

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

**Village of West Dundee
June 11, 2019**

I. CALL TO ORDER:

Chairman Tom Baldoni called the meeting to order at 7:08 p.m.

II. ROLL CALL:

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

Commissioner Jennifer Russell arrived at 7:14 pm.

Also present were Community Development Director Scott and Atrin Fard, Planner. There was no audience.

III. APPROVAL OF AGENDA:

MOTION: Moved by Commissioner Lemajeur and seconded by Commissioner Alopogianis to approve the Agenda as presented moving Item B ahead of Item A. Motion was approved by voice vote.

IV. APPROVAL OF MINUTES:

A. Meeting of May 14, 2019

MOTION: Moved by Commissioner Lemajeur and seconded by Commissioner Seifert to approve the minutes of the May 14, 2019.

AYES: Commissioners Seifert, Davies, Russell, Martin, Lemajeur and Chairman Baldoni

NAYS: None

ABSENT: Commissioner Russell

ABSTAIN: Commissioner Alopogianis

V. QUESTIONS FROM THE AUDIENCE: There were none.

VI. UNFINISHED BUSINESS: There was none.

VII. NEW BUSINESS:

**B. ARC2019-11 – 606 West Main Street – Discussion and Consideration of
Wall and Freestanding Signs**

Dan Bonis, owner of the property located at 606 W. Main Street is seeking approval for two signs for his business, the first is a freestanding sign on the Main Street side and the second is a wall sign to be located at the rear entrance of the business.

He presented a design for the sign incorporating the building's Main Street-facing gable design and ornamentation on the house using colors to match the exterior of the house with burgundy for the poles and sign frame which ties it to the color of the front door.

Mr. Bonis said he likes the alternative design rendered by staff with easy to read numerals and the wording on the monument sign which clearly identifies his business. He said he is open to using the high-density urethane material, which can be sandblasted or routed, but needs to speak with his sign vendor to see if it would be cost effective for him.

Discussion was held on the posts, (4" x 4" wood posts are already in place), whether or not to leave the phone number on the sign, use the words "Closing Office" on the sign, remove some of the other wording, but keep the "Parking in Rear" –"Enter on 6th St." and have the rear entrance sign match the front sign in color and font and be relocated to the right of the door on the building.

MOTION: Moved by Commissioner Lemajeur and seconded by Commissioner Martin to accept the monument sign as presented utilizing high-density material as preferred material, sign layout as petitioner presented, rear sign basically duplicating content and layout on monument sign in front and placed on right side of the building, and color for monument sign synched with Tim's submission of 06-04-2019. Upon roll call, motion was approved.

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

NAYS: None

A. ARC2019-10 – 2000 Spring Hill Ring Road – Discussion and Consideration of a New Wall Sign for Cinemark

Director Scott said this is a proposal for a new wall sign for Cinemark, which consists of internally-illuminated channel letters and a logo. He said the sign would be mounted to the south/southeast precast concrete wall and would be balanced on the wall. However, its placement would require the removal of two existing wall scones.

He added that the sign as presented exceeds the 10% of the wall area standard by approximately 3%, but the Appearance Review Commission can increase a sign's size through an exception and also via the flexibility afforded by a master sign plan.

Discussion was held on the five (5) alternatives which include the "Cinemark" logo incorporated above the words "Luxury Loungers" and it was decided that alternative #1 would be the most appropriate.

Director Scott noted that the feedback would be provided to Cinemark for their consideration.

MOTION: Moved by Commissioner Lemajeur and seconded by Commissioner Seifert to approve alternative #1 with an appropriate increase code compliant square footage. Upon roll call, motion was approved.

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

NAYS: None

C. ARC2019-12 – 205 West Main Street – Discussion and Consideration of Exterior Appearance Modifications

Director Scott said the new owner of the building and business has submitted an application for Appropriateness Approval for 205 West Main Street in the Village's Historic District.

A lengthy discussion was held regarding elements proposed for building and suggestions regarding these elements. In regards to the painting of the building the proposed subtle color palette consists of white for the siding, cream for the trim and a charcoal gray for the doors as an accent color. It was suggested that while the desired subtlety could be maintained, the trim may benefit by being a shade darker to provide a little more contrast between the siding color and the trim.

The proposal is for the replacement of 14 windows. The Commission asked that the stained glass be left in place and restored if needed and that the gothic windows likewise be left in place and restored if needed. The Commission suggested obtaining an inventory of which windows are to be replaced.

It was also suggested that the light fixtures be more like coach lights and proportionate to the building and to determine how many lights for replacement are being proposed.

The rubble stone foundation was discussed with the suggestion not to paint it white. It was further suggested that the stone and its color be maintained and where sections are deteriorated or inconsistent, fill in with a veneer that mimics the look of the stone since doing so would restore and recreate the original stone foundation's appearance. An alternative suggestion was instead of using stone veneer to paint the foundation an earth tone color on the north and west sides of the building that would be tonal with the original rubble stone.

Further discussion took place regarding the proposed removal of what is reportedly a non-functioning chimney that would be capped with limestone or a pre-cast stone. The recommendation was to ensure that the chimney was completely non-functional prior to any work to dismantle and cap so as to be code-compliant.

Director Scott offered to be in touch with the owner to help clarify the items and to relay the Commission's feedback.

D. ARC2019-13 – 104-106 West Main Street – Discussion and Consideration of Exterior Appearance Modifications

Director Scott said interior functionality is driving some of the design choices such as the window shape and height on the north elevation. He said a significant portion of the building renovation to date has been demolition, and as a result, details have been uncovered, including an original tin ceiling which will be likely restored. He said reclaimed Haeger bricks are being used for not only exterior work, but for the interior as well.

Director Scott said the north elevation will see period-correct and building-appropriate brick corbeling and window arches. He said the rear entrance will likely have a double door flanked

by windows. To be determined is whether there would be a rear deck extending from the central staircase.

A brief discussion was held regarding painting, with Director Scott noting that window frames are likely to be black. Commissioners suggested that the cornice and sign band be painted with shades from the adopted historic palette and with signage employing the corporate colors of the two businesses.

II. CHAIRPERON'S REPORT: There was no report.

IX. REPORTS & QUESTIONS FROM COMMISSIONERS:

Commissioner Seifert asked when the painting of the gazebo is going to be completed. Staff noted that it was in process but weather dependent.

Commissioner Russell commented very favorably on the new downtown banners. She also remarked that the burgundy used for the retail center at 531-547 South Eighth Street seemed to be a different shade than the one she thought was presented at the May meeting. She added that a sign on the south side of Main Street between 6th and 7th may need to be adjusted as it appeared to not be mounted to its poles correctly.

X. STAFF REPORTS: There was none.

XI. ADJOURNMENT

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

The Appearance Review Commission meeting adjourned at 9:12 p.m.

Respectfully submitted,



Barbara Traver, Village Clerk