

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

Village of West Dundee
July 10, 2018

I. CALL TO ORDER:

Chairman Pro Tem Laura Lemajeur called the meeting to order at 7:05 p.m.

II. ROLL CALL:

Present were Chairman Pro Tem Laura Lemajeur and Commissioners Joel Davies, Cheryl Alopogianis, Jennifer Russell and Donna Martin. Chairman Tom Baldoni and Commissioner JoLynn Seifert were absent. Also present was Community Development Director Timothy Scott.

III. APPROVAL OF AGENDA:

MOTION: Moved by Commissioner Russell and seconded by Commissioner Alopogianis to amend the Agenda by removing Item D and placing Item C first. Motion carried by unanimous voice vote.

IV. APPROVAL OF MINUTES:

A. Meeting of June 12, 2018

MOTION: Moved by Commissioner Russell and seconded by Commissioner Martin to approve the minutes of the meeting of June 12, 2018. Motion carried by unanimous voice vote.

V. QUESTIONS FROM THE AUDIENCE: There were none.

VI. UNFINISHED BUSINESS: There was none.

VII. NEW BUSINESS:

A. ARC2018-12 380/390 West Main Street - Discussion and Consideration of Proposed Exterior Improvements and Signage for U-Haul's East and North Building

Architect Rick Gilmore walked the commissioners through the basics of the plans for this property. He explained that the proposed improvements for the east building include: demolition of the northernmost portion of the east building to create a developable pad; with demo, finishing of the new north end wall; removal of the loading dock facing Route 31; new storefronts along Route 31 (to accommodate a move of tenants from a portion of the south building and/or potentially new tenants); reuse of the bulk of the existing building for a new large tenant with an entrance on the west side off of the parking lot; and, a parking row or rows on the east side of the east building facing Route 31 to serve the new tenants.

Mr. Gilmore said that they would be reusing the same design elements, same lines, cornices and the same materials that are currently on the other buildings.

Heather Skeleton, from U-Haul, said the proposed improvements to the north building are intended to emphasize the main entrance of the storage operation and will consist of two

elements: (1) painting the standing seam roof from beige to green and (2) installing a corporate wave sign.

Director Scott said that the reformatting of the east building will strengthen its retail presence and is part of a proposed larger plan that, if approved by the Village Board, would see the storage operation move into a portion of the south building with Dollar Tree to remain where they are.

A lengthy discussion took place that included the potential lowering of the berm along Route 31 if needed for storefront visibility, the number of entrances (two) for the proposed Planet Fitness, the amount of time for the demolition of the northernmost portion of the east building (approximately 20 days), what material would be used on the parking surface of the demolished building (binder-course asphalt), if the monument signs would remain on Route 31 and Route 72 (will remain and any new tenants could be added to it), potential for a corner projecting sign to emphasize the storage operation's customer entrance in the north building, paint color (green for the standing seam roof at the customer entrance with the question of how it may relate to the rest of the north and south buildings), placement of the "wave" (proposed to be affixed to the trim band; recommended that it be moved down and that a second for the east side be included), and what Planet Fitness may want for their linear frontage of the east building's elevations (to be submitted under separate application).

After the discussion, there were two (2) motions.

MOTION: Moved by Commissioner Russell and seconded by Commissioner Davies to approve the demolition of Building C as proposed, with the remainder of the building to be finished like the rest of the east building, asphalt (binder course) applied to the development pad area created by the demolition, removal of items at the back of the north building, and a recommendation that the berm be lowered or reshaped if needed to ensure visibility of east building tenants from Route 31. Upon roll call, motion was approved.

AYES: Commissioners Alopogianis, Davies, Russell, Martin and Chairman Pro Tem Lemajeur

NAYS: None

ABSENT: Chairman Baldoni and Commissioner Seifert

MOTION: Moved by Commissioner Martin and seconded by Commissioner Russel to table the discussion on the U-HAUL north and south buildings' paint and signage until additional information can be supplied. Upon roll call, motion was approved.

AYES: Commissioners, Davies, Alopogianis, Russell, Martin and Chairman Pro Tem Lemajeur

NAYS: None

ABSENT: Chairman Baldoni and Commissioner Seifert

With U-Haul's potential tenant-related matters in mind, given Planning and Zoning's consideration of their use-related requests on July 23rd, and with them targeting the August 6th

Village Board meeting, ARC members discussed the potential for a special ARC meeting on Tuesday, July 31st.

B. ARC2018-11 – Discussion and Consideration of the Proposed Wall Sign for Pablo’s Tex Mex and Cantina (at Spring Hill Mall)

Sarah Sobel, Manager and Owner of Pablo’s Tex Mex and Cantina presented her proposal for a new wall sign which features the name of the restaurant, “Pablo’s,” in green letters made to appear similar to a cactus plant, followed by smaller font text “Tex Mex and Cantina” in black letters on top of a blue ribbon. There will also be a graphic representing an orange circle with a light border behind the sign. The sign will be mounted directly to the sign band area of the façade. The wall sign will be oriented toward the adjacent parking lot.

Ms. Sobel said the proposed sign has been their logo for over 34 years. She noted their plan to have a soft opening on August 4th and a grand opening on August 9th.

A brief discussion was held regarding the placement of the sign and it was suggested to proportionately reduce the size of the sign to provide some free space within the sign band area.

MOTION; Moved by Commissioner Davies and seconded by Commissioner Martin to approve the proposed wall sign for “Pablo’s Tex Mex and Cantina” to be located at 1155 Spring Hill Mall with a proportionate reduction resulting in approximately three brick courses top and bottom and that the returns and trim around the edges of the sign be black. Upon roll call, motion was approved.

AYES: Commissioners Alopogianis, Davies, Russell, Martin and Chairman Pro Tem Lemajeur

NAYS: None

ABSENT: Chairman Baldoni and Commissioner Seifert

C. ARC2018-10– 527 South Eighth Street – Discussion and Consideration of Proposed Exterior Improvements for the Exxon Mobil Gas Station

Director Scott said Exxon Mobil is seeking approval for exterior improvements for the Mobil Gas Station located at 527 S. Eighth Street. He added that the proposed improvements would update the appearance of this existing gas station to reflect the company’s brand standards, and in general, improve the overall appearance of the property.

He said the project is partly a preventative maintenance program and part a cosmetic update.

The work includes refreshing the paint on the canopy columns, bollards, and fuel islands; replacing the regulatory and image stickers on the fuel dispensers; installation of four (4) island mounted architectural elements; installation of four (4) column mounted architectural elements; installation of four (4) column wrapped architectural elements; Installation of eight (8) pump number identifiers and replacement of panels on the existing freestanding sign including addition of electronic price panel for diesel.

A brief discussion was held in which a recommendation was proposed to refresh signs, exterior of the structures, and the poles of the double-pole sign.

MOTION: Moved by Commissioner Davies and seconded by Commissioner Martin to approve the proposed architectural elements and signage as presented and refurbish and repaint existing signage and trim as needed at the Exxon Mobil Gas Station at 527 S. Eighth Street.

AYES: Commissioners Alopogianis, Davies, Russell, Martin and Chairman Pro Tem Lemajeur

NAYS: None

ABSENT: Chairman Baldoni and Commissioner Seifert

VIII. CHAIRPERSON'S REPORT: There was none.

IX, REPORTS & QUESTIONS FROM COMMISSIONERS: There were none.

X. STAFF REPORTS: There were none

XI. ADJOURNMENT

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

The Appearance Review Commission meeting adjourned at 8:12 p.m.

Respectfully submitted,



Barbara Traver
Village Clerk