

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

Village of West Dundee
April 10, 2018

I. CALL TO ORDER:

Chairman Baldoni called the meeting to order at 7:05 p.m.

II. ROLL CALL:

Present were Chairman Tom Baldoni and Commissioners JoLynn Seifert, Joel Davies, Cheryl Alopogianis, Jennifer Russell, Donna Martin and Laura Lemajeur. Also present was Community Development Director Timothy Scott.

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 March 13, 2018

MOTION: Moved by Commissioner Lemajeur and seconded by Commissioner Seifert to approve the minutes of the meeting of March 13, 2018. 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. ARC2018-05 700 South Eighth Street – Discussion and Consideration of the Proposed Casey's General Store & Gas Station Development

Lauren Downing and Max Saichek of ARC Design Resources presented the proposal for the Casey's General Store and Gas Station Development.

Ms. Downing gave a brief history of Casey's which was founded in 1968, has over 2000 stores in 15 states, 440 stores in Illinois and own all their stores. She said it is the 5th largest pizza chain in the USA and also serves fresh homemade donuts daily as well as fresh sandwiches. She said Casey's was ranked in the top 100 trustworthy stores in 2017 by Forbes.

She said the proposed building has four-sided architecture and build quality and features a hip roof with a gable at the primary entry, with antique red brick masonry and rustic brown cultured stone as its primary elevation material, architectural roof shingles and vented/louvered mechanicals that are concealed by the roof parapet and its walled extensions. Storefront

windows and doors are bronze, and renderings show a color of the fascia, gutters, downspouts consistent with the windows and doors.

Ms. Downing said all fixtures have LED lighting and downward lighting. In response to a question about the lighting, she said the stores are normally open from 5 am to midnight, after which only security lighting is on.

Ms. Downing said the building is shown as being flush with the pavement and protected by bollards. This type of flush mounting broadens accessibility while continuous protective Bollards improve overall safety.

A brief discussion was held regarding the height of the bollards and their use for decorative cover on the bottom 1/3 on the four outer support columns of the canopy. It was suggested that the bollards be encased in masonry to tie into the building structure.

Ms. Downing said the dumpster will be located in back and will be enclosed with brick or precast stone in the brown tones. The gates are proposed to be wood inserts over metal frames. It will also be surrounded by evergreens.

A suggestion from the Commission was to use TREX material for the inserts over the metal frame.

The monument sign incorporates the Casey's corporate brand identity throughout, which consists of a general store building shape with a board and batten gable and wall covered with red reversed-out Casey's in white and yellow with General Store in black. It has a masonry base and with two street frontages, its size meets code and its corner placement maximizes visibility/utility. There were 5 alternates for the sign and after a brief discussion, alternate 5 was suggested.

MOTION: Moved by Commissioner Lemajeur and seconded by Commissioner Davies to approve the package for Casey's as presented with the following modifications: (1) to enlarge and add brick to the outer 4 columns of the canopy; (2) temporary signage be placed on the interior posts; (3) the addition of the base of the column to be reviewed by staff; (4) to approve the trash enclosure gates as presented, but strongly suggest the use of composite material such as TREX for the inserts; (5) add brick and soldier course to the top of the base of the monument sign to match alternate 5; (6) approve landscaping plan as presented, but require the addition of a new landscape bed midway along Route 31; (7) confirm the addition of landscape around the transformer and trash enclosure. Upon roll call, motion was approved.

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

NAYS: None

B. ARC2018-06 – Discussion and Consideration of Bike Parking for Downtown

Director Scott presented this item for discussion and consideration explaining that three downtown businesses, namely, Around the Corner Candy, Bleuroot and Crafts Donuts + Coffee have already inquired and expressed support.

He added that with relatively narrow sidewalks and limited free space in public areas, bike parking would likely best be accomplished in a decentralized manner where individual posts with two points of contact could be installed as space permits.

A brief discussion was held regarding the three fixture types presented for bike parking. It was decided to further investigate the post and ring type with final placement to be determined at a later date.

MOTION: Moved by Commissioner Lemajeur and seconded by Commissioner Davies to approve post and ring style of bike rack for downtown. 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: There was none.

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 8:40 p.m.

Respectfully submitted,



Barbara Traver
Village Clerk