

**APPEARANCE REVIEW COMMISSION (ARC) MEETING  
Village Hall – 102 South Second Street**

**Village of West Dundee  
October 12, 2021**

**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, Laura Lemajeur, Donna Martin, JoLynn Seifert, and Marv Warner.

There were four (4) people in the audience, Dan Wilbrandt and applicants Andy Burns and Dave Pape (for 112 South Second Street), applicant Frank Lambert for rebranding of LA Fitness to Esporta), and applicant Ron Meyer (for new signage at 1900 Canterfield Parkway East and 120 West Main Street).

**III. APPROVAL OF AGENDA:**

**MOTION:** Moved by Commissioner Lemajeur and seconded by Commissioner Martin to approve the Agenda with items C and D moved ahead of item B given who was present in the audience at the time. Motion was approved by acclamation.

**IV. APPROVAL OF MINUTES: Meeting of September 14, 2021**

**MOTION:** Moved by Commissioner Martin and seconded by Commissioner Davies to approve the minutes of September 12, 2021. Upon roll call, motion was approved.

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

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

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

**VII. NEW BUSINESS:**

**A. ARC2021-19 – 112 South Second Street – Consideration of Proposed Exterior Appearance Building Modifications**

Director Scott explained to the ARC that this four-unit multifamily rental property had ongoing maintenance matters that had proven challenging to have addressed and tenant issues had resulted in multiple calls to the Village's public safety departments. He added that the Village had recently acquired the property and subsequently sought redevelopment proposals.

Director Scott commented that a proposal from Acre + Main had been received which would result in complete, inside-and-outside rehabilitation of the building and that it would maintain four rental units with private access. He cited a restored property in Carpentersville as a benchmark selected by Acre + Main to convey their intended approach to rehabilitation.

After Director Scott's set up of the topic, Mr. Burns of Acre + Main, introduced himself as a West Dundee resident, owner of two commercial buildings downtown, and owner of Emmett's Brewing Company. He walked the ARC through the scope of the Acre + Main rehabilitation plan and emphasized that authenticity, high-quality materials, and attention to detail were at the core of their approach.

Items discussed by Commissioners included: whether the jog in the front (Second Street-facing) elevation could be removed; what roof material would be used on the covered porch (cedar shake although staff had mentioned standing seam as an option given the roof pitch and that it was shown in the proposal as an accent in front of the third floor dormer); whether or not the windows and doors should have muntins/divided lights (there was open-mindedness to tie the pattern shown for the entry door to the upper sash of the windows); porch column shape and baluster detailing; and, their appreciation for the subtle, historic, and tonal color palette shown.

**MOTION:** Moved by Commissioner Lemajeur and Seconded by Commissioner Davies to Approve the General Exterior Plan Proposed for Façade Rehabilitation of the Residential Property at 112 South Second Street

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

**B. ARC2021-20 – 400 North Eighth Street – Consideration of Proposed New Signage for Esporta Fitness (renaming of LA Fitness)**

Director Scott explained to the ARC that some but not all LA Fitness facilities were converting to the Esporta brand. He noted that the ground sign replacement panels appeared to translate well and be sized appropriately to their sign cabinets and then added that the proposed wall signs appeared slightly over-scaled in relation to their background spaces. Commissioners agreed that additional "breathing room" should be created at top and bottom for the wall signs. Mr. Lambert of South Water Signs responded to the ARC that the desired additional open space around the wall signs could be created.

**MOTION:** Moved by Commissioner Seifert and Seconded by Commissioner Warner to Approve New Panels for Ground Signs and to Approve New Wall Signs with a 10% Proportionate Reduction in Overall Size

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

**C. ARC2021-21 – 1900 Canterfield Parkway East – Consideration of Proposed New Building and Monument Signage for 1900 at Canterfield (renaming of Springs at Canterfield Apartment Homes)**

Director Scott informed the ARC that Wisconsin-based developer, Continental Properties' Springs at Canterfield had been sold to Florida-based Pensam and with the change, a new name for the 260-unit multi-family complex result. He added that the community would be known by its address, namely, 1900 at Canterfield. The ARC discussed how the new name for the community would translate to the requested Route 31-facing monument sign, clubhouse tower wall signs, and internal community entry ground sign, noting a desire for consistency.

The ARC: noted the challenge that the entry monument presented given the existing “at Canterfield” copy at the sign’s bottom; discussed the two-line layout of the clubhouse tower; and, commented on the blue border of the entry ground sign as seeming a bit out of place as it was not being used in the other signs. The ARC: concluded that reworking the Route 31-facing monument sign might be difficult and so agreed to the proposed layout; agreed to the clubhouse tower layout; and, recommended that gray from the clubhouse tower be used for the border (rather than the proposed blue) for the community entry ground sign.

**MOTION:** Moved by Commissioner Warner and Seconded by Commissioner Davies to Approve the Clubhouse Tower Wall Signs as Presented, to Approve the Route 31-facing Monument Sign as Presented, and to Approve the Community Entrance Ground Sign with the Recommendation that the Internal Blue Border be Replaced with a Gray Border that Matches the Tone Used for the Clubhouse Tower’s Wall Sign Background

**AYES:** Commissioners Davies, Martin, Seifert, Warner, and Chairman Baldoni  
**NAYS:** Commissioner Lemajeur

**D. ARC2021-22 – 120 West Main Street – Consideration of Proposed New Exterior Appearance and Signage for RES – Resource Environmental Solutions (renaming of AES – Applied Ecological Solutions)**

Director Scott explained to the ARC that Applied Ecological Solutions (AES) had been acquired by Resource Environmental Solutions (RES) and that the business is looking to have its new name added to the sign band area of the storefront. He added that the company had reported to Mr. Meyer of Meyer Signs that they were only interested in displaying RES rather than spelling the full name out as AES had.

With that, the ARC discussed ways to accommodate the new name and brand into the storefront in a fashion that would appear integrated and purposeful. At the conclusion of the discussion, the ARC recommended that a sign-like approach be employed so that the sign band area would remain in tact but then a new lighter background, copy and logo, and border would define the sign with it centered beneath and extending to the edges of the building’s gooseneck lighting.

**MOTION:** Moved by Commissioner Lemajeur and seconded by Commissioner Seifert to Approve a New Sign for Resource Environmental Solutions Whose Size Would Extend to the Outer Limits of the Existing Gooseneck Light Fixtures, Copy Would Be RES with the Proposed Logo and Colors as Presented, Background Would be the Light Color as Presented with the Addition of a Border to the Define the New Sign with the Sign Band Area, and with the Remainder of the Sign Band Area Background to Remain the Color Currently on the Building

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

**E. ARC2021-23 – Consideration of New Policy for Temporary/Seasonal Window Signage in the B-1 Downtown Business District**

Director Scott presented the contents of the staff memo which aimed to address the challenges associated with regulating window sign displays downtown, noting a desire to preserve character, encourage creativity, celebrate holidays, and enhance the image of downtown businesses.

The ARC discussed: potential ways to define the number of signs possible for a business in a given year; the potential duration of display periods and how they might be allocated or even combined; and, the amount of area that could/should be permitted for display (with not more than half for any individual panel). Staff noted that the item would be brought back to the next meeting of the ARC for additional discussion.

## **VII. OLD BUSINESS**

### **A. ARC2020-18 – 2185 Marriott Drive – Consideration of Sign Panel Implementation for Extended Stay America**

Director Scott summarized what the ARC had considered and approved at the November 2020 meeting of the ARC and then added what else was being requested, specifically, an internal monument that marks the entrance of the three-building Extended Stay America campus and a directional sign that marks the lobby entrance. He then shared a potential approach to rehabilitate the tall entry pole (recondition and paint black) and the entry shared monument, with new metal skirting/cladding and painting of the concrete base black. Lastly, Director Scott noted the opportunity for the addition and/or restoration of landscaping around the two entry signs and internal monument. The ARC agreed: to reaffirm their prior approvals; with Staff's recommended approach on reconditioning/retrofitting of the tall pole and entry monument; on approval of the new internal monument and directional/lobby entry sign; and, the addition of landscaping around sign bases.

**MOTION:** Moved by Commissioner Warner and seconded by Commissioner Davies to Reaffirm the Sign Approvals and Recommendations of the ARC from the November 10, 2020 Meeting and to Approve New Signs for Extended Stay America Located at 2185 Marriott Drive with the Conditions that the Tall Pole be Reconditioned and Painted Black, the Concrete Base for the Entry Monument Sign be Painted Black, and that Landscaping will be Added to Sign Bases by June 1, 2022.

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

### **B. ARC2021-17 – 118 West Main Street – Consideration of Exterior Appearance for a Proposed Rear Deck and Adjacent Façade(s)**

Director Scott updated the ARC on the information that had been supplied by the building owner's architect related to the proposed masonry coating. The ARC then discussed the design of the deck with comments centered on the overall imposing, fortress-like feeling of the high-walled deck and tall (approximately 10 foot-tall gate). Chairman Baldoni suggested that a way to address the over-scaled appearance could be through exposure of the staircase. Director Scott said that he could draw this suggested change and then relay this ARC-recommended approach to the architect.

**MOTION:** Moved by Commissioner Lemajeur and seconded by Commissioner Martin to Table the Item with Staff to Communicate the ARC's Idea that the Deck be Redesigned with the Staircase Opened up through Removal of It from the Tall Outside Wall of the Deck

**AYES:** Commissioners Davies, Lemajeur, Martin, Seifert, 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 Seifert and Seconded by Commissioner Warner to Adjourn the Appearance Review Commission Meeting. Upon roll call, the motion was approved.

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

**NAYS:** None

The Appearance Review Commission meeting adjourned at 9:50 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