

MINUTES OF THE ARCHITECTURAL CONTROL COMMISSION  
OF THE VILLAGE OF SOUTH BARRINGTON  
TUESDAY, JUNE 16, 2015 at 7:00 P.M.  
South Barrington Village Hall  
30 S. Barrington Road, South Barrington, Illinois

Chairman Rafferty called the meeting to order at 7:00 P.M. In the absence of the Village Clerk, he then called the roll:

Present: Chairman Michael Rafferty, Pat Baldino, Jim Bodkin, Michael McCombie, Kornelia Niedzinski, Ernest Stenstrop  
Absent: Al Saller  
Also in attendance: Mayor Paula McCombie, Building Officer Michael Moreland

APPROVAL OF MINUTES

MOTION to approve the minutes of the April 23, 2015 ACC meeting was made by Jim Bodkin; seconded by Ernie Stenstrop. By unanimous voice vote, motion carried.

CITIZEN COMMENTS

Chairman Rafferty opened the floor for comments from the public, but there were none.

SHERWIN-WILLIAMS – Elevations & Signage (Arboretum Building Y)

Present for the Arboretum: Yeani Yi, Peter Theodore - Architect, Bob Koys - Developer  
The Architect presented the project to the Commission, explaining the thought process for how the building was designed, and the engineering reasons why it was sited the way that it was. He provided additional photographs from elsewhere in the Arboretum to demonstrate how the level top edge of the building is appropriate for this project, how the stucco cornice design was derived, and how the parking lot and building-mounted light fixtures will match those that are already in use. He also discussed the proposed Landscaping Plan and the palette of landscaping materials which will provide nice year-round interest. The Architect presented brick samples indicating the lighter brick shown on the renderings for the center portions of the building and the darker brick shown on all four building corners. He also provided architectural elevations of what his Client's "starting point" looked like to demonstrate how much better looking and consistent with the rest of the center his design was. Also provided were updated Building Elevation Drawing Sheet A-2 dated 6/15/15 which provides additional details and notations over and above what was shown on the earlier version of Sheet A-2 which was dated 6/1/15. Chairman Rafferty asked the Architect about the orientation of the building on the property, and how the north-facing front entry solution was arrived at. The Architect stated that while his first inclination was to face the entrance towards Bartlett Road, similar to what the original Arboretum concept plan seems to suggest, engineering issues resulted in it rotating counterclockwise 90 degrees to face the entry towards the north. It was the feeling of the Commission that this orientation was acceptable, and that the existing vegetation along the Bartlett Road right of way would form sufficient screening of the "ugly side" of the building which now faces Bartlett Road. Discussion ensued as to the nature of the building's stone base, and the Architect and Commission agreed that going with a simplified "single course" look for the 4 foot high stone base would be preferable to the "double course" base that is depicted on the drawings. The Architect stated that the dark bronze storefront was consistent with the rest of the center, and that the awning frames would be a matching anodized aluminum rather than paint. However, due to the lack of the normal awning package of drawings, it was understood that the Awnings would be approved separately at a later date. The Commission felt that the proposed signage and logo were in scale with the building, and correctly positioned below

the stucco cornice. Contrary to what was shown on Sheet A-2 of the architectural drawings, the Sherwin-Williams lettering and logo will be featured on all four sides of the building – not just three – by adding them to the building above the overhead door on the East Elevation. The layout of the proposed ground sign and its location at the southwest quadrant of the site were discussed and felt to be appropriate. It was also noted how, to facilitate in-coming truck traffic to Building Y, the curb radius of the main entry off Higgins Road in front of K-2 was being permanently increased. Chairman Rafferty noted that, in addition to the outer perimeter parking that is already in place, the Site Plan shows the creation of 21 parking spaces up close to the building which exceeds the 20 spaces which were shown on the original Arboretum concept plan. Chairman Rafferty asked Mayor McCombie whether the Village was bound to the usage of this site for a “Bank” since the original concept plan called out Building Y as being a “Bank Pad”, and it was agreed that neither the Village nor the Arboretum had a problem with the proposed change of use.

MOTION to simultaneously approve the Elevations and the Signage as submitted but subject to the use of a “single course” 4 foot high stone base, along with the Lighting as submitted and the Landscaping as submitted was made by Ernie Stenstrop; seconded by Jim Bodkin . Roll call was taken:

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

NAYS: (None)

ABSTAIN: (None)

Motion carried.

#### SMALLCAKES CUPCAKERY & CREAMERY – Outdoor Patio (Arboretum H-65)

Present for the Arboretum: Yeani Yi

Yeani stated that Smallcakes is nearing completion and wishes to offer its customers the ability to sit outside in nice weather. The proposed seating will be removed in the Fall and stored off-site before returning each Spring. There is no request being made for any type of fencing to surround the outdoor dining area. It was noted by the Commission that although the Site Plan shows the tables being round in shape, they will actually be the square tables that were shown on the product cut sheet in conjunction with their matching chairs. It was felt that, with over 10 feet of unobstructed sidewalk remaining, the proposed outdoor furniture did not pose a circulation problem for pedestrians.

MOTION to approve the Outdoor Patio as submitted was made by Jim Bodkin; seconded by Pat Baldino . Roll call was taken:

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

NAYS: (None)

ABSTAIN: (None)

Motion carried.

#### SOUTH BARRINGTON PARK DISTRICT - Barrington Road sign

Present for the Park District: Jay Morgan

The “Existing” and “Proposed” signage drawing prepared by Olympic Signs and dated 4/21/15 was discussed. Chairman Rafferty asked if the electronic message strip at the bottom of the sign was meant to be two-sided (facing both north-bound and south-bound traffic on Barrington Road, and Mr. Morgan stated that the thought that it was. He stated that the electronic lettering would be mono-chromatic – not multi colored – and that he was not sure if it would be moving letters as opposed to fixed letters. He was also not sure if the amount of desired copy on the sign might force it to be two lines high rather than the single line height shown on the rendering. He and the Mayor were in agreement that the electronic message strip would be a valuable tool for both organizations to spread the news about upcoming events. Chairman Rafferty asked if the Commission or the neighbor to the north (South Barrington Executive Center) had any problems with the fact that the new Park

District sign might be obscuring view of the brick wall and signage for the Executive Center to north-bound traffic on Barrington Road. It was felt that the line of sight for north-bound thru traffic was not affected, and depending on its actual location perhaps not even for north-bound traffic sitting in the left-turn lane. Building Officer Moreland presented a package of materials to the Commission dealing with zoning requirements in the Office / Research District which will come into play for not only the Park District sign but also the Village Hall sign yet to come before the Commission. The proposed sign face, including the area used for the electronic message strip, totals 56.38 square feet, far below the 150 square feet allowable in the Zoning Ordinance. It also measures 10'-3" in width, which is well below the 15 foot maximum width contained in the Zoning Ordinance, so no size variations should be required to allow its construction. However, given the age of the Zoning Ordinance, it is silent as to subject of electronic message strips, so the Commission was polled to determine if anyone had a problem with adopting the new technology. None of the Commissioners had a problem with the idea of an electronic message strip – whether using moving letter or fixed letters – and Mayor McCombie expressed no objection as well. The location of the proposed sign was discussed. No formal Site Plan was submitted, other than the description of the new sign being roughly where the existing sign is located. Due to the tightness of the site, Mr. Morgan explained that work was currently underway to obtain an easement from the South Barrington Executive Center to allow the sign to be located north of their common property line. Mr. Morgan also stated that the sign might be shifted somewhat to the west to provide for a greater setback from Barrington Road. However, since the Office / Research zoning requires a 50 foot setback from the Barrington Road right of way, a variance will be needed from the Plan Commission / Zoning Board of Appeals to allow it to exist in the proposed location. The design of the sign itself ensued. Mike McCombie made the recommendation that the Park District make an effort to make their sign more similar to the design of the new Village Hall sign located just to the south. Mr. Morgan was very willing to do that, especially since they share the same sign company. It was felt that the Park District sign should add a stone base to its design, matching the stone on the Village Hall sign, but low enough that there would still be a small amount of brick separating the stone base from the face of the sign similar to what is seen on the Village Hall sign drawing. It was also felt that the brick piers at either end of the sign face should terminate with a slanted stone cap rather than the flat stone caps shown on the rendering. The brick color will not be the same as the brick to be used on the Village Hall sign – instead, it will match the brick color that the Park District has already used on their Community Park Building. It was also felt appropriate for the sign be enhanced with the addition of low-height landscaping as shown in the rendering provided that it did not cause a serious visual obstruction to the stone base or the sign itself. The proposed sign will be internally illuminated with LED lighting, similar to that which was recently approved and constructed at the Millrose Restaurant only a short distance south on Barrington Road. Building Officer Moreland's package identified the Zoning Ordinance as requiring signs in the O/R District to be illuminated only by light cast upon them from a concealed light source. The Commission and the Mayor were in agreement that this represents out-dated technology, and that the internal illumination would eliminate a host of problems associated with ground-based lights. As such, using internal illumination will require a variance to the Zoning Ordinance.

MOTION to approve the Park District Sign, subject to the following: design changes to make it more similar to the Village Hall sign; to obtain whatever Zoning variation might be felt necessary to allow it to include either a fixed or moving electronic message strip; obtaining a variance to the Zoning Ordinance to provide relief from the required 50 foot setback from the Barrington Road right of way; obtaining of an fully-executed easement from the South Barrington Executive Center to allow for the sign to be built partially on their property; and obtaining a variance to the Zoning

Ordinance to allow for it to be internally illuminated was made by Mike McCombie; seconded by Ernie Stenstrop .

Roll call was taken:

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

NAYS: (None)

ABSTAIN: (None)

Motion carried.

VILLAGE OF SOUTH BARRINGTON VILLAGE HALL - Barrington Road and Tennis Club Lane signage

Present for the Village: Mayor McCombie, Building Officer Moreland

The “Existing” and “Proposed” signage package prepared by Olympic Signs and dated 4/22/15 was discussed, starting first with the main identification sign to be built along the Barrington Road right of way. Chairman Rafferty stated that the stone base does an excellent job of adapting the sign to the sloping topography at the location where it will be sitting. While lacking a formal Site Plan indicating the exact location of the sign, the Mayor stated that it will occupy the same location as the current wooden sign which is centered on the northern-most gable end facing Barrington Road, as opposed to shifting it further south to align itself with the center octagon element of the newly expanded building. The stone used on the base will match the stone used on the Mayor’s octagon at the center of the newly remodeled building, and the brick will match that which was used on the new addition and was the subject of a great deal of effort to match the original portion of the building. The sign will be double-faced, with the same graphics appearing on each side. Unlike the Park District sign, there will be NO electronic message strip incorporated into the design of this sign. The proposed sign face measures slightly more than 70 square feet which is well below the 150 square feet allowable in the Zoning Ordinance. It measures 15’-0” in width, which is right at the 15 foot maximum width contained in the Zoning Ordinance, so no size variations should be required to allow its construction. However, since the Office / Research zoning requires a 50 foot setback from the Barrington Road right of way, a variance will be needed from the Plan Commission / Zoning Board of Appeals to allow it to exist in the proposed location since the 50 foot setback line comes right up near the eastern edge of the front parking lot. It was also felt appropriate for the sign be enhanced with the addition of low-height landscaping as shown in the rendering provided that it did not cause a serious visual obstruction to the stone base or the sign itself. The proposed sign will be internally illuminated with LED lighting, similar to that which was recently approved and constructed at the Millrose Restaurant only a short distance south on Barrington Road. Building Officer Moreland’s package identified the Zoning Ordinance as requiring signs in the O/R District to be illuminated only by light cast upon them from a concealed light source. The Commission and the Mayor were in agreement that this represents out-dated technology, and that the internal illumination would eliminate a host of problems associated with ground-based lights. As such, using internal illumination will require a variance to the Zoning Ordinance.

Discussion shifted to the proposed “Police” sign to be located at Tennis Club Lane at the back of the building. This sign is intended to be double-faced in order to be readable by both east-bound and west-bound traffic on Tennis Club Lane. The sign package contained two versions for this sign: Option A shows a stone/brick base while Option B shows just exposed metal legs with nothing underneath the sign itself. It was the opinion of the Commission and the Mayor that we not consider Option B, and to plan on constructing the stone/brick base which matches the front sign and the building itself. It was also agreed that the lettering would be “Black” rather than “Bronze”. The size of the sign face measures slightly more than 5 square feet, which is in excess of the size limitation contained in the Office / Research section of the Zoning Ordinance which list the maximum sign face for “other signs” to be 4 square feet. Given the magnitude of the overage, and its importance to

be readable at night, the Commission and the Mayor are in agreement that a variance should be sought to allow for the sign to be built as proposed. Like the front sign, this sign will be internally illuminated using LED lights, so a variance will also be required to allow for the internal illumination. Although not specifically shown on the rendering, the Commission and the Mayor both expect to see low-height landscaping to be planted at the base of the sign which will not affect its readability. Discussion shifted to the proposed "Additional Parking" sign to be located at

Tennis Club Lane and the remote parking lot west of the creek. The Mayor stated that this sign will NOT be illuminated (neither internally nor externally) and that it will not have a stone/brick base either. Instead, it will be supported on two square aluminum tube supports as shown on the rendering. Upon further discussion, the Commission and the Mayor both feel that the wording of the sign should be changed from "Additional Parking" with an directional arrow to just the word "Parking" in order to be able to use a taller letter height. It was also agreed that the sign would continue the theme of black lettering on a white background, as opposed to the white lettering on bronze background depicted on the rendering. The aluminum support tubes at either end will also be changed to be black. The size of the sign face measures about 3.5 square feet, which is in conformance with the 4 square foot size limitation contained in the Office / Research section of the Zoning Ordinance so no need for a size variance will be needed for this sign. Although not specifically shown on the rendering, the Commission and the Mayor both expect to see low-height landscaping to be planted at the base of the sign which will not affect its readability.

MOTION to simultaneously approve all three parts of the Village Hall sign package, the Barrington Road sign, the Police sign and the Parking sign subject to the following: obtaining a variance to the Zoning Ordinance to create relief from the required 50 foot setback from the Barrington Road right of way; obtaining a size variance to the Zoning Ordinance for the Police sign to be larger than 4 square feet; and obtaining a variance to the Zoning Ordinance to allow the Barrington Road and Police signs to be internally illuminated was made by Jim Bodkin; seconded by Mike McCombie . Roll call was taken:

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

NAYS: (None)

ABSTAIN: (None)

Motion carried.

#### OLD BUSINESS / NEW BUSINESS

(None)

#### ADJOURNMENT

MOTION to adjourn was make by Pat Baldino and seconded by Mike McCombie. By unanimous voice vote, motion carried and the meeting was adjourned at 9:04 p.m.

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Michael Rafferty, Chairman

These minutes were approved this

\_\_\_\_\_ Day of \_\_\_\_\_, 2015.