to provide access to Village infrastructure, the fencing on the

Lincoln side run up to the driveway, to the deck on the east side, fence placement shall be on homeowner's property, with the fence and gate on the Geneva side lining up with the homeowner's fence and gate on 312 Geneva Street. Upon roll call, motion was approved.

AYES: Commissioners Seifert, Davies, Alopogianis, Russell, Martin, and Lemajeur

NAYS: None

MOTION: Moved by Commissioner Lemajeur and seconded by Commissioner Davies to approve the fencing submittal for 312 Geneva Street with placement on homeowner's property with fence and gate lining up with the fence and gate at 318 Geneva Street. Upon roll call, motion was approved.

AYES: Commissioners Seifert, Davies, Alopogianis, Russell, Martin, and Lemajeur

NAYS: None

D. ARC2019-06 – Southwest Corner of Randall Road and Recreation Drive – Discussion and Consideration of Site Plan and Exterior Appearance for a 380-Unit Multi-Family and Commercial Pad Development

Mr. Tony DeRosa, of Fiduciary Real Estate Development (FRED), said his firm has received preliminary approval from the Planning and Zoning Commission and the Village Board for the development project.

Mr. DeRosa gave an overview of the proposal including the history of the company, demand for this type of housing, market research, and demographic profiles that desire this type of housing.

Mr. DeRosa said that the proposed development of 380 units would consist of two-story townhouse style buildings with private entries into each unit, amenities (Clubhouse, Pool, and Fitness Facility), storm water management, centrally-located park space, and a network of sidewalks and landscaped green spaces to provide a substantial buffer to the unincorporated single-family neighborhood to the south.

Mr. DeRosa said access to the development is from Randall Road by way of Recreation Drive and would also have a secondary access point provided farther west on Recreation Drive for emergency purposes.

He added that the proposed commercial lot fronting Randall Road would have a right-in, right-out on Randall and that this is being requested of the Kane County Department of Transportation (KDOT) in order to provide appropriate access from this highly-trafficked major arterial and in turn make the use and site viable.

Mr. DeRosa said he is hoping for a summer start, as early as July, with an 18-to-20 month construction period. He said that Phase 1 would be completed, and if successful, they would move on to Phase 2. Phase I is anticipated to have 300 units and Phase 2 would include 80 units.

He said that the apartment finishes include upgraded appliances and cabinetry, large windows, open concept floor plan, in-unit washer/dryer, individual HVAC, walk-in closets, and oversized balconies/patios.

Based off of staff-supplied feedback, a revised detached garage plan was submitted by the project architect with the addition of gables, masonry, a proportionate mix of horizontal and vertical siding, brackets, and coach lights. Mr. DeRosa said that they omitted the windows as shown by staff as their use in the past has posed a maintenance issue.

Matthew Nelson, landscape architect, said there will be layering of shrubs, year-round color, and drought-tolerant native plantings around the development. He clarified that the design around and adjacent to the clubhouse, the development's entrance, would make a strong impression on those arriving and clarified that the pool area would be appropriately screened.

Mr. Nelson said in consideration of the residents of the adjacent neighborhood there will be both tree preservation and re-forestation with site-suitable species to provide ample screening/buffering.

Jared Placek, engineer, addressed questions about the ponds and maintaining well-functioning drainage. He commented that the main detention basin at the south-central section of the site is driven primarily by existing natural topographic characteristic and hydric soils in this area.

A brief discussion was held by the Commissioners on whether or not a berm would offer better screening for the residential neighborhood to the south or the consideration of a hard barrier such as a decorative metal fence, which would provide physical separation yet be virtually invisible as it would blend in with the landscaping.

Residents Jim Murray, Bonnie Joszi, Tom Linsley, and Linda Armintrout from the adjacent residential neighborhood addressed the Commission with their concerns and questions. Some of the most prominent concerns were: the maintenance of a buffer between their neighborhood and the proposed development; preservation of high-quality, mature trees; when removing trees, that low-quality ones such as box elders be the effort's emphasis; where appropriate, the use of evergreens to provide year-round screening; and, not having a trail near on the south side of the detention area near their homes.

Mr. Murray expressed a concern about the detention pond not leaching into their wells and expressed a desire to see some form of mosquito abatement, which Mr. Nelson and Mr. Placek addressed.

A brief discussion was held regarding site design. Jason Emericson, representing Community School District #300, said from the district's standpoint there should be a paved walking path from the development to Dundee Middle School for the students who will be living in the development to walk to school as well as having a route for emergency vehicles. The southwest corner of the development seemed suitable for this walkway. The idea of a hedge or fence separating the school from the proposed development was mentioned.

Commissioner Russell said that a connection of the proposed walking paths to the existing trails would be ideal.

Discussion ensued regarding: the commercial property (there is no prospective buyer); the design of and the number of cars accommodated by the attached garages (some are tandem – 2 cars deep), with 0.89 enclosed garage space per apartment with the balance detached garages and street parking; if parking spaces will be marked (spaces will be marked); if studio and one-bedroom apartments will have access to garages (Mr. DeRosa said some of those renters may not want to pay for a garage); demographics to support this type of development (800,000 plus jobs within an average one-hour commute, quick access to tollway, nexus of major roadways, etc.); and, the difference between the FRED proposal and the Grove development in Elgin (FRED development has no elevators, separate entrances, no shared hallways, etc.).

In the area of building design, a discussion was held regarding lighting, masonry-siding balance, roof design (triple gables) and clarification regarding gutters and downspouts (won't discharge into parking lots).

Mr. DeRosa said there will be a coach light at every entry door (lights will be regulated by the renter), fixtures on detached garages, and Dundee luminaire street lights. Director Scott added that the photometric analysis will also be shared with the Planning & Zoning Commission, which includes a member with professional expertise in lighting.

The next discussion centered on the mail receptacles and trash enclosures. There will be mail kiosks around the development, representing a decentralized approach, rather than a centralized one with a structure around it. The receptacles are black and intended to be nondescript to blend in, and their locations are intended to provide convenience. There will be four (4) kiosks on the site, and they will be maintained by staff.

Trash enclosures are all the same, located near garages and made of durable fiber-cement material with colors that pair with adjacent building colors.

Mr. De Rosa said signage will utilize stone from the clubhouse and siding colors within the current color palettes to create a cohesive development. The monument signs for the development will be consistent with the palette of materials of the multi-family development and the graphic elements are designed for optimal legibility for cars and pedestrians passing by.

Discussion took place about the elements of the "guard house" sign. It was suggested that a standing seam roof be used as a visual tie back to the club house. A question about the overhang of the guard house interfering with trucks passing through was raised. It was clarified that the rendering made it appear as if the overhang conflicted with clear roadway passage and there will be enough room to pass without hitting the overhang.

MOTION: Moved by Commissioner Lemajeur and seconded by Commissioner Seifert to approve the project's clubhouse and residential building designs as submitted with the updated detached garage elevations as presented. Upon roll call, motion was approved.

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

NAYS: None

MOTION: Moved by Commissioner Lemajeur and seconded by Commissioner Davies to approve the signage as presented with the modification that the guard house incorporate a standing seam roof and with the possible addition of wood elements that match the clubhouse. Upon roll call, motion was approved.

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

NAYS: None

MOTION: Moved by Commissioner Lemajeur and seconded by Commissioner Davies to approve the site plan as presented with the addition of a sidewalk connection which joins Dundee Middle School to the proposed multi-family property in the development's southwest corner. Upon roll call, motion was approved.

AYES: Commissioner Seifert, Davies, Alopogianis, Russell, Martin, Lemajeur, and Chairman Baldoni

NAYS: None

MOTION: Moved by Commissioner Lemajeur and seconded by Commissioner Alopogianis to approve the landscape plan as presented with the addition of: (1) ample screening at the southern end of the property to buffer the single-family residences from the multi-family development and (2) more seating and defined grilling areas. Upon roll call, motion was approved.

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

NAYS: None

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

IX, REPORTS & QUESTIONS FROM COMMISSIONERS:

Commissioner Alopogianis announced that Woof, Woof and Meow are having a fundraiser at Panera Bread on Thursday, April 11, 2019.

X. STAFF REPORTS: There were none.

XI. ADJOURNMENT

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

The Appearance Review Commission meeting adjourned at 10:16 p.m.

Respectfully submitted,

Barbara Traver

Barbara Traver, Village Clerk