

MINUTES OF THE ARCHITECTURAL CONTROL COMMISSION
OF THE VILLAGE OF SOUTH BARRINGTON
TUESDAY, AUGUST 29, 2017 7:00 p.m.
William R. Rose Hall
30 S. Barrington Rd., South Barrington, Illinois

Chairman Rafferty called the meeting to order at 7:00 p.m. The Village Clerk called roll:

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

Absent: Don Crosby, Ernest Stenstrop

A quorum was present. Building Officer Mike Moreland was also present.

CITIZEN COMMENTS

Chairman Rafferty asked if there were any citizens present that wanted to address the Commission at this time; there were none.

APPROVAL OF MINUTES

MOTION to approve the minutes of the May 18, 2017 ACC meeting, the June 7, 2017 ACC meeting, and the July 17, 2017 ACC meeting was made by Al Saller; seconded by Jim Bodkin. By unanimous voice vote, the **motion carried**.

THE ARBORETUM OF SOUTH BARRINGTON

RASCAL FLATTS (C-1) Building Elevation and Signage

Present for The Arboretum: Cory Born, Steve Quarnstrom

Present for Rascal Flatts: Stephen Coorlas

Chairman Rafferty reminded everyone that the ACC liked what was reviewed at the July meeting, but that there were still some materials being decided upon.

Stephen Coorlas highlighted tonight's submittal and answered questions for the Commission. The top has been changed and looks segmented, but is one piece. They have added custom brick work. In the large trellis area, the canopy is still wood (stained and sealed to a dark walnut/ebony), and there are now brick columns; there are steel tubes inside the columns, with flashing on top. The trellis by the building is aluminum and will be independent from the wood part of the trellis. The vertical trellis is metal and will be a maximum of 6" from the wall. They are using the same brick and stucco color as discussed at the last meeting. They have changed the 'Rascal Flatts' letters to 42" (although The Arboretum did not change the information on the submittal sheet). The star and wings are not part of the sign, and the ACC commented that they do like the star and wings on all four sides of the building. There was a discrepancy between the renderings and the detail in the number of goose head lights over the sign; Mr. Coorlas stated that they were looking at four lights, which was fine with the ACC.

Mr. Coorlas also stated that the new aluminum cornice screens the rooftop mechanicals.

The ACC complimented Rascal Flatts on the changes they made to the building since July.

MOTION to approve building elevation and signage for Rascal Flatts as submitted on 5 sheets, including Camburas & Theodore color rendering, CT color elevation dated 7-17-17 revised 07-18-2017, CT detailed elevation dated 7-17-17, CT sign plan dated 5-31-17 (now with 4 lights) and Arboretum conformity summary sheet, subject to sign letters not exceeding 42 inches was made by Mike McCombie; seconded by Jim Bodkin. Roll call was taken:

AYES: Baldino, Bodkin, McCombie, Rafferty, Saller

NAYS: (None)

ABSTAIN: (None)

ABSENT: Crosby, Stenstrop

Motion carried.

THE ARBORETUM OF SOUTH BARRINGTON

MATHNASIUM (H-10) Signage

Present for The Arboretum: Cory Born, Steve Quarnstrom

Cory Born reported that Mathnasium is relocating to larger quarters and taking the sign that had already been approved. Chairman Rafferty noted that the 'A+' letter of the sign is larger than the maximum height allowed in this location, but as it was their existing sign, the ACC had no objections to it.

MOTION to approve signage for Mathnasium as submitted, four sheets by Signarama: Proof1 pg4.jpg dated 8-17-2017, Proof1 pg3.jpg, Proof1 pg2.jpg, and Proof1 pg1.jpg was made by Jim Bodkin; seconded by Pat Baldino. Roll call was taken:

AYES: Baldino, Bodkin, McCombie, Rafferty, Saller

NAYS: (None)

ABSTAIN: (None)

ABSENT: Crosby, Stenstrop

Motion carried.

SOUTH BARRINGTON PARK DISTRICT

PADDLE HUTS Building Elevation

Present for The South Barrington Park District: Jay Morgan

Jay Morgan reviewed the submitted packet for the Commissioners and answered questions. The submittal included exterior and interior pictures of the old hut, originally built in 1965, and updated occasionally over the years. The new hut will be used year-round.

The old building will be completely removed. Mr. Morgan noted that if the foundation walls go three to four feet down, there would be need for more excavation. He did not think the old foundation did go down so far, but regardless, they will be ensuring safe building on the soil that is there. The new hut will be 8' from the existing tennis courts, and also elevated a foot or so above the tennis courts (using material from tennis court #4).

The floor of the new building will be elevated slab on grade, and will have some heating elements in the floor. The contractors are ready to build but waiting on a permit. There is an issue on sewer connection and an MWRD concern.

The packet also included pictures of the material samples: hardie board in light mist (gray), the natural stone that is also used on the Park District sign at Barrington Road, Timberline Natural Shadow roofing in Pewter Gray, Versadec Decking in Light Slate, white railings and window trim.

The windows are non-functional and are white aluminum. The window glass will not be tinted.

The ACC asked about a rectangular shape on the West elevation; Mr. Morgan was not sure about it, but thought it might be a board on which to hang announcement flyers, etc. In discussion on the North and South elevations, there was a break to the siding, and Mr. Morgan said the architect was thinking of using a different color. Chairman Rafferty suggested that if the Park did not want a different color, they could use a different type of hardie board for contrast.

MOTION to approve Building Elevation for the South Barrington Park District Paddle Hut as submitted, 3 sheets by JAKL Brandeis Architects, dated 06-04-17: East & West Elevation sheet 6.1, North & South Elevation sheet 6.2 and Main Floor Plan sheet 3.1, and material color sample photos was made by Al Saller; seconded by Mike McCombie. Roll call was taken:

AYES: Baldino, Bodkin, McCombie, Rafferty, Saller

NAYS: (None)

ABSTAIN: (None)

ABSENT: Crosby, Stenstrop

Motion carried.

THE ARBORETUM OF SOUTH BARRINGTON

HAMPTON SOCIAL (C-2) Building Elevation and Signage

Present for The Arboretum: Cory Born, Steve Quarnstrom

Present for Hampton Social: Gino Romozzi, architect; Vince Bongiovanni and Carl Bongiovanni of CB Construction and Design

Chairman Rafferty asked about landscaping at the new restaurants. Steve Quarnstrom said that The Arboretum does have plans to landscape around the restaurants, but have no photometrics yet. Commissioner Bodkin asked about parking for the restaurants. Commissioner McCombie, also Plan Commission Chairman, reported that The Arboretum did do a study of the parking situation, and will use a multi-phase approach to address the issue: employees will park away from the buildings, there will be valet parking at night, the restaurants will use a good portion of the lot to the west for parking, future buildings in that area will only be retail rather than any restaurants, and other buildings were also somewhat decreased in size.

Gino Romozzi highlighted the submittal for the ACC and discussion ensued. All lettering is painted on lap siding and framed. The lettering and mural will be painted in exterior grade high gloss paint; The Hampton Social will repaint as often as needed. There are small can LED light in the soffits. The fence will range from 5' to 8' and will hide the trash dumpsters.

MOTION to approve Building Elevation and Signage for The Hampton Social as submitted in 8 sheets of elevations by CB Construction and Design, Parker Restaurant Group, and GR Gino Romozzi Architect (all undated) was made by Pat Baldino; seconded by Jim Bodkin. Roll call was taken:

AYES: Baldino, Bodkin, McCombie, Rafferty, Saller

NAYS: (None)

ABSTAIN: (None)

ABSENT: Crosby, Stenstrop

Motion carried.

THE ARBORETUM OF SOUTH BARRINGTON

POLDEK DENTAL (L-75) Signage

Present for The Arboretum: Cory Born, Steve Quarnstrom

Present for Poldek Dental: Mike Hoffer, Aubrey Sign Co.

Mike Hoffer began discussion on the submittal, noting that the identical sign is proposed for the North and East elevations, and that there is no door on the east side. He identified that the submittal reads 'south elevation' where it should correctly read 'north'. The door is the center glass on the north side. The ACC asked about the tooth in the circle. Mr. Hoffer replied that the dentist really likes the tooth. The ACC does not support advertising in signage. Mr. Hoffer said that the dentist's logo is the tooth circle with the name around it, and is a copy written graphic. ACC suggestions included using the tooth circle as the "O" in Poldek or reducing the size of the tooth circle and placing it between "FAMILY" and "DENTAL". Mr. Hoffer will suggest the latter option to the dentist, reducing the tooth circle by at least 20%. The ACC was comfortable with that change being able to be reviewed by the Village President and ACC Chairman.

It was also suggested that The Arboretum might raise up the "L" building identifier so that it does not run into the 'POLDEK' lettering.

MOTION to tentatively approve signage submitted for Poldek Family Dental by Aubrey Sign Co. dated 8/21/17, contingent to shrinking the size of the tooth circle by at least 20%, placing it between 'FAMILY' and 'DENTAL' and resubmitting for final approval to the Village President and ACC Chair was made by Mike McCombie; seconded by Jim Bodkin. Roll call was taken:

AYES: Baldino, Bodkin, McCombie, Rafferty, Saller

NAYS: (None)

ABSTAIN: (None)

ABSENT: Crosby, Stenstrop

Motion carried.

NEW BUSINESS

(None)

OLD BUSINESS

Commissioner Saller asked for an update about Toll Brothers removing their signs. Building Officer Moreland said there was nothing to report. Commissioner Saller provided him with information on a local TBI office.

ADJOURNMENT

MOTION to adjourn was made by Al Saller and seconded by Pat Baldino. By unanimous voice vote, **motion carried**, and the meeting was adjourned at 8:15 p.m.

These minutes were approved this
_____ Day of _____, 2017.

Donna Wood, Village Clerk