

MINUTES OF THE ARCHITECTURAL CONTROL COMMISSION  
OF THE VILLAGE OF SOUTH BARRINGTON  
WEDNESDAY, February 13, 2013 7:00 p.m.  
South Barrington Village Hall  
30 S. Barrington Rd., South Barrington, Illinois

Chairman Rafferty called the meeting to order at 7:01 p.m. and took roll:

**Present:** Chairman Michael Rafferty, Michael McCombie, Al Saller, Ernest Stenstrop

**Absent:** Pat Baldino, Jim Bodkin, Kornelia Niedzinski

A quorum was present.

APPROVAL OF MINUTES

**MOTION** to approve the minutes of the January 15, 2013 ACC meeting was made by Al Saller; seconded by Ernie Stenstrop. By unanimous voice vote, **motion carried**.

THE ARBORETUM OF SOUTH BARRINGTON

MAGO GRILL AND CANTINA (M-5) OVERALL STOREFRONT & SIGNAGE

Present for The Arboretum: Yeani Yi

Present for Mago Grill: Richard Munoz, owner; Corey Dunne, architect

STOREFRONT SIGNAGE

The petitioners stated that all temporary storefront coverings will be removed, including the sign inside the transom window. The proposed exterior signs significantly exceed all aspects of allowable specifications. It was noted that the letter height specified in the Schedule is for both lines of text, not individual letter height. The ACC thought that the 132 inch width of the sign was acceptable, but that the height was not. They did not want the sign too close to the cut stone door surround or the decorative brackets and window trim. The ACC suggested the margins of all 4 sides be equalized, which reduces the blank areas at top and bottom, and proportionally fits the space while providing clearance from the building trim. Fonts, colors, and lighting were acceptable. Mago will make changes as discussed and resubmit to ACC.

AWNING

The number and size of awnings, as well as their construction, were acceptable. The material is opaque, and light from the proposed gooseneck fixtures will not penetrate through it. However, the ACC did object to the design on the sloped surfaces. Discussion ensued. The ACC suggested that a different design along a vertical flap of the awnings could achieve the desired goal to attract the eye and direct traffic towards the entry. Mago will revise the awning design and resubmit to ACC.

OUTDOOR PATIO

The petitioners distributed a newly revised Proposed Patio Plan, but it seemed to be the same plan as sent out in the ACC packets. Mago stated that the Village Building Officer has talked to them about maintaining The Arboretum's general pedestrian and wheelchair traffic around the restaurant's patio. They said that the patio design is compromised by the existing handicapped ramp.

The ACC was concerned about parked cars' bumpers extending into, and substantially reducing, the 4-foot wide sidewalk Mago has left outside the fenced patio to the east. Discussion ensued on ways to reduce the bumper overhang. Yeani Yi opposed use of concrete wheel stops at The Arboretum, due to problems with snow removal. The ACC

suggested designating three parking spots as “To-Go” parking. Mr. Dunne will look into converting some parking spaces to handicapped stalls.

Discussion ensued on an existing lamppost that exacerbates the walkway problem. The petitioners stated that they are not opposed to traffic going through the patio, and do not themselves require a gate. Mr. Dunne stated that the spacing between tables, even when chair are occupied, is sufficient for traffic flow. The ACC suggested removing the existing lamppost, especially as Mago’s lighting plan includes fixtures above the awnings.

Mr. Dunne expressed a preference for completely removing the lamppost rather than relocating it. They could protect the wiring underground for possible later use.

Discussion ensued on the removable cedar fence and its support. It will use ¼” weighted steel shoes, as in other areas of The Arboretum. The design of the fence itself was acceptable.

Discussion ensued on the proposed planter boxes, which are merely a decorative device around independently potted trees. The root ball is in a pot which sits directly on the pavement. The trees will be removed each Fall and replaced anew in the Spring.

The submitted plans do not identify the locations of fence-hung planter units, and the ACC suggested that they not be attached to the fence along the critically-narrow sidewalk.

The plan does call for removal of one existing Arboretum concrete planter in the sidewalk area.

Discussion ensued on patio furniture. While the presentation shows yellow umbrellas, Mago would actually like to use printed umbrellas of various liquor companies. The ACC thought the furniture and the umbrella design was acceptable.

Mago will revise their submittal, including the lamppost removal and parking changes by the walkway, and return to the ACC.

#### **STOREFRONT OVERHEAD DOOR, SLIDING DOOR & GOOSE NECK LIGHT**

The ACC accepted the hacienda-style wood entry door proposed for the main entrance.

The petitioners stated that the Cook County Health Department requires screening across the wide openings in Mago’s design plans, and that the proposed doors and screens were chosen to meet those requirements.

Discussion ensued on the overhead doors. Mr. Dunne said that the design should allow the doors to be half horizontal and half vertical when open, with the horizontal section above the finished ceiling of the eating area. He will provide more details showing how much of the open doors will be seen. The frame is bronze-finished aluminum and the panels are clear vision glass with no graphics or lettering. The door track will be incorporated into trimwork as much as possible. He will provide more details on the jamb design.

The retractable screen system that covers each overhead door opening will lie outside of the door itself. It has tracks at top and bottom that are the same dark bronze anodized metal finish as other existing storefronts. Rollers are only in the top track. The bottom track has a snap-off cover to allow for cleaning debris. The concrete floor/foundation wall will have to be saw-cut for the recessed installation.

Mr. Dunne is not concerned about heavy use of the retractable screen doors, and suggested that furniture layout will discourage customers from using them. Mago staff will use the sliding door in the northeast to serve outside diners.

This sliding door has the same dark bronze anodized metal frame as the other glazing units.

Mr. Dunne said that they prefer the look of the triple-track unit (as proposed) rather than a double-track one.

The need for emergency egress should be looked into to see if these doors must be unlocked during winter months.

Discussion ensued on gooseneck light fixtures, two of which will be wall-mounted on each storefront section along the north and east faces. The height of at which they are mounted will vary. The finish of shade and arm will be the 600-Bronze option, not the 300-Dark Green of the submitted cut sheet. Mago proposes to use the 14'' shade. The interior finish of the shade is white, and the bulb will be exposed to view. The fixture is rated for 200 watt bulbs, but Mago will use 100 watt bulbs.

The petitioners agreed that they will provide additional door detailing, including details for when the overhead door is open, jamb detail, and emergency egress conditions, for resubmission. However, they would like to begin wiring for the exterior light fixtures.

**MOTION to approve only outdoor lighting package for Mago, with finish changed from 300-Dark Green to 600-Bronze** was made by Al Saller; seconded by Ernest Stenstrop.

Roll call was taken:

**AYES:** McCombie, Rafferty, Saller, Stenstrop

**NAYS:** (None)

**ABSTAIN:** (None)

**ABSENT:** Baldino, Bodkin, Niedzinski

**Motion carried.**

#### OLD BUSINESS/NEW BUSINESS

(None)

#### ADJOURNMENT

**MOTION to adjourn** was made by Ernie Stenstrop and seconded by Al Saller. By unanimous voice vote, **motion carried**, and the meeting was adjourned at 8:45 p.m.

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summary by Donna Wood, Village Clerk

These minutes were approved this  
\_\_\_\_ Day of \_\_\_\_\_, 2013.