

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

**Village of West Dundee  
December 12, 2017**

**I. CALL TO ORDER:**

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

**II. ROLL CALL:**

Present were Chairman Baldoni and Commissioners Seifert, Davies, Alopogianis, Russell, Martin and Lemajeur. Also present were Community Development Director Timothy Scott and two (2) persons in the audience.

**III. APPROVAL OF AGENDA:**

**MOTION:** Moved by Commissioner Lemajeur and seconded by Commissioner Alopogianis to approve the agenda as presented. Motion carried by unanimous voice vote.

**IV. APPROVAL OF MINUTES:**

**A. Meeting of November 14, 2017**

**MOTION:** Moved by Commissioner Martin and seconded by Commissioner Davies to approve the minutes of the meeting of November 14, 2017. Upon roll call, motion was approved.

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

**NAYS:** None

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

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

**VII. NEW BUSINESS:**

**A. ARC2017-23 1959 Huntley Road – Consideration of a Wall Sign for the Chunky Dog Bar & Grill located in the Tartans Crossing Retail Center**

Mr. Veseli, owner of the Chunky Dog Bar & Grill, presented his petition for a new wall sign for his business. He said the proposed wall sign features the name of the restaurant "The Chunky Dog" followed by "Bar & Grill." He said the sign and logo measure 7' long by 2'6" high with a copy area of approximately 17.5 square feet.

Mr. Veseli stated that the color of the text is white and there will be a graphic representing a bulldog above the text. He said it his intention to remove the existing sign channel letters, change their faces from green to white, and re-install them. He added that the sign will be mounted directly to the brick façade.

Director Scott stated that the proposed sign conveys The Chunky Dog's brand and provides a compatible appearance for the shopping center. He added that it also reflects what had been in place for the former tenant.

A brief discussion followed including centering "The Chunky Dog" over the words Bar & Grill, whether or not the sign would be readable from Huntley Road, (it will be readable), and if the white text is outlined in black (the letters are outlined in black).

**MOTION:** Moved by Commissioner Lemajeur and seconded by Commissioner Davies to approve the Proposed Wall Sign for The Chunky Dog Bar & Grill as presented with a change to center Chunky Dog over the Bar & Grill text.

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

**NAYS:** None

#### **B. ARC2017-24 – 404 South First Street – Consideration of a Front Yard Fence**

Director Scott said this is a residential property on a corner lot with two street frontages. The homeowner is proposing a black ornamental metal (aluminum) fence along the side and front of the property at a height of five feet (5') in the front yard facing South Street.

Director Scott said that by extending the fence to the front of the house, the yard would have more utility and feel more secure. He added that the fence's impact would be light given its decorative construction, and additionally, due to its decorative design and openness the fence would not alter the character of this residential lot or negatively affect those in the immediate neighborhood.

Director Scott said that the fence height would have to drop to four feet (4') if extended toward First Street to the front face of the house. The rest of the fence would be at the proposed height of five feet (5').

Discussion was held regarding the elevations of the fence, how the fence would follow the slope of the property (slope will be 5' to approximately 4') and if use of the gate in the front is optional.

**MOTION:** Moved by Commissioner Lemajeur and seconded by Commissioner Alopogianis to approve the front yard fence at 404 South First Street as presented. Upon roll call, motion was approved.

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

**NAYS:** None

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

**IX. REPORTS & QUESTIONS FROM COMMISSIONERS:** There were none.

**X. STAFF REPORTS:**

Director Scott briefed the Commission on Rochaus, 122 and 124 W. Main Street, 101 S. First St., Spring Hill Mall, the Springs at Canterfield, and Spring Hill Senior Residences.

**XI. ADJOURNMENT**

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

The Appearance Review Commission meeting adjourned at 8:05 p.m.

Respectfully submitted,



Barbara Traver  
Village Clerk