

**I. CALL TO ORDER:**

Chairman Baldoni called the meeting to order at 7:30 pm.

**II. ROLL CALL:**

Present were Chairman Baldoni and Commissioners Seifert, Davies, Russell, Browne and Lemajeur. Commissioner Camacho was absent. Also present were Gosia Pociecha, Village Planner and petitioners from Bright Oaks Development. There was no audience.

**III. APPROVAL OF AGENDA:**

**MOTION:** Moved by Commissioner Lemajeur and seconded by Commissioner Lemajeur to approve the agenda as presented. Motion carried by unanimous vote.

**IV. APPROVAL OF MINUTES:**

**MOTION:** Moved by Commissioner Lemajeur and seconded by Commissioner Russell to approve the Minutes of February 3, 2015 as presented. Upon roll call, motion was approved.

**AYES:** Commissioners Lemajeur, Seifert, Davies, Russell, and Browne.

**NAYS:** None

**ABSENT:** Commissioner Camacho

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

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

**VII. NEW BUSINESS:**

**A. Bright Oaks of West Dundee - Senior Housing**

Gosia Pociecha gave a brief overview of the proposed development which she said received approval from the Village Board for a Special Use for B-3 Planned Development: Senior Use for Senior Citizen Housing; for variations for building height regulations and number of required parking spaces; and a Preliminary Plat of Subdivision and approval from the Planning & Zoning Commission.

Lon Marchel, Vice President of Development, for Bright Oaks gave the history of the Bright Oaks Group and of their other projects in Illinois in Elgin, Aurora, Wooddale and Fox Lake and in five cities in Florida along with two other projects which are on the drawing board.

Mr. Marchel described the property, locations of the planned buildings, proposed elevations, materials used in construction which will consist of brick, stone, fiber cement siding and decorative grilles including steel rails and balconies on select windows.

He explained how the facility is set up with mixed use independent living, assisted living and memory care units. He said the development has a low impact on schools, parks and libraries,

minimal vehicle traffic and that it will create jobs, help the business population and contribute to tax growth.

Landscape Architect, Larry Dziurdzik, explained the landscaping plan with greenery all year long, decorative grilles (which is their branding) the Porte Cohere, monument signs and the construction materials for the monument signs and temporary signs. He explained that the main entrance will be on Route 31 with a right in and right out and that parking will be screened.

He further explained that the landscaping plan will have evergreens, perennials, large shade trees, shrubs and ornamental grasses, as well as a garden and a water feature (small fountain) and a pre fabricated pergola.

Mr. Dziurdzik explained that the lighting plan will have the use of pole and wall light fixtures throughout the site and that they are proposing the use of the Dundee Luminaire as the pole light. He said the wall light fixtures will be used around the buildings to provide accent illumination of the elevations.

Discussion took place after the presentation.

Commissioner Russell asked about transportation. Mr. Marchel said that Bright Oaks will be providing transportation on site for the residents. Commissioner Lemajeur asked about directional signs off Willow. Mr. Marchel said he would look into signage there as well as Market Loop. Commissioner Browne asked about the detention area and if it would aerated. It will not be aerated. He also commented that the property on the south end (Willow and bike path area) needs to be cleaned up and then maintained to keep it clean. Commissioner Browne also asked about the lighting. Mr. Dziurdzik said there would be LED lighting used around the buildings and that the ground signs will also be lit.

Commissioner Davies asked about financials and Mr. Marchel explained the financial planning and investments.

After the discussion all of the Commissioners expressed positive comments about the Bright Oaks development.

**MOTION:** Moved by Commissioner Lemajeur and seconded by Commissioner Russell to accept the presentation of Bright Oaks as presented with façade, elevations, and main entry signs and to recommend to add directional signs at Market Look and possibly Willow and Route 31 and to look into the maintenance of the south end of the property. Upon roll call, motion was approved.

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

**NAYS:** None

**ABSENT:** Commissioner Camacho

**VIII. CHAIRPERSON'S REPORT** There was none

**IX. REPORTS & QUESTIONS FROM COMMISSIONERS**

Commissioner Lemajeur asked if there has been any more information on the U-Haul signage.

Chairman Baldoni questioned the use of strobe lights on the U-Haul property.

Commissioner Browne said that the building fronting Route 31 in Gateway needs attention, especially for the debris and weeds. Planner Pociacha said she would ask Nate Hermann to look into this.

It was also brought up that the signage for the Mall on Huntley Road needs to be fixed. It is damaged and only the pylons are left standing.

**X. STAFF REPORTS** There were none.

**XI: ADJOURNMENT**

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

The Appearance Review Commission meeting adjourned at 8:40 pm.

Respectfully submitted,

Barbara Traver  
Village Clerk