

MINUTES OF THE ARCHITECTURAL CONTROL COMMISSION
OF THE VILLAGE OF SOUTH BARRINGTON
THURSDAY, APRIL 6, 2017 at 7:00 P.M.
William R. Rose Hall
30 S. Barrington Road, South Barrington, Illinois

Chairman Rafferty called the meeting to order at 7:03 P.M. In the absence of the Village Clerk, he then called the roll:

Present: Chairman Michael Rafferty, Pat Baldino, Jim Bodkin, Michael McCombie, Al Saller

Absent: Ernest Stenstrop, Don Crosby

Also in attendance: Mayor Paula McCombie
Village Administrator Robert Palmer
Building Officer Michael Moreland

APPROVAL OF MINUTES

MOTION to approve the minutes of the September 19, 2016 ACC meeting was made by Michael McCombie; seconded by Al Saller. By unanimous voice vote, **motion carried.**

CITIZEN COMMENTS

Chairman Rafferty opened the floor for comments from the public, but there were none. Chairman Rafferty then went on to announce that former ACC commissioner Nellie Niedzinski had recently had to resign her position due to her professional time restraints, and that a new member, Don Crosby, had recently been sworn in at a special Village Board Meeting to replace her even though he was unable to attend tonight's meeting.

POSH SALON ARTISTRY – Signage (Arboretum L-10)

Present for the Arboretum: Corey Born

Present for Posh Salon Artistry – Trish Forde

Even though it had just recently received ACC approval for their current signage, Posh Salon Artistry wants to add a colored back plate to improve its appearance. Sign drawings dated 1/23/17 from PR Signs, Inc. showed what was being proposed, and discussion ensued. Ms. Forde explained that the existing individual "P", "O", "S", and "H" letters will be re-used and spread further apart, more in keeping with what had originally been approved. Chairman Rafferty presented a photograph of the existing sign, taken the day of the meeting, which demonstrated how the P O S H letters were installed closer together than had been intended. The photo also showed three other departures from the approved drawings:

1. the small "Salon Artistry" lettering was substantially smaller than what had been approved making them almost impossible to read.

2. the appearance of the "crown" above the large letter "O" had changed from what had been shown on the prior approved drawings to a much more photo-realistic design.

3. the appearance of the large letter "O" was much more open than that which had been previously approved, so open that some member felt that it looks more like a "U" than an "O"..

Ms. Forde stated that while the existing large lettering would be re-used, the smaller "Salon Artistry" signage would be all-new and sized in accordance with the latest sign drawing. The

appearance of the “crown” and the appearance of the open “O” were discussed amongst the ACC and it was felt that the new more photo-realistic crown and the open-O would be acceptable. However, the color of the back plate (unidentified on the sign drawings but very much blue in appearance) drew opposition from the ACC and from the Mayor. As a result, Ms. Forde distributed a new undated version of the PR Signs, Inc. sign drawing which changes the color of the back plate to Pantone “Violet” which is intended to coordinate with fixtures within the building that are the same color. The Mayor inquired whether this color is used on any of the nearby signs and none were identified.

MOTION to approve the new signage as depicted on the PR Signs, Inc. drawing dated 1/23/17 complete with the photo-realistic version of the crown and amended to use the Pantone “Violet” color for the back plate was made by Michael McCombie and seconded by Jim Bodkin. Roll call was taken:

AYES: Baldino, Bodkin, McCombie, Saller, Rafferty

NAYS: (None)

ABSTAIN: (None)

ABSENT: Crosby, Stenstrop

Motion carried.

TLS LIVING – Signage (Arboretum Q-35)

Present for the Arboretum: Cory Born

Present for TLS Living: Mike Hoffer of Aubrey Sign Co.

Ms. Born mentioned that while the front sign would be new, there was no intent to change the existing front awning or to add a new rear sign on the back of the building since this is a short-term tenant. Mr. Hoffer testified that the new lettering and the house silhouette would be opaque in a semi-gloss “Gold” color (MP21246 by MPC) and be reverse-lit while the decorative flower would be in shades of translucent green that will permit the passage of light. The rough appearance of the existing stucco wall surface was discussed, and both Ms. Born and Mr. Hoffer stated that all damage from the previous sign would be repaired before the new sign will be installed.

MOTION to approve the new signage as submitted on the Aubrey Sign Co. drawing dated 3/28/17 was made by Al Saller; seconded by Pat Baldino. Roll call was taken:

AYES: Baldino, Bodkin, McCombie, Saller, Rafferty

NAYS: (None)

ABSTAIN: (None)

ABSENT: Crosby, Stenstrop

Motion carried.

New single-family home on Lot 3 of Perisin Pointe subdivision – 61 Overbrook Road

Present for the Developer: Pete Perisin and Frank Demonte

Commissioner McCombie explained to the ACC that during the approval process for this new 3-lot subdivision, the Plan Commission felt that each new house should be subject to the review and approval of the ACC since the Covenants & Restrictions for the new subdivision did not set up any architectural approval mechanism of its own. This first house is being built on Lot 3, the lot closest to Barrington Road, and it is being started as a spec house without a buyer at the present time. Architectural plans by W. Lloyd Christoph & Associates, Ltd. dated 2/15/17 and signed by the Architect on 2/20/17 were presented for approval. Chairman Rafferty explained that rough calculations show that the finished living area of the First and Second Floors will be roughly 5073 square feet which is far in excess of the 3,000 square feet required by the Covenants for a two-story house – however, he requested that the Developer have his Architect do a more precise calculation of the finished

square footage, and to add that information to the blueprints for the benefit of the Building Department during their upcoming plan review process. In response to the question raised by Chairman Rafferty, the demolition of the existing house located on the lot directly to the west will take place at the same time that excavation for the new house is undertaken (a demolition permit has yet to be issued and Building Officer Moreland reminded the Developer that he needs to complete that process before any demolition can take place). Unique to the Village, Chairman Rafferty explained that the approved Covenants & Restrictions for this subdivision prescribe a maximum number of bedrooms for each of the three houses, with the maximum number for this specific lot being set at five (5). As drawn on the blueprints, in the eyes of the Village, this house will already have five bedrooms so he alerted Building Officer Moreland that in a case like this, even if there is room on the lot to expand the size of the septic system, no additional bedroom(s) can be permitted in the Unfinished English Basement Level as would normally be the case in any other subdivision. The initial reaction of the ACC was that the Front Elevation seemed extremely “plain”, especially in terms of the detailing (or lack thereof) around the windows. Following extensive discussion, the Developer agreed to add the same type of projecting brick header and soldier trim similar to what had been shown at the tall Family Room windows on the back of the house around all of the windows around all four sides of the house. Similarly, the ACC requested that corbelled brick detailing be added all around the top of the masonry chimney along with a thicker concrete chimney cap. Discussion shifted to the subject of roof pitch – unlike some subdivisions around town, the Covenants & Restrictions for this new subdivision do not call out a minimum roof pitch. It was agreed by the ACC that while the 8 in 12 pitch being proposed is less than what might be deemed “typical” in South Barrington, it would be acceptable in this situation since the existing house located just to the east of the new house is a one-story design which could easily be overwhelmed by a towering new house right next door. The ACC had concerns about potential future monotony issues relating to the other two lots yet to be built on, and cautioned the Developer that all three of the new houses should have their own individual appearance and color scheme. Next, the sudden transition from the all-brick Front Elevation to the half-brick / half-siding Left Side Elevation was felt to be too jarring, especially given that it is located on the “approach side” of the house. After discussing ways to make the transition look better, the Developer offered to solve the problem by making the house be “all-brick”, thereby eliminating the problem of how to transition from one material to another. To help minimize the possibility of monotony on what has become an all-brick house, and in response to photos that the Developer showed us of the same house that he has built elsewhere outside of the Village, the ACC asked that the projecting piers located on either side of the front door be changed from brick to stone. The ACC also asked that the overhead garage doors be changed from being a flush style as shown on the blueprints to being a more-detailed paneled style. From samples provided by the Developer and the photograph of the same house he had previously built elsewhere, the ACC had no issues with the brick (Sugar Creek Modular by Boral Bricks), the asphalt shingles (Storm master shake “Weathered Wood” by Atlas Roofing) and brownish-tan windows and exterior trim that make up the proposed Exterior Color Scheme. The ACC also reviewed, without comment, the Septic Design Drawing by Continental Engineers dated 2/24/17 showing a five-bedroom septic system and the non-professional Landscaping Plan (no name or date shown) showing landscaping to be installed around all four sides of the house. As a courtesy to the Developer, knowing that there will be additional revisions needed by the Architect as part of the Village’s Building Permit Plan Review process, Mr. Moreland agreed that the changes mandated by the ACC would not have to be incorporated on the blueprints immediately, but could be combined

with the Building Department revisions yet to be identified. Therefore, **MOTION** to approve the new home package as submitted, **subject to the following revisions,**

1. **Flush overhead garage doors to be changed to paneled.**
2. **All horizontal siding to be removed and replaced with brick on all four sides.**
3. **The projecting piers on either side of the front door are to be changed from brick to stone.**
4. **Thicker concrete chimney cap with projecting brick detailing below it.**
5. **All windows and doors on all four sides to be enhanced with the addition of projecting brick header courses on each side and projecting brick soldier courses above the top, similar to what had already been shown on the tall Family Room windows on either side of the fireplace chimney.**

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

AYES: Baldino, Bodkin, McCombie, Saller, Rafferty

NAYS: (None)

ABSTAIN: (None)

ABSENT: Crosby, Stenstrop

Motion carried

OLD BUSINESS

(None)

NEW BUSINESS

1. Rascal Flatts

Mayor McCombie wanted to brief the ACC about an incoming addition to the Arboretum development. In lieu of Building C (a multi-tenant building shown on the overall Master Plan in the vacant area to the west and south of Pinstripes), two separate free-standing restaurant buildings are anticipated in the near future. As depicted on the preliminary land plan, Building C-1 will be marketed under the name of "Rascal Flatts" as a 10,000 square foot restaurant/performance venue with a 2,000 square foot outdoor patio. The Mayor shared a preliminary floor plan, exterior renderings and menu with the ACC showing them the current state of the project, and stated that the Village Board had already approved the Liquor License needed to make this project feasible. The proposed exterior style of the building was discussed briefly since no action by the ACC is being requested at this time. When it is finalized, this project will be returning to the ACC as well as the Plan Commission. Just to the east of Rascal Flatts, a second 10,000 square foot free-standing building (Building C-2) will be built for a yet to be named enterprise that the Mayor is looking forward to announcing in the near future. No exterior renderings or floor plans were presented, but when ready, this project will also be returning to both the ACC and the Plan Commission for their reviews and approvals.

2. The Woods of South Barrington

Mayor McCombie and Building Officer Moreland wanted to brief the ACC about their efforts to control the proliferation of signs that are popping up in the Woods development, both south and north of Penny Road. They presented sign drawings and subdivision maps which show the location and appearance of all the signs in question, and explained that they are hoping to see their quantity be slowly reduced over time as the development approaches final completion. The ACC agreed that the signs are all professionally done, and very much uniform in style, but certainly more numerous than necessary. It is the intention of the Mayor to encourage the Developer to gradually eliminate signs by making their approvals be subject to renewal every thirty (30) days. Being new business, no official action by the ACC was possible but this matter will be placed on the agenda of an upcoming ACC meeting in order to consider things further.

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 9:22 p.m.

Michael Rafferty, Chairman

These minutes were approved this

_____ Day of _____, 2017.