

MINUTES OF THE ARCHITECTURAL CONTROL COMMISSION
OF THE VILLAGE OF SOUTH BARRINGTON
WEDNESDAY, AUGUST 1, 2013 7:00 p.m.
South Barrington Village Hall
30 S. Barrington Rd., South Barrington, Illinois

Chairman Rafferty called the meeting to order at 7:02 p.m. and took roll:

Present: Chairman Michael Rafferty, Pat Baldino, Jim Bodkin, Ernest Stenstrop

Absent: Michael McCombie, Kornelia Niedzinski, Al Saller

A quorum was present.

APPROVAL OF MINUTES

Minutes of the July 9, 2013 meeting were brought up for discussion with no additions or corrections being made.

MOTION to approve the minutes of the July 9, 2013 ACC meeting was made by Ernest Stenstrop; seconded by Jim Bodkin. By unanimous voice vote, **motion carried.**

THE ARBORETUM OF SOUTH BARRINGTON

Present for The Arboretum: Yeani Yi

WOK N FIRE (J-30) OUTDOOR PATIO

Present for The Arboretum: Heidi

The proposed outdoor dining area will be located on the west side of the building, with no changes being made to the face of the building or to its interior.

The proposed patio would be bounded by a new 4 foot high commercial grade aluminum fence (Montage Plus Majestic Style M-3 (3 rail) by Ameristar). The color of the new fence will be the factory-finished "Black" that carries a 20 year warranty. The top of the fence will be smooth, except for the posts spaced at 8 foot centers, using none of the "adornments" shown in the manufacturer's literature. In the area of the existing brick pavement only, the new fence posts will be set in concrete filled post holes dug to a depth of 36". The ACC questioned if the Arboretum would find it acceptable to do it this way, since all previous patio fencing has been done in a removable manner, and Yeani confirmed that she was OK with it. She explained that, come the day the outdoor fencing is no longer needed, the holes could be filled in and the paver brick replaced as necessary. In the areas of the outdoor patio where the posts would be located on concrete rather than paver brick, the posts will be sitting on base plates rather than penetrating through the concrete. The only openings in the fence will be the two 4-foot wide out-swinging gates as shown on the plan.

In order to maintain clearance around the new patio, precast concrete parking bumpers are to be installed in the three parking spaces shown on the plans to prevent the front bumpers of those cars from overhanging too far into the required walkway. There is also a small existing tree that will be removed to provide the required walkway between the parking spaces and the new fence. Once removed, the cast iron tree grate will be removed, the hole will be filled with compacted sand, and the pavers will be replaced to match the existing walk.

The ACC questioned whether the 28" x 28" size of the proposed outdoor tables might be too small for a table of four people, and Heidi from Wok N Fire stated that they are the same tables that are successfully being used at their other locations. Both the tables and chairs are to have a "Black" factory finish, and are felt to be properly "drainable" given the proposed outdoor use.

The proposed table umbrellas will be in “Black” – not Champ Bronze; the manufacturer’s literature indicates that their size will be a 9 foot octagon.

MOTION to approve outdoor patio as presented in submittal “WOK N FIRE OUTDOOR PATIO J-30 WOK N FIRE July __, 2013” (2 sheets) was made by Jim Bodkin; seconded by Pat Baldino. Roll call was taken:

AYES: Baldino, Bodkin, Rafferty, Stenstrop

NAYS: (None)

ABSTAIN: (None)

ABSENT: McCombie, Niedzinski, Saller

Motion carried.

Heidi of Wok N Fire invited everyone out to a VIP grand opening on August 21, 2013.

HOMEGOODS (K-1) WEST SIGNAGE

The proposed sign is located on the northwest corner of the building in order to catch the eye of people shopping and driving on the main street located behind this free-standing building. It is similar in design to the previously approved signage on the “front” of the building facing Higgins Road (just barely visible along the right hand edge of the submitted photos). The proposed sign falls well within the empirical requirements, and it will feature lettering which will be white in the daytime and red after dark, consistent with the signage on the front of the building. Yeani stated that this building is allowed to have one sign on each of the four sides, with this one, if approved, being only the second one.

MOTION to approve additional signage as presented in submittal “SIGNAGE K-1 HomeGoods July __, 2013” (5 sheets) was made by Ernest Stenstrop; seconded by Pat Baldino. Roll call was taken:

AYES: Baldino, Bodkin, Rafferty, Stenstrop

NAYS: (None)

ABSTAIN: (None)

ABSENT: McCombie, Niedzinski, Saller

Motion carried.

SPORTCLIPS (M-25) STOREFRONT & SIGNAGE

The proposed sign meets all of the empirical size requirements. It is to be centered above the arched storefront windows, and will have the illuminated channel letters to be installed in line with the neighboring unit as shown on the submittal. It was discussed that this proposed storefront occupies only one of the three “arches” found in this all-stucco section of the building, but that the Arboretum’s desire for tenant flexibility meant that such would occasionally have to be the case. Discussion continued to the proposed awning which will be all red, with no graphics or lettering on either the slope or the edge flap. It will also have closed ends on each side, also in the same red material. A comment was made by one commissioner that the red in the awning really makes the red component in the signage pop out, and all agreed that this was a good thing – not a bad thing. Yeani stated that this store was moving to the Arboretum from the Poplar Creek Crossing shopping center located diagonally across the intersection of Higgins and Route 59, and that the move would be made once the M-25 space was complete and ready for business.

MOTION to approve signage and awning as presented in submittals “STOREFRONT SIGNAGE M-25 SportClips July __, 2013” (3 sheets) and “AWNING M-25 SportClips July __, 2013” (2 sheets) was made by Pat Baldino; seconded by Jim Bodkin. Roll call was taken:

AYES: Baldino, Bodkin, Rafferty, Stenstrop

NAYS: (None)

ABSTAIN: (None)

ABSENT: McCombie, Niedzinski, Saller

Motion carried.

Following the completion of all items on the agenda, Yeani asked if the Commission would consider squeezing in a fourth matter, even though its materials had not been submitted for prior review. Discussion ensued, but it was subsequently determined by the Village Attorney that no official action could be taken on an issue that was not noticed for the public.

OLD BUSINESS/NEW BUSINESS

(None)

ADJOURNMENT

MOTION to adjourn was made by Pat Baldino and seconded by Jim Bodkin. By unanimous voice vote, **motion carried**, and the meeting was adjourned at 7:42 p.m.

These minutes were approved this
____ Day of _____, 2013.

Michael Rafferty, Chairman