

CALL TO ORDER The meeting was called to order at 7:35 p.m. by Tom Baldoni, chairperson.

ROLL CALL Present were Commissioners: Tom Baldoni, Rick Browne, Joel Davies, Laura Lemajeur, and JoLynn Seifert. Commissioners Mike Camacho and Jennifer Russell were absent. Also in attendance was Community Development Director Cathleen Tymoszenko.

APPROVAL OF AGENDA

Commissioner Lemajeur moved to approve the agenda, and the second was provided by Commissioner Seifert. The voice vote was unanimously in favor.

APPROVAL OF MINUTES

Commissioner Browne moved to approve the minutes for April 7, 2009. After a second by Commissioner Seifert, and the motion carried by unanimous voice vote.

QUESTIONS FROM THE AUDIENCE – none

NEW BUSINESS

***Kathryn Campagna Salon
123 West Main Street
Signs***

The representative was Ken Copenhaver. A non-illuminated wall sign will replace the existing sign above the windows on the front façade and a smaller wall sign will be added to the rear entrance area. Constructed from Alumicore material, the signs will be black with white lettering.

MOTION: Commissioner Davies moved to approve the signs as presented. Commissioner Lemajeur seconded the motion, and it carried by unanimous roll call vote.

***Giving Tree Real Estate
513 West Main Street
Sign***

Paul Miller, owner, was the representative, and he proposed a new freestanding sign. White, with black lettering and two shades of green graphics, the sign will be plastic with a wood grain appearance. The posts will be white painted cedar.

There was a discussion about plastic vs. wood. The white background of the sign will be similar to wood grain with raised lettering. In response to a question by the Commissioners, the petitioner said there will be no landscaping by the sign right away;

possibly next spring. Plus lighting may be added later this year. Discussion continued about the amount of information on the sign creating a slightly crowded appearance.

MOTION: Commissioner Davies moved to approve the sign as presented with the exception that a little more white space be added below the Web address – to equal those of the other sides. Commissioner Seifert provided the second. Upon unanimous roll call vote, the motion carried.

***West Point Convenience
4624 West Main Street
Signs***

Ed Synek, Sign X Company, was the representative. West Point Convenience will occupy retail space just west of the corner unit occupied by Famos Subs. Illuminated white channel letters (“Convenience”) mounted on a wireway with black trim and returns is proposed to be erected over the first two banks of lower windows (even though the store will occupy the retail space behind the next set of windows to the west). Non-illuminated “West Point” in red acrylic, cursive font, will be mounted to the west of “Convenience.”

Discussion centered around the “Convenience” portion being too large. Ms. Tymoszenko noted that the allowable space for the sign was calculated for the three store fronts, even though the proposal shows the sign displayed over two.

MOTION: Commissioner Davies moved to accept the sign as proposed with the change of measurement of square feet available – to be measured with the wall area of the portion of the building where the sign will be displayed. The “West Point” portion is to remain the proposed size. Commissioner Lemajeur seconded the motion, and it carried by unanimous roll call vote. Ms. Tymoszenko is to review the revised sign for compliance to these changes.

Commissioner Davies left at 8:35.

***A C B – American City Bureau
302 West Main Street
Exterior Alterations***

Luis Goduco, architect, was the representative. He explained that the enclosed front porch will be opened and that a half story will be added to the rear of the structure to create a clean architectural line between the older and newer portions.

Commissioner Browne expressed concern about “squaring off” the building. The architect then showed some older drawings – before the change to the current proposal. The Commissioners favored the elevations presented in the old drawings. A lengthy discussion ensued about various elements and these were included in the motion.

MOTION: Commissioner Browne moved to approve the project as presented except for the following modifications:

- On the north addition, the new roof is to be within 18" of the existing older portion of the building; vertical trim is to articulate the division of the two portions.
- All windows will be double hung or single without colonial mullions. The architect is to return with suggested historically correct windows. Commissioner Seifert will try to locate historic photos of the building from the Historical Society and will forward photocopies to the architect.
- Details at the corners of the roof balustrade columns are to simulate the historically correct elements of West Dundee.
- No vinyl siding – siding and trim material to be smooth-side out.
- Petitioner is to present new drawings at the August 4 meeting and have samples of the siding.

Commissioner Lemajeur seconded the motion and it carried by unanimous roll call vote.

REPORT OF THE CHAIRMAN, COMMISSIONERS, STAFF

A letter will be written to the owners of Complete Bridal Salon citing sign non-conformance. Conformance of the Costume Shop sign is still in discussion. The patriotic banners did not get installed because of bad weather and somehow did not get re-scheduled. They should be up soon.

ADJOURNMENT By consensus, the meeting adjourned at 9:50 p.m.

Sandra Granholm CPS
Commission Secretary