

MINUTES OF THE ARCHITECTURAL CONTROL COMMISSION  
OF THE VILLAGE OF SOUTH BARRINGTON  
MONDAY, OCTOBER 30, 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 7:02 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

APPROVAL OF MINUTES

**MOTION** to approve the minutes of the August 29, 2017 ACC meeting was made by Al Saller; seconded by Mike McCombie. By unanimous voice vote, **motion carried.**

CHAIRMAN COMMENTS

Before continuing with the agenda, Chairman Rafferty explained to the other members of the ACC that he had just learned that Ernie Stenstrop, longtime member of the ACC, had informed the Mayor in writing that he wishes to resign from his position. The Chairman publicly thanked Ernie for his long service to his community and hoped that all was well with him. There is no information at this time when or how the vacancy on the ACC will be filled but the Chairman will discuss the matter with the Mayor.

CITIZEN COMMENTS

Chairman Rafferty opened the floor for comments from the public. Ms. Cory Born of the Arboretum rose to talk about proposed signage for "Honey Baked Hams" - a temporary tenant to be in L-85 - for a week in advance of Thanksgiving and a week in advance of Christmas. She explained how this matter arose quickly preventing it from being put on the agenda for tonight's meeting. She hoped that it could be handled at tonight's meeting but Chairman Rafferty explained to her that would not be possible. Instead, he offered to handle it in the accelerated fashion with just the Chairman and the Mayor the following day. The members of the ACC had no issues with the signage that was being proposed or with the fact that the temporary store will not be open every day that the sign is in place, so those thoughts will be passed along to the Mayor.

KIMMIE KAKES- Signage Revision (Arboretum F-30)

Present for the Arboretum: Cory Born

Present for Kimmie Kakes - Kimberly Martin, Owner and her husband

Kimmie Kakes is an on-going tenant that now finds themselves financially able to enhance their previously approved signage by adding a tag line which better identifies the type of product that they create (hand-crafted gift baskets - not cup cakes as their name would seem to imply). The ACC agreed that the proposed tag line would be a good way to eliminate the confusion that now exists and increase their business. The Owner explained that it had been her hope to have the enhanced signage in place on Day One, but that the cost of the extra signage prevented her from doing it back in May of 2017 when the sign was originally approved. The ACC was glad to hear that the business was now able to invest in the enhancement but feared that the addition of the tag line would not be allowable under the terms of the Arboretum Signage Ordinance which prevents the naming of a Tenant's products on the face of the building. Chairman Rafferty stated that he had anticipated the

tag line as being a potential problem and explained that he had toured the Arboretum earlier in the day and found at least 19 examples of similar types of tag lines already being used. In addition, the Owner explained that the tag line being requested has always been part of their business logo and produced a business card to prove it. Given the confusion that exists, plus the business card, the ACC felt that the tag line did not conflict with the spirit of the Arboretum Signage Ordinance. Chairman Rafferty explained that the new height of the sign, after the addition of the tag line, still fell within the maximum allowable height and that the length of the sign did not change by virtue of the new tag line. The added tag line will be 1/2" thick flat cut-out plexiglass stud mounted to the building with 8" tall upper case letters and proportionate lower case letters that will NOT be illuminated.

**MOTION to approve the new signage as depicted on the Heritage Signs drawing dated 9/18/17 was made by Pat Baldino and seconded by Don Crosby. Roll call was taken:**

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

**NAYS: (None)**

**ABSTAIN: (None)**

**ABSENT: Bodkin**

**Motion carried.**

POLDEK FAMILY DENTAL - Signage (Arboretum L-75)

Present for the Arboretum: Cory Born

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

This meeting is a follow-up to the meeting held on August 29, 2017 in which a tentative agreement was reached which would have resulted in an accelerated approval being granted by the Chairman and the Mayor based on certain design modifications to the "tooth" logo which the ACC felt was not acceptable. However, the suggested design modifications turned out to be not acceptable to Dr. Poldek who was not present at that earlier meeting. For that reason, a totally new logo design is being presented which, according to Dr. Poldek, was the "winner" in an extensive study which he conducted using a large number of patients and potential "tooth" logos. The logo being presented for approval not only does a better job of representing the type of implant technology that the doctor is involved with, but it also matches the logo and uniforms of his business stationery and staff. Commissioner McCombie felt that the appearance of the new logo is much superior to what had been proposed at the initial meeting. Mr. Hoffer stated that while the implant portion of the new logo was initially felt to be impossible to properly illuminate, he was now able to perfect the design to make it work correctly. The ACC found that the balance of the sign, with the word "POLDEK" in larger white lettering above the "FAMILY DENTAL" in smaller white lettering was unchanged from the initial design and was well suited for use on both the north and east elevations of this corner unit (the sign company was instructed to revised his drawing to make the "south elevation" actually be titled the "north elevation). Like they had done earlier, the ACC also felt that the large letter "L" used as a building identifier comes too close to the new sign on the East Elevation and asked that the Arboretum management relocate the "L" in a downwards direction so as to create greater visual separation. The overall length and height of the proposed signage were found to conform with the dimensional requirements based on the unit frontages.

**MOTION to approve the new signage as depicted on the Aubrey Sign Co drawing dated 9/6/17 was made by Al Saller and seconded by Mike McCombie. Roll call was taken:**

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

**NAYS: (None)**

**ABSTAIN: (None)**

**ABSENT: Bodkin**

**Motion carried.**

## THE PONDS OF SOUTH BARRINGTON ENTRY WALLS & SIGNAGE

Present for the Ponds: Mike Piraino, President of the HOA  
Several additional HOA Board Members  
Todd A. Shaffer, engineer from Haeger Engineering

Mr. Shaffer explained that the passage of time since the existing entryway monuments were built as part of the original subdivision improvements had taken a toll on the condition of the masonry work to the point to where all involved want to replace it rather than repair it (photos of the deteriorated brick work were passed around the ACC). Their proposal calls for the total removal of the north and south entry walls and the partial removal of the wall located on the center island (leaving only its below-ground foundation work in place). The proposed new walls for the north and south sides of the entranceway as seen to be located farther back from the edge of the roadway in order to keep them not only out of the rights of way of Mundhank Road and Pentwater Drive but also out of the utility easements that run along either side of Pentwater Drive (the existing walls currently come right up to the right of way lines and improperly inside the utility easement lines). Chairman Rafferty suggested that the north and south walls be pushed back from each roadway a few inches to ensure that there will be no unintentional violations of the 10 foot utility easements, and the Engineer agreed. Chairman Rafferty also pointed out that while the new wall on the center island is intended to re-use the existing foundation work currently in place, the design of the new center island wall should be revised to pull the two brick piers closer together in order to match up with the existing improvements. He also suggested that the two resulting wing walls be eliminated since they come so dangerously close to the curb that they become potential liabilities to the Subdivision and the Village. Discussion ensued in which the HOA stated that next spring they might wish to create a fake "guardhouse" element in the center island in order to discourage the entry of unknown strangers. Since the wall being proposed for the center island shows no signage being attached to it, the ACC suggested that only the north and south walls be built at this time, giving the HOA additional time to finalize their plans for what they might do to the center island while preventing the possibility of unnecessarily blocking the view of any future guardhouse. The ACC felt that the design of the north and south walls was extremely well done, with the full-thickness Fond Du Lac Rustic stone material being a good choice to act as the background for the flat cut-out 1/4" thick black aluminum lettering and logo which will be spaced out 1/2" from the face of the stone as well as the 2" deep reverse channel letters spelling the word "Ponds" which will be spaced out 1 1/2" from the face of the stone. As shown on the drawings, in addition to the two rubbed bronze coach lights that each wall will have, the word "Ponds" will also be illuminated at night. The top of each wall will be arched and covered with a cut limestone coping and keystone per the drawing. Each wall will terminate in a 28" x 28" stone pier to be covered with a cut limestone finial and cap by Capital Stoneworks. In addition to the removal of the three existing walls, all of the existing landscaping and landscaper stone walls will be removed as well which is nice since the ACC sees evidence that the landscaper stone walls and multiple sprinkler heads are improperly located out beyond the property line into the right of way. The HOA was instructed that no new sprinkler heads may be located forward of the property lines out into the right of way, and the HOA agreed. The ACC found that the proposed Landscaping Plan failed to show any new work on the center island which was further reason to amend the request to eliminate any work located there. The areas where the existing walls are being removed are to be graded and sodded while the street-side of each wall will be landscaped with the variety of plantings shown on the Landscape Plan. Only two existing trees are shown as being removed/relocated as part of this new work. When questioned about why twelve inches of the concrete foundation are being exposed to view above finish grade, the Engineer felt that the landscaping will prevent this from causing any aesthetic problem.

**MOTION to approve the removal of the three existing entryway walls and construction of only the new north and south entryway walls and landscaping as submitted on the Engineering drawings by Haeger Engineering dated 10/12/17 and the Landscape drawings by Clauss Brothers, Inc. dated 10/17 was made by Al Saller and seconded by Don Crosby. Roll call was taken:**

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

**NAYS: (None)**

**ABSTAIN: (None)**

**ABSENT: Bodkin**

**Motion carried**

OLD BUSINESS

(None)

NEW BUSINESS

(None)

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 8:10 p.m.

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Michael Rafferty, Chairman

These minutes were approved this

3<sup>rd</sup> Day of JANUARY, 2018.