

APPEARANCE REVIEW COMMISSION (ARC-) Special Call
Via Video Conference – Pursuant to Governor Pritzker’s
Executive Order to Stay at Home to Fight the Spread
of COVID-19

Village of West Dundee
June 30, 2020 - 7:00 PM

I. CALL TO ORDER:

Chairman Tom Baldoni called the meeting to order at 7:04 p.m.

II. ROLL CALL:

Present were Chairman Tom Baldoni, Commissioners JoLynn Seifert, Joel Davies, Cheryl Alopogianis, Marvin Warner, Donna Martin and Laura Lemajeur.

Also present were Community Development Director Tim Scott and Atrin Fard, Planner. There were three (3) persons in the audience, Tony DeRosa and Ashley Poull (FRED) and Lane Steven of 728 Liberty Street.

All attendance was remote via video conference.

III. APPROVAL OF AGENDA:

MOTION: Moved by Commissioner Lemajeur and seconded by Commissioner Seifert to approve the Agenda moving Item B before Item A. Upon roll call, motion was approved.

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

NAYS: None

IV. APPROVAL OF MINUTES:

A. Meeting of June 9, 2020

MOTION: Moved by Commissioner Lemajeur and seconded by Commissioner Seifert to approve the minutes of the June 9, 2020 meeting. Upon roll call, motion was approved.

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

NAYS: None

V. QUESTIONS FROM THE AUDIENCE: There were none.

VI. UNFINISHED BUSINESS: There was none.

VII. NEW BUSINESS:

**B. ARC2020-06– Southwest Corner of Randall Rod and Recreation Drive –
Consideration of Signage for Seasons at Randall Road**

Director Scott said that at the April 2019 meeting, ARC reviewed and approved the sign design for the location, size, and design of sign structures with future sign graphics to be reviewed and considered by the ARC at a later date.

Tony DeRosa and Ashley Poull, representing FRED said the proposed signage is consistent with the structures already approved.

Mr. DeRosa said that the proposed signs feature the community name “Seasons” (in a script font) in dark blue text on a cool grey background. He added that this brand identity was recently developed with the intention of using it broadly (buildings, signs, website, marketing, etc.) and for the company’s future developments.

A discussion was held by the Commissioners regarding whether there was a concern over the potential appearance of too much signage on the three walls of the club house’s tower, the size of the signs, and the visual weight of the lower and upper case letters.

Commissioner Lemajeur expressed concern that the script looks busy, if it was necessary to have the signage on all three sides of the tower, and if it could be simplified.

Mr. DeRosa gave his reasoning for the signage on all three sides of the tower, including the width of Randall Road and the speed of the vehicles passing by and wanting to ensure visibility and legibility. Director Scott added that while the font/logo is different, the club house tower at Springs at Canterfield similarly has signs on three sides, adding that those had been reduced in size (width) to increase the amount of empty space to the sides of each sign so as to avoid the appearance of an animated marquee.

A brief discussion was held on the other signage, specifically, two (2) ground/monument signs, two (2) piers, and a guard house sign. Ashley Poull explained the reasoning for the larger “S”, legibility of the signs (easier to read in a straight line), as well as the slight offset on the ground/monument signs.

Mr. DeRosa reiterated that the signage, especially on the tower, is designed for readability given the speed of traffic on Randall Road as well as the need to be seen from the North, East and West sides.

MOTION: Moved by Commissioner Davies and seconded by Commissioner Seifert to approve Signage for Seasons at Randall Road Located at the Southwest Corner of Randall Road and Recreation Drive. Upon roll call, motion was approved.

AYES: Commissioners Seifert, Davies, Alopogianis and Warner

NAYS: Commissioners Martin and Lemajeur

A. ARC2020-05 728 Liberty Street – Consideration of a Fence in a Front/Corner Side Yard

Director Scott said the property owners at 728 Liberty Street have submitted an application for a fence in a front/corner side yard. He said the property is a corner lot improved with a two-story frame residence with the property’s western frontage immediately adjacent to Route 31.

Director Scott said the proposed fence would define the lot’s edge and provide a semblance of separation from this highly-trafficked corridor. Lane Steven explained that the fence would be

decorative in nature, maintain some openness, and improve curb appeal. He added that they may wish to plant bushes in the area where there would be no fence.

A brief discussion took place regarding painting the fence with a fresh coat of white paint, replacing any broken or deteriorated pickets, and a suggestion that a cap be put on each post.

MOTION: Moved by Commissioner Lemajeur and seconded by Commissioner Seifert to Approve a Fence in the Front/Corner Side Yard as Proposed on the Attached Plat of Survey for Single-family Residential Property Located at 728 Liberty Street. Upon roll call, motion was approved.

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

NAYS: None

VIII. CHAIRPERSON'S REPORT : There was no report.

IX. REPORTS & QUESTIONS FROM COMMISSIONERS:

Commissioners said it can be difficult to communicate effectively in the electronic format.

Director Scott said that when in-person meetings return it may be possible to have them at 100 Carrington Drive as the meeting room would allow for social distancing.

X. STAFF REPORTS:

Director Scott said there will be a meeting in July and soon the ARC would see a proposal for a light industrial development between Renishaw and Helukabel in OPUS' Oakview Corporate Park.

XI. ADJOURNMENT

MOTION: Moved by Commissioner Lemajeur and seconded by Commissioner Martin to adjourn the Appearance Review Commission –Special Call meeting. Upon roll call, the motion was approved.

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

NAYS: None

The Appearance Review Commission –Special Call meeting adjourned at 8:03 p.m.

Respectfully submitted,

Barbara Traver

Barbara Traver, Village Clerk