

MINUTES OF THE ARCHITECTURAL CONTROL COMMISSION  
OF THE VILLAGE OF SOUTH BARRINGTON  
MONDAY, JULY 17, 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 7:04 P.M. In the absence of the Village Clerk, he then called the roll:

**Present:** Chairman Michael Rafferty, Pat Baldino, Don Crosby, Michael McCombie, Al Saller

**Absent:** Jim Bodkin, Ernest Stenstrop

**Also in attendance:** Mayor Paula McCombie  
Trustee Joe Abbate

APPROVAL OF MINUTES

Minutes for the most recent ACC meeting on June 7, 2017 were not ready for action to be taken, but Village Clerk Donna Wood distributed a memo dated 7/12/17 which summarized the matters that were discussed that evening.

CITIZEN COMMENTS

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

MIXER BOUTIQUE– Signage (Arboretum F-40)

Present for the Arboretum: Cory Born

Present for Mixer Boutique – Anthony Mancuso of Signco, Inc.

The proposed signage met all of the empirical requirements with the actual sign length and actual sign height being substantially less than what is allowable. In addition, the actual letter height for the majority of the sign was found to be substantially below the maximum allowable in order for the exaggerated "X" to adhere to the 24" maximum height. Chairman Rafferty asked if any commissioners felt that the red used for the word "Mixer" was too close to the brick color on the building and no one saw there to be a problem with what was being proposed. No additional signage was being proposed on the storefront windows.

**MOTION to approve the new signage as depicted on the Signco, Inc. drawing dated 6/7/17 was made by Pat Baldino and seconded by Michael McCombie. Roll call was taken:**

**AYES: Baldino, Crosby, McCombie, Saller, Rafferty**

**NAYS: (None)**

**ABSTAIN: (None)**

**ABSENT: Bodkin, Stenstrop**

**Motion carried.**

Rascal Flatts – Building Elevation and Signage (Arboretum C-1)

Present for the Arboretum: Cory Born

Present for Rascal Flatts: Pete Theodore and Steve Corliss of Camburas & Theodore, Ltd.

Apart from a brief non-official introduction at a previous meeting, the ACC is seeing this new stand-alone project for the first time. Submitted for our review was a 6-sheet set of undated renderings of the exterior of the building as well as a small-scale Concept Floor Plan showing the nature of the layout and the parking immediately surrounding it. Discussion first

centered around the proposed signage which met with the allowable sign height and sign width requirements but which showed a larger "R" and a larger "L" at each end of the word "Rascal" which were shown to be 48" tall which is in excess of the 42" maximum letter height. When polled by the Chairman, Commissioner McCombie felt that changes should be made to keep the "R" and "L" in compliance with the 42" maximum letter height requirement, and Mr. Theodore agreed to make that change. The proposed letters are to be a blackish-gray gun metal color and will be held out from the face of the building. The "Star and Wings" component will also be made out of the same type of metal although actual color might differ a bit from the lettering immediately above it. A unique feature of the proposed sign was the curly wires or "moustache" that Mr. Theodore explained would be a #5 steel rebar (5/8" in diameter) that would be bent to shape and project no more than 4 feet out from the sign. The ACC had no objection to its use in the two sign locations shown on the drawings (the main entrance facing south and the back wall facing north). It was also felt that the three goose-neck light fixtures above the sign will add a nice look to both the sign and the building. Commissioner McCombie also felt that this project could be enhanced by adding the same signage to the east and west sides of the building, and the Mayor, Mr. Theodore and the rest of the ACC were in agreement. Mr. Theodore explained that the brick being used will be a 50-50 mix of Pink Aztec and Williamsburg, but that his latest design thoughts are to use a much darker Ebonite Satin "ironspot" brick in the lower portion of each trellis area. In addition, the trellises are now changing to iron rather than the wood that is called out on the drawings. These trellises will be held out 4 inches from the face of the building to allow them to be covered with plantings during the growing season as shown on the renderings. The upper portions of the building will be covered with a light beige stucco-like EIFS (STO 80296-519) that will have a non-exaggerated fine texture. The architect was asked if any overhead door would be needed for deliveries or equipment and he stated that no such doors would be needed. He was also asked if an exterior door into the Sprinkler Room would be needed and he stated that he would check with the Fire District and make any changes necessary. He went on to state that he felt that the number of emergency egress doors currently shown would be sufficient to meet Code. When asked, Mr. Theodore stated that he preferred that the small man-doors seen around the building NOT be given any type of suspended canopy above them, since he wanted these doors to be painted to match the adjacent brick so that they would tend to disappear. Also when asked, Mr. Theodore stated that there would be no HVAC or Kitchen-related penetrations through the east wall of the building that would spoil this very important view of the building - all such needs would be directed up through the roof and hidden by the surrounding parapet. The ACC felt that the primary South Elevation had a very nice balance, with the lower outdoor patio on the left being offset by the tall trellises on the right, and a nice amount of "asymmetry" being provided by the turnbuckle-supported canopy in between. In response to some initial reactions to the proposed building in the weeks prior to this meeting, Chairman Rafferty asked if anyone had an issue with the fact that the top edge of the building was perfectly straight with no attempt to give it any "up and down" like the rest of the Arboretum is known for. None of the ACC felt that the straight silhouette would be a problem. Chairman Rafferty asked Mr. Theodore if the straight cornice would make the roof-top HVAC units exposed to view and the architect stated that there would be a sufficiently tall parapet around all four side to prevent this from becoming a problem. He also mentioned how he wants the glass windows at the southwest corner of the building to come all the way up to the cornice trim work at the top of the wall. To make that happen, he is suggesting that the top-most panels will be opaque spandrel glass intended to hide the view of the roof structure immediately inside it from the exterior. As discussion of the building itself continued, it became obvious that the palette of materials used for the exterior design was still in a state of flux, with the proposed wood trim around the cornice of the building switching from the wood shown on the drawings to an anodized charcoal gray metal

meant to look like a 2 foot tall steel channel with exposed rivets. Despite the fact that the trellises and the cornice were switching to metal, Mr. Theodore felt that the outdoor patio area would remain being wood as shown on the drawings, but the exact nature of the pergola roof and the columns that support it could still be subject to revision. He distributed two additional sheets of drawings dated 7/17/17 which showed some of these newest changes. However, with the large amount of change that the exterior design was still going through, the ACC felt that at this time it was impossible to grant the project its "Final" approval, but liked the general direction in which things were moving and encouraged the architect to finalize his presentation and return to the ACC as soon as possible. It should be noted that all matters concerning parking and site improvements have already been reviewed and approved by the Plan Commission.

**MOTION to grant a Preliminary Approval subject to the issues discussed during the meeting, with the understanding that the project would return when ready for a Final Approval was made by Michael McCombie and seconded by Don Crosby. Roll call was taken:**

**AYES: Baldino, Crosby, McCombie, Saller, Rafferty**

**NAYS: (None)**

**ABSTAIN: (None)**

**ABSENT: Bodkin, Stenstrop**

**Motion carried.**

#### Hampton Social - Building Elevation and Materials (Arboretum C-2)

Present for the Arboretum: Cory Born

Present for the Owner: Parker Restaurant Group; CB Construction and Design; Gino Romozzi, Architect

Similar to the previous project which is being proposed right next door, apart from a brief non-official introduction at a previous meeting, the ACC is seeing this new stand-alone project for the first time. Submitted for our review were 3 sheets of undated Exterior Elevations as well as a small-scale First Floor Plan showing the nature of the layout. Discussion first centered around the proposed signage. The typical chart that demonstrates compliance with the maximum allowable heights and lengths was submitted, but the data that it showed was clearly not applicable for this project. In addition, the 8 1/2" x 11" copy showing the proposed signage was not dimensioned which makes it impossible to evaluate how it relates to the requirements. As such, further development of the signage will be needed. As currently presented, the proposed signage will be attached to the angled gable-end above the main entrance at the south-east corner of the building as well as on the west wall. When asked by Chairman Rafferty whether they would be interested in adding additional signage similar to what was discussed for the Rascal Flatts project right next door, the Development Team felt that no additional signage would be necessary. Instead, as shown on their most current drawings, the once very plain north side of the building will feature large-scale supergraphics that emphasize the marine aspects of their concept, similar to what had already been shown to a much smaller extent on the right hand side of the East Elevation. These supergraphics are going to be painted onto the horizontal lap siding - not only a perfectly flat substrate. The two man-doors located on the North Elevation are purposely being left uncovered since they will be painted to match the surrounding wall in order to help make them visually disappear. The exterior color scheme was discussed, and the ACC found it to be much in keeping with the East-coast theme of the building. It is composed of a lower brick base that extends around the entire perimeter at a constant height of 2'-6" which will use full-thickness (not glue-on thin brick) Seven Oaks Queen by Boral Brick which shows the same distinctive splattered white finish over a pinky-red brick that is depicted on their drawings. The top edge of the brick base will be terminated with a natural cut stone cap, and the mortar used will be Type N SM200 white

mortar. There was discussion about the idea of making the top edge of the brick not be at such a consistent height, but it was noted that there are no good architectural transition points where the heights can change. Above the brick base, the rest of the wall surfaces will be covered with fiber-cement Hardie-board horizontal lap siding with a 6 inch exposure and which will be in the standard Arctic White color which appears to be much whiter than the white accenting on the brick veneer. Walls located in gable-ends will change to a staggered-edge shake panel using Novi-shake SE by Novik, a polymer product furnished by Menards in a matching white color. It should be noted that the shake product will also be used to cover the back-side of the large gable roof element above the front door - too often, the back-side of similar roof elements is left unfinished, thinking that they would not be visible, but the height of this gable element is such that it should be finished to match the front. The distinctive blue roofs over the front entrance and the side windows will be a standing seam pre-finished metal product in "Ocean Blue" as depicted in the samples provided from Menards. Unlike how it is depicted on the drawings, the glass doors and windows will NOT be tinted blue. The non-metal roofing used around the top of the building will be Domain Winslow asphalt shingles by Elk in "Stonehenge" which has a grayish tone that will blend nicely with white and blue color scheme. The ACC liked the use of the shingled roof around the upper perimeter of the building, including the pop-up gables and eyebrow windows that break up its scale. They also noted that this parapet wall will do a good job of screening the rooftop HVAC equipment from view. It is hard to tell on the drawings so when questioned, the architect stated that the wide low-slope over the outdoor dining area will be a retractable canvas awning - not metal - in a deep blue color matching the metal roofing. The eave overhangs at the asphalt roofs are quite wide (2'-6") which is felt to be in keeping with their chosen architectural style, and will be enhanced with the use of evenly-spaced decorative white brackets around all four sides of the building which further evoke the East-coast feeling of the design. In addition to the wall-hung light fixtures shown on the Elevations, the architect stated that there will also be down-lights installed between each pair of brackets. Questions about parking and other site-related issues have already been addressed by the Plan Commission, but the ACC asked that they be provided with information on what little landscaping might be possible up close to the building.

**MOTION to grant a Final approval for the project as submitted, subject to further development of the Signage and Landscaping was made by Mike McCombie and seconded by Don Crosby. Roll call was taken:**

**AYES: Baldino, Crosby, McCombie, Saller, Rafferty**

**NAYS: (None)**

**ABSTAIN: (None)**

**ABSENT: Bodkin, Stenstrop**

**Motion carried**

#### OLD BUSINESS

(None)

#### NEW BUSINESS

(None)

#### ADJOURNMENT

**MOTION to adjourn** was made by Pat Baldino and seconded by Al Saller. 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 \_\_\_\_\_, 2017.