

MINUTES OF THE ARCHITECTURAL CONTROL COMMISSION
OF THE VILLAGE OF SOUTH BARRINGTON
WEDNESDAY, MAY 28, 2014
South Barrington Village Hall
30 S. Barrington Road, South Barrington, Illinois

Chairman Rafferty call the meeting to order at 7:05 P.M. In the absence of the Village Clerk, he then called the roll:

Present: Chairman Michael Rafferty, Jim Bodkin, Kornelia Niedzinski, Al Saller, Pat Baldino, Michael McCombie, Ernest Stenstrop

Absent: None

APPROVAL OF MINUTES

MOTION to approve the minutes of the May 5, 2014 ACC meeting was made by Al Saller; seconded by Ernie Stenstrop. By unanimous voice vote, **motion carried.**

ARBORETUM MONUMENT SIGNS

Present for the Arboretum: Yeani Yi

Two of the existing masonry monuments into the Arboretum are being brought up for discussion (the eastern-most monument on Higgins Road and the southern-most monument on Highway 59). Discussion ensued. As the submitted photo shows, a new line of copy is to be added below the green-colored "The Arboretum" lettering. The intent of the new copy is to better identify the major tenants that do not have much highway visibility, namely "iPic Theaters" and "Pinstripes" The new copy is to be in 12" high individual aluminum dimensional letters mounted flush to the uneven masonry with studs, with the bottom of the new lettering to be flush with the bottom of the large "A" that already exists on the monument. There is to be no change to the existing ground-based lighting as a result of the new lettering.

MOTION to approve the lettering change as shown in the submittal package dated May 28, 2014 was made by Jim Bodkin; seconded by Michael McCombie. Roll call was taken:

AYES: Rafferty, Bodkin, Niedzinski, Saller, Baldino, McCombie, Stenstrop

NAYS: (None)

ABSTAIN: (None)

Motion carried.

ARBORETUM BUILDING M - MAGO GRILL REVISED OUTDOOR PATIO (M-5)

Present was Yeanni Yi for the Arboretum, the owner of Mago and his architect. The outdoor patio which had previously approved by the ACC was never been put in place. Prior to doing so, and with the approval of the Arboretum, they are requesting that the perimeter fencing now be allowed to be permanently installed year-round similar to that which is currently found at Wok N Fire. Discussion ensued. The new submittal package dated May 28, 2014 shows that the fencing panels will each be 3'-0" high and include planter boxes to hang on the outside of the fence. Each panel will be steel, coated with one coat of Macropoxy primer and one finish coat of Polyurethane Black, and fastened to the concrete sub-base below the 6" thick brick pavers. Two of the vertical posts will extend an additional 6 feet in height to support overhead festoon light strings that run in a diagonal fashion above the dining area. It was noted that one of the extended posts was omitted from the elevation drawing, and should be added three

posts to the left of the tall post that was shown. The concerns that the ACC had about clearance between the fencing and the front bumpers of adjacent parked automobiles continued to be discussed, and Commissioner McCombie felt strongly that the existing street light fixture that compromises pedestrian traffic along the front car bumpers should be removed. The Commission members were each asked for their opinion about eliminating one street light, and only minimal objections were heard. The Arboretum agreed to remove the street light in question, and to hold it in storage should it ever be needed in the future.

MOTION to approve the Outdoor Patio fencing, planters, festoon lighting and furniture as shown in the submittal package dated May 28, 2014 with two exceptions:

- 1. removal of street light**
- 2. addition of second tall post**

was made by Jim Bodkin; seconded by Al Saller. Roll call was taken:

AYES: Rafferty, Bodkin, Niedzinski, Saller, Baldino, McCombie, Stenstrop

NAYS: (None)

ABSTAIN: (None)

Motion carried.

ARBORETUM BUILDING H – INCONTRO A TAVOLA OUTDOOR PATIO (H-20)

Present was Yeanni Yi for the Arboretum, the owners of Incontro A Tavola and their architect. With the wealth of space that this outdoor patio has versus that seen at Mago's, it was agreed that the 3'-0" wide entry openings coming in off the sidewalks at either end should be increased to 4'-0". The internal aisle space up close to the building will also be increased from 3 feet to 4 feet. Discussion ensued. It was stated that half of the tables will be covered with umbrellas, and that there will be no outdoor bus stations for staff. The owners did not feel that there was a problem with diners leaving the patio without paying, but further discussion resulting in suggesting the addition of hinged gates at each of the two entry points would help direct new customers into the building before entering the patio area. The Commission raised several questions about the construction of the 30" high black aluminum railings with horizontal stainless steel cables and how they relate to the black fiberglass planter boxes that they alternate with. While being depicted as both being portable for removal during the winter, the architect stated that they would prefer to have a permanent-type of installation similar to that just proposed by Mago. For that reason, the Commission felt that the plans for the outdoor patio should be revised and resubmitted to reflect the permanent installation as well as the earlier dimensions and gates. It was further agreed that the gooseneck lighting that was included in this portion of the presentation should be shifted to the package dealing with storefront signage and awnings which is yet to come.

No official action taken at this time.

ARBORETUM BUILDING H – INCONTRO A TAVOLA STOREFRONT SIGNAGE / AWNINGS / GOOSE NECK LIGHTING (H-20)

Present was Yeanni Yi for the Arboretum, the owners of Incontro A Tavola and their architect. The proposed goose neck light fixtures that were included as part of the previous package were felt to be ready to come to a vote, so they were added to this matter. Discussion ensued. The use of the modern directional bullet shaped fixtures is already present in the center, and the Commission thought that they would look good. It

was noted that the drawings show a more traditional half-round reflector shape in lieu of the sleeker bullet shape shown on the fixture detail, so they can be revised as part of the other patio revisions that will be undertaken. The same storefront signage as depicted in the May 28, 2014 submittal will be repeated in all three locations – the south face, the west face and the diagonal face over the main entry into the building. The size of the signage meets the empirical guidelines, and fit the proportions of the building nicely. Each sign combines larger individual white letters set on a brick background with smaller white lettering on a solid black background. The awnings are a single slope (30 degrees) with no end panels, using black awning fabric and black aluminum frames which ties nicely with the black signage and the gooseneck lights.

MOTION to approve the Storefront Signage / Awning as shown in the submittal package dated May 28, 2014 with one exception:

1. to include the goose neck lighting from the Outdoor Patio package

was made by Pat Baldino; seconded by Michael McCombie. Roll call was taken:

AYES: Rafferty, Bodkin, Niedzinski, Saller, Baldino, McCombie, Stenstrop

NAYS: (None)

ABSTAIN: (None)

Motion carried.

ARBORETUM BUILDING Q – JUSTICE & BROTHERS STOREFRONT & REAR
SIGNAGE / AWNING / WINDOW VINYL (Q-10)

Present was Yeanni Yi for the Arboretum.

Due to a corporate decision to try to appeal to a broader market for their nation-wide business, the logo for the former “Justice” is being changed to “Justice & Brothers”. Discussion ensued. The new front storefront sign which is centered above the front doors as shown in the May 28, 2014 package of drawings will replace the existing sign there now. It will retain the original hand-lettered appearance of the word “Justice” and include an accented “heart” to dot the I but add to it smaller block lettering for the word “Brothers”. Each will be translucent 3” deep individual aluminum letters with vinyl faces. The ampersand (&) in between will be 1 ½” deep solid aluminum to be painted white and be back-lit only. The new rear sign will feature 2 ½” deep pre-finished brushed aluminum individual white letters matching the look of that used on the front, including the accented heart and the ampersand, installed on a 1/8” thick black aluminum background panel, consistent with the style used for rear signage throughout the entire center (it is NOT going to be clear as the submittal first makes it appear). It will be centered between the two window units, directly above the existing wall light. Both the front and rear signs were shown to meet the empirical size requirements. The new awnings will be single slope fabric in a bright Pacific Blue which is different than what is currently installed on the building. However, the existing aluminum frames will be re used. Each of the three awnings will feature an 8 inch high vertical flap on which the new logo will be printed in white. The ends of the awnings are to remain open. New window vinyl will be installed on each panel of the triple windows flanking the front entrance, with the words being broken apart to have just the “Justice” on the left and right panels and then just the word “Brothers” on the center panels. All vinyl letters will be white, and applied to the inside of the glass at a height of 30 inches above the ground. On the rear elevation, here being just double window units rather than triples, each left-hand window unit will receive the word “Justice” and each right-hand window unit will receive the word “Brothers”. Like the front, all lettering will be in white vinyl applied at a height of 30 inches above the ground.

MOTION to approve the Storefront and Rear Signage / Awning / Window Vinyl as shown in the submittal package dated May 28, 2014 was made by Michael McCombie; seconded by Jim Bodkin. Roll call was taken:

AYES: Rafferty, Bodkin, Niedzinski, Saller, Baldino, McCombie, Stenstrop

NAYS: (None)

ABSTAIN: (None)

Motion carried.

OLD BUSINESS / NEW BUSINESS

(None)

ADJOURNMENT

MOTION to adjourn was made by Al Saller and seconded by Ernie Stenstrop. By unanimous voice vote, **motion carried** and the meeting was adjourned at 8:20 p.m.

Michael Rafferty, Chairman

These minutes were approved this

_____ Day of _____, 2014.