

**I. CALL TO ORDER:**

The meeting was called to order at 7:30pm by Chairperson Tom Baldoni.

**II. ROLL CALL:**

Present were Chairman Baldoni, Commissioners, Joel Davies, Mike Camacho, and Jennifer Russell. Commissioners Laura Lemajeur, Jo Lynn Seifert and Rick Browne were absent. Also in attendance were Community Director Cathleen Tymoszenko and eight (8) persons in the audience.

**III. APPROVAL OF AGENDA:**

Moved by Commissioner Davies and seconded by Commissioner Camacho to approve the agenda as presented. Motion carried by unanimous vote.

**IV. APPROVAL OF MINUTES:** Moved by Commissioner Davies and seconded by Commissioner Russell to approve the minutes of October 7, 2014. Upon roll call, motion was unanimously approved.

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

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

**VII. NEW BUSINESS:**

**A. Papa Johns  
723 Main St.  
Signage**

Mr. .Joshi from Papa John's explained that the sign is being done by Comet Neon and that Papa Jphn's is a national tenant and therefore, there isn't much of a choice for a sign other than the corporate one. He also said the property owners have no problem with the sign.

**MOTION:** Moved by Commissioner Russell and seconded by Commissioner Davies to accept the sign for Papa John's Pizza as presented. Upon roll call, motion was approved.

**AYES:** Commissioners Russell, Davies, Camacho and Chairman Baldoni

**NAYS:** None

**ABSENT:** Commissioners Seifert, Lemajeur and Browne.

**B. Dragon Buffett  
1438 Spring Hill Mall  
Signage**

Mr. Chris Huang, from KVO Construction and Mr. Chan, owner, presented their plans for the sign for the Dragon Buffett. The 24” sign will be on the exterior wall with red lettering and a 12” sign in red with a white background under the Dragon Buffet sign which says Grill-Sushi. The sign has been approved by Spring Hill Mall.

**MOTION:** Moved by Commissioner Russell and seconded by Commissioner Davies to approve the Dragon Buffet sign as presented. Upon roll call, motion was approved.

**AYES:** Commissioners Russell, Davies, Camacho and Chairman Baldoni

**NAYS:** None

**ABSENT:** Commissioners Seifert, Lemajeur and Browne

**C. 24 Hour Total Fitness  
621 S. Eighth St.  
Signage**

Mr. Jim Henderson, owner and Mr. Ron Meyer, Meyer Signs presented their plans for the sign for 24 Hour Total Fitness. The sign will be LED illuminated with all white text with a “24 Hour” logo. The over size of the sign is 32 ft.

**MOTION:** Moved by Commissioner Davies and seconded by Commissioner Russell to approve the sign as presented. Upon roll call, motion was approved.

**AYES:** Commissioners Davies, Camacho, Russell and Chairman Baldoni

**NAYS:** None

**ABSENT:** Commissioners Seifert, Lemajeur and Browne

**D. John’s Mobil  
527 S. Eighth St.  
Signage**

Director Tymoszenko presented a brief history of the signage request from Mobil, which is located on a corner property. She said the additional sign will say “automobile repairs” “certified mechanic”. There will be uniformity of the sign, color is appropriate, there will be an appropriate distance from the ground and will meet all the requirements.

**MOTION:** Moved by Commissioner Davies and seconded by Commissioner Camacho to approve the sign as presented. Upon roll call, motion was approved.

**AYES:** Commissioners Davies, Camacho, Russell and Chairman Baldoni

**NAYS:** None

**ABSENT:** Commissioners Seifert, Lemajeur and Browne

**E. Around the Corner Candy  
107 S. Second St.  
Demolition & Reconstruction**

Greg Samata, property owner, presented the plans for the demolition and reconstruction of Around the Corner Candy. He gave a brief history of the building and of the many repairs he has done to the building in the last 30 years.

At the present time, he said the foundation is crumbling, the walls are unstable, the electric needs a major overhaul and there are multiple code issues.

Mr. Samata's desire is to recreate the building with all new siding, trim and roofing, a utility room in the back as well as a storage area and adding a deck or terrace for outdoor dining. He said the only changes would be the pitch of the roof and a different scale for the windows. There will be no second floor usage.

He estimates the cost to be \$150,000 plus \$45,000 for the cost of the deck. He would like to start demolition the 1<sup>st</sup> of January and hopefully be ready to open by June.

A brief discussion ensued regarding front and side yard setbacks, as well as rear yard setback, whether or not a variance would be needed (no variance would be needed), what would be used for the deck (brick pavers, similar to the brick paver sidewalk), landscaping (Kim Srajer said there would be no additional landscaping as she is planning to use potted plants) and fencing (Mr. Samata said the existing fencing will be kept and the new fencing would be the same).

Mr. Samata said that the sidewalk on the side of the building is not Village property as the Village never purchased the property from him. Director Tymoszenko said this needs to be resolved and it would be helpful if a plat of survey for the building was available. Mr. Samata said he thinks he has a plat of survey and will get the plat, so everything can be confirmed.

**MOTION:** Moved by Commissioner Davies and seconded by Commissioner Camacho to approve the demolition of Around the Corner Candy, 107 S. Second Street. Upon roll call, Motion was approved.

**AYES:** Commissioners Davies, Camacho, Russell and Chairman Baldoni

**NAYS:** None

**ABSENT:** Commissioners Seifert, Lemajeur and Browne

**MOTION:** Moved by Commissioner Russell and seconded by Commissioner Davies to approve the new structure as presented. Upon roll call, motion was approved.

**AYES:** Commissioners Russell, Davies, Camacho and Chairman Baldoni

**NAYS:** None

**ABSENT:** Commissioners Seifert, Lemajeur and Browne

Director Tymoszenko said the next step is to go to the Village Board for assistance, including the application and budget and to submit for a permit. She said this can be done at the December 15, 2014 Regular Board Meeting.

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

**IX. STAFF REPORTS:** Director Tymoszenko announced that this will be last meeting for Appearance Review as she has accepted the position of Economic Development Director for the City of Geneva beginning December 15, 2014.

Director Tymoszenko said the copy of the Ordinance in the Commissioner's packets was for their reference and gives the criteria which are applicable to the requests which come before the Appearance Review Commission.

**X. REPORTS AND QUESTIONS FROM COMMISSIONERS:**

Commissioners asked about the MT Barrels building and the Clearwater Theater. Director Tymoszenko said the owner of the theater has plans, but there is nothing definite about the use for MT Barrels.

Commissioners also inquired about the Cardinal Office Supply building and Director Tymoszenko said an advertising company is looking at it and will probably lease it.

Commissioners also inquired about Bootleggers. Director Tymoszenko said the owner is looking for investors.

**X. ADJOURNMENT:**

**MOTION:** Moved by Commissioner Russell and seconded by Commissioner Camacho to adjourn the Appearance Review Commission Meeting. Motion was unanimous.

The Appearance Review Commission adjourned at 8:39 pm.

Barbara Traver  
Village Clerk