

I. CALL TO ORDER:

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

II. ROLL CALL:

Present were Chairman Tom Baldoni and Commissioners Joel Davies, Donna Martin, JoLynn Seifert, and Marv Warner. Commissioner Lemajeur was absent.

III. APPROVAL OF AGENDA:

MOTION: Moved by Commissioner Martin and seconded by Commissioner Davies to approve the Agenda as presented. Motion was approved by acclamation.

IV. APPROVAL OF MINUTES: Meeting of August 10, 2021

MOTION: Moved by Commissioner Davies and seconded by Commissioner Martin to approve the minutes of August 10, 2021. Upon roll call, motion was approved.

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

NAYS: None

V. QUESTIONS FROM THE AUDIENCE: There were none.

VI. UNFINISHED BUSINESS: There was none.

VII. NEW BUSINESS:

A. ARC2021-16 – 711 Kane Street – Consideration of Exterior Appearance Plans for a Solar Panel Installation

Director Scott stated that this solar case was the first before the ARC noting that the residence is in Old Town, which represents the Village's portion of the Dundee Township National Register District. He added that the Village approved additional regulations for solar installations, which included review by ARC for systems that are proposed for Old Town.

Director Scott referred to his memo summarizing the regulations and cited specific points, including but not limited to, the required three-foot free-space perimeter on all roof planes, horizontal and vertical centering of panels, equipment placement at the rear or side of the structure and near the existing electrical service, color coding of system components with roofs and walls, and panels not occupying more than 50% of each roof plane facing the street (front lot line).

Members of the ARC expressed their understanding of those who wish to embrace solar energy but shared their concerns over the impact that highly-visible systems could have on residences in Old Town, noting that solar systems are modern-looking and in direct contrast with the traditional architecture of these homes. Members commented that the panels they have seen

seem to be attached to rather than visually integrated within structures thereby making it difficult to produce harmony. Members commented that there could be a damaging overall effect on the historic character of the District if numerous, highly-visible installations occurred, which in turn could potentially impact property value.

Members reiterated that their primary concern was over the proposed installation's Kane Street-facing array, with some questioning the amount of potential benefit given that it is a northern exposure. Director Scott asked if members would be open to potential reallocation of those panels, with the group in turn offering their support.

MOTION: Moved by Commissioner Martin and seconded by Commissioner Davies to Deny the Solar Application for 711 Kane Street as Presented with the Recommendation that a Revised Layout be Proposed that Lessens Visual Impact at the Street

AYES: Commissioners Davies, Martin, Seifert, Warner, and Chairman Baldoni
NAYS: None

B. ARC2021-17 – 118 West Main Street – Consideration of Exterior Appearance of a Proposed Rear Deck and Façade Improvements

Director Scott provided a summary of the proposal, noting the building owner's significant prior effort to rehabilitate the building inside and outside, with the exception being the rear entry stairs and landing area. He added that the proposal before the ARC is intended to pursue a deck that would provide utility to the building/business owner and be built in a substantial fashion as an extension of the building as opposed to an attachment lacking design and comprised of lesser materials.

ARC members shared their feedback noting their appreciation for the desire to improve the building and to do so in a premium fashion. However, the ARC expressed concerns over whether: the masonry walls that would surround the deck would appear too slab-like; the ornamental metal fence and gates was too heavy-looking and fortress-like; the new brick would be compatible with the existing or contrast; and, the proposed coating would fix the reported spalling or exacerbate the condition and end up peeling and flaking.

To address these concerns, members suggested, respectively, to: provide some relief in the walls, perhaps by visually extending the columns and creating rectangular elements in between with either flat tops or curved ones to evoke the building's windows; clarify the amount of openness of the proposed fence/gate design to ensure enough transparency so as to avoid feeling too walled off with the suggestion that another pattern could be found that plays off one of the building's elements; provide a sample of the proposed brick or color-confirming photo to clarify whether the intention is to be compatible with the existing brick, contrast with it, or tie to the proposed coating color; and, provide information on the proposed coating to ensure the proposed product's efficacy in solving masonry problems related to infiltration, its durability over time, and whether the color is proposed to tie to or evoke that of the building's Main Street façade.

Without the applicant or his representative present, some of the ARC's questions and observations could not be answered or discussed. As a result, members recommended that Director Scott provide the ARC's feedback to the applicant's architect.

MOTION: Moved by Commissioner Martin and seconded by Commissioner Warner to Table the Deck Proposed for the Rear of 118 West Main Street

AYES: Commissioners Seifert, Davies, Martin, Warner, and Chairman Baldoni
NAYS: None

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

AYES: Commissioners Davies, Warner, Martin, Seifert, and Chairman Baldoni
NAYS: None

The Appearance Review Commission meeting adjourned at 8:37 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Timothy J. Scott", with a long horizontal flourish extending to the right.

Timothy J. Scott, AICP, CNU-A
Community Development Director