

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

**Village of West Dundee
September 12, 2017**

I. CALL TO ORDER:

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

II. ROLL CALL:

Present were Chairman Baldoni and Commissioners Seifert, Davies, Alopogianis, Russell and Lemajeur. Commissioner Martin was absent. Also present were Community Development Director Timothy Scott and three (3) persons in the audience.

III. APPROVAL OF AGENDA:

MOTION: Moved by Commissioner Lemajeur and seconded by Commissioner Seifert to move Item D before Item C.. Motion carried by unanimous voice vote.

IV. APPROVAL OF MINUTES:

A. Meeting of August 8, 2017

MOTION: Moved by Commissioner Lemajeur and seconded by Commissioner Seifert to approve the minutes of the meeting of August 8, 2017. Upon roll call, motion was approved. unanimously by voice vote.

V. QUESTIONS FROM THE AUDIENCE: There were none.

VI. UNFINISHED BUSINESS: There was none.

VII. NEW BUSINESS:

A. ARC2017-12 – 1201 Wesemann Drive (Oakview Corporate Park) –Consideration of Site, Building, Signage, Landscaping and Lighting Design for Helukabel USA

Adam Nowoj, architect representing Opus presented plans for Helukabel USA, a new light industrial facility planning to relocate to 1201 Wesemann Drive in the Oakview Corporate Park. He said that Helukabel USA is a German company and producer of cables, wires, and cable accessories. He added that their proposed building is approximately 75,000 square feet and would house warehouse and office space.

Mr. Nowoj said the building's exterior consists of structural pre-cast walls with a steel interior structure and that the precast will be painted to match the company's corporate colors of light and dark gray along with an accent of red. He said there will be three (3) curb cuts; a center cut for cars, another cut for a fire lane, and a third cut on the west side entrance for the truck dock.

He said that the location entrance has been flipped for better circulation and that the corporate sign will also be moved to that location. He said the signage is under our 100 square foot regulations and will be non-illuminated box letters. He added that the monument sign will be illuminated with landscaping around the sign.

Mr. Nowoj answered Commissioners questions about the relationship of the building to the site and adjoining properties, building design and placement on the site, mechanical equipment, sign design, landscaping and maintenance.

MOTION: Moved by Commissioner Lemajeur and seconded by Commissioner Russell to approve as presented the proposed code-compliant site plan, building elevations, signage, landscaping and site lighting for Helukabel USA at 1201 Wesemann Drive in the Oakview Corporate Park with the modification of adding landscaping at the concrete base of the monument sign with the base painted the darker gray. Upon roll call, motion was approved.

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

NAYS: None

ABSENT: Commissioner Martin

B. ARC2017-13- South Eighth Street – Consideration of a Monument Sign for Thornton’s Gas Station

Ernie Di Fiore of Modern Signs presented the Commission with a revised monument signage for Thornton’s gas station. He said the proposed sign would reflect the company’s brand standards and in general improve the overall appearance of the property.

A discussion took place regarding the height of the sign and the desire to see it lowered by 12 inches, need for landscaping around the sign and the code reference and its interpretation for consideration of sign base material.

MOTION: Moved by Commissioner Lemajeur and seconded by Commissioner Davies to approve a monument sign for Thornton’s Gas Station, located at 2171 South Eighth Street, with the modification to reduce the height of the base by 12 inches, add landscape around the base and to work with Staff on the landscaping of the base. Upon roll call, motion was approved.

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

NAYS: None

ABSENT: Commissioner Martin

C. ARC2017-15 – 124 West Main Street- Consideration of Elevation/Façade Improvements

Paul McVicker, representing 124 West Main Street, briefed the ARC on the restoration he is doing in the building to prepare it for the occupancy of Craft Donuts on the first floor and four (4) loft apartments on the second floor.

Discussion took place between Mr. McVicker and the commissioners regarding the elements found in the restoration, including storefront composition and materials; the use of display, transom, and double-hung windows; awnings, their function, bracketing, size and pitch; the sign band, illumination by external fixture or internal sign lighting; color palette options (preference for Narragansett Green and Gunsmith Gray); Craft’s ramp-like entrance; projecting and pinned-letter wall signs for Craft and some form of a projecting sign (triangular in shape discussed) for the loft rentals; the back side deck, stairs, entrance, awning, and faded, painted or stained wall sign.

MOTION: Moved by Commissioner Lemajeur and seconded by Commissioner Seifert to approve 124 W. Main Street storefront as presented; "Craft" wall sign design and illumination to be determined; "Craft" projecting sign design and placement to be determined; "Lofts" projecting sign design and placement to be determined; open-sided awning design, placement, and color of covering to be determined; building façade color palette options approved as presented with final placement of color to be determined; rear/north side elevation deck approved as presented with a compatible awning over the west door. Upon roll call, motion was approved.

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

NAYS: None

ABSENT: Commissioner Martin

D. ARC2017-14 – 92-94 West Main Street – Consideration of a Projecting Sign for RocHaus/RocStop

Director Scott said RocHaus is nearing its anticipated fall opening, and its owner is contemplating a projecting sign to increase visibility of the venue and capitalize on highly trafficked Main Street. He said RocHaus is seeking to modify the approved sign plan by adding a projecting sign for the RocHaus/RocStop located at 92-94 West Main Street building, which will house the ticket office, merchandise store and green room.

Director Scott said the proposed projecting sign would be internally illuminated and mounted to the building façade. The sign measures approximately 8.4' high by approximately 2' wide with an estimated copy area of 16.8' square feet.

Discussion took place on the placement of the sign, the desire to see the arrow at the bottom removed as it makes the sign too busy, suggestion that the words "Box Office" or "Tickets" be placed on a smaller projecting sign and/or on the door, color choice for the lighting and the consensus that design #4 was most appropriate.

MOTION: Moved by Commissioner Davies and seconded by Commissioner Lemajeur to approve sign option #4 with the recommendation that the illumination be white in color for a vertical, directly-illuminated projecting sign for RocHaus located at 92-94 West Main Street. Upon roll call, motion was approved.

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

NAYS: None

ABSENT: Commissioner Martin.

VIII. CHAIRPERSON'S REPORT: There was none.

IX, REPORTS & QUESTIONS FROM COMMISSIONERS:

Commissioner Seifert presented a report on the former candy store which was torn down for the Downtown Redevelopment. She presented pictures and facts on George Goebel and his business which could be used on a plaque to be placed on the property.

A brief discussion took place on some of the wording and Commissioner Davies said he would help with it and get it back to Commissioner Seifert. It was suggested that perhaps on the plaque and on future plaques that digital etching could be used.

It is Commissioner Seifert's goal to have plaques such as the one being described at all the historical sites and places of significant interest in the Village.

Commissioner Lemajeur said there is progress on the banners to be used downtown. She said they may look like blueprint drawings with wording such as "Creating New History" or "Enhancing, Preserving and Restoring". These banners would be interspersed with the other downtown banners.

X. STAFF REPORTS: There were none.

XI. ADJOURNMENT

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

The Appearance Review Commission meeting adjourned at 10:05 pm.

Respectfully submitted,



Barbara Traver
Village Clerk