

MINUTES OF THE ARCHITECTURAL CONTROL COMMISSION
OF THE VILLAGE OF SOUTH BARRINGTON
WEDNESDAY, JANUARY 3, 2018 7:30 p.m.
William R. Rose Hall
30 S. Barrington Rd., South Barrington, Illinois

Chairman Rafferty called the meeting to order at 7:32 p.m. The Village Clerk called roll:

Present: Chairman Michael Rafferty, Pat Baldino, Don Crosby, Michael McCombie

Absent: Jim Bodkin, Al Saller

A quorum was present. Village President Paula McCombie 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 October 30, 2017 ACC meeting was made by Don Crosby; seconded by Mike McCombie. By unanimous voice vote, the **motion carried**.

THE ARBORETUM OF SOUTH BARRINGTON

Present for The Arboretum: Cory Born, Tayler Mikel

POLDEK FAMILY DENTAL (L-75) Building Signage – Blade Sign

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

Commissioner McCombie reported that the main sign that was previously approved and is shown on today's submittal, is not what has been affixed to the building. The approved outline of a tooth is now completely filled in with white. Mr. Hoffer said that it should not be different from the approved artwork and he will follow up on the matter.

Discussion then began on the blade sign submitted for approval. Commissioner McCombie stated that years ago the ACC had spent a lot of time reviewing the general blade sign standards, and he did not believe the submittal would meet those standards. Chairman Rafferty had gone to The Arboretum and taken pictures of many blade signs that the ACC did not remember ever reviewing. Cory Born said that she sends out sign requirements to the tenants as they lease. The ACC will do further research on blade sign standards and be sure that the final requirements are what is included in her information. Blade signs should be included in the signage packet submitted to the ACC.

Dr. Poldek asked the Commission if the existing sign could stay with the white tooth, and showed a picture of what it looks like. The Commission noted the amount of time spent reviewing the sign and the dislike of being surprised with a change to what was decided. Brief discussion ensued.

Dr. Poldek stated that he has received many compliments on the sign. Some Commissioners thought the image was more identifiable as a tooth with the white fill.

Chairman Rafferty asked Cory Born if the building "L" identifier letter was moved, and Ms. Born replied that it was.

The blade sign review will be held in abeyance until the Village has found the proper standards. The ACC did want to approve the variance that has occurred on the signage.

MOTION to approve signage for Poldek Family Dental as existing on building as of January 3, 2018, as a variation to the original approval, was made by Mike McCombie; seconded by Don Crosby. Roll call was taken:

AYES: Baldino, Crosby, McCombie, Rafferty

NAYS: (None)

ABSTAIN: (None)

ABSENT: Bodkin, Saller

Motion carried.

THE POPCORN CART (L-90) Storefront Signage

Present for The Popcorn Cart: Eric and Jina Kramer, owners

The Kramers introduced themselves to the ACC and explained the concept of their store. It will have twenty flavors of popcorn, as well as nuts, cotton candy, snow cones, and old-fashioned soda and bulk candies. They are using an existing awning. Brief discussion ensued on the sign. The lettering will be blue with white outline around the curls in the font. The ACC liked the design.

MOTION to approve storefront signage for The Popcorn Cart as submitted on design sheet by MARK YOUR SPACE dated 12/1/2017 and sheet for letter front and side views detail was made by Don Crosby; seconded by Mike McCombie. Roll call was taken:

AYES: Baldino, Crosby, McCombie, Rafferty

NAYS: (None)

ABSTAIN: (None)

ABSENT: Bodkin, Saller

Motion carried.

BAMBOO SPOON (L-05) Storefront Signage

Present for Bamboo Spoon: Aqil M. Imdad

Chairman Rafferty presented the background on this existing store. The Bamboo Spoon would like to change their sign from "Frozen Yogurt Café" to "Frozen Yogurt & Smoothies". The ACC explained that it does not allow stores to advertise what they sell. In fact, the Commissioners assumed smoothies were sold with frozen yogurt, whereas they liked the word 'Café' because it clarified that customers could sit and eat there, rather than just get takeout.

MOTION to leave sign as existing was made by Mike McCombie; seconded by Pat Baldino.

Roll call was taken:

AYES: Baldino, Crosby, McCombie, Rafferty

NAYS: (None)

ABSTAIN: (None)

ABSENT: Bodkin, Saller

Motion carried.

FALAFILL (M-30) Storefront Signage and Outdoor Patio

Present for Falafill: Michael

Michael from Falafill explained that it is a fast-food restaurant with Mideastern food. He said that the red area of the sign is their logo. There is one other store under construction on Meacham Road. The store will also have a market section.

Chairman Rafferty noted that the letters were too large for Arboretum standards, and placed too close to the arch of the building. The representative said they wanted a big sign because they were next to a big box. The ACC said that there was no hardship to cause a change of size, and suggested the tenant look at the other stores and signage nearby. The ACC also said that the red area should not be larger than the other letters. Michael said that Olympic Signs did not accurately place the sign on the elevation.

The ACC did not approve the submitted signage for Falafill, but did direct the tenant to reduce the letter height according to their guidelines, and reduce their logo to not exceed the sign letters; if

Falafill does change the sign to meet Village requirements, and place it in scale to the building, the ACC agreed that Falafill would not need to come back before the Committee and could submit signage directly to ACC Chairman Rafferty and Village President McCombie.

Discussion began on the patio submittal. The plan entails removing an existing planter, which Cory Born said was fine with The Arboretum, as they want all restaurants there to have patios. Cory Born also said that they were fine with the amount of open space left for foot traffic. Falafill will use the entire frontage for the patio. There will be no gate, just an opening. There will be no umbrellas. The chairs and tables were shown in submitted photos. They will be a uniform, “generic” color. There will be planter boxes incorporated in the fence. The rails will be on sleeves in the pavers, and the sleeves will be covered in winter, per Starwood directive.

MOTION to accept patio submittals for Falafill as shown on Exterior Elevation and Patio Plan by d+k architecture Project #1723 (no date) and 3 photo sheets of patio furniture was made by Pat Baldino; seconded by Mike McCombie. Roll call was taken:

AYES: Baldino, Crosby, McCombie, Rafferty

NAYS: (None)

ABSTAIN: (None)

ABSENT: Bodkin, Saller

Motion carried.

THE ARBORETUM OF SOUTH BARRINGTON “Unauthorized Vehicles Towed” Signage

Present for The Arboretum: Cory Born, Tayler Mikel

Cory Born reviewed the design of “Unauthorized Vehicles Will Be Towed” signs, and their placement in the center. Per the Illinois Commerce Commission, signs must be placed at all entrances, but only one sign needs to be a large (3’ x 2’2”) sign. There will be four smaller signs. The signs are black and white. The purpose is to keep employees from parking where they should not. Brief discussion ensued on methods for monitoring the parking. The ACC suggested that The Arboretum might need to set up some program with the Village about towed cars. President McCombie asked if they would move the large sign from Bartlett Road, as it is a residential area. Ms. Born said they initially placed it at that entrance because it has the least traffic, but will move the large sign to the west entrance off of Higgins Road.

MOTION to approve “WARNING Unauthorized Vehicles” signage for The Arboretum parking areas as submitted on detail sheet by Parvin-Clauss, work order 78641 (no date), and on the parking lot locations as shown on The Arboretum Lease Plan dated 04.10.17

SUBJECT TO moving the 3’ x 2’2” sign FROM the Bartlett Road entrance TO the west entrance along Higgins Road, and using a smaller sign (12” x 18”) near Bartlett entrance, and the other three entrances was made by Don Crosby; seconded by Pat Baldino. Roll call was taken:

AYES: Baldino, Crosby, McCombie, Rafferty

NAYS: (None)

ABSTAIN: (None)

ABSENT: Bodkin, Saller

Motion carried.

OLD BUSINESS

(None)

NEW BUSINESS

President McCombie distributed a request just received from Toll Brothers for additional

temporary signage. She asked the ACC to take some time to review the signs and then let the Village know what they think. The initial reaction from the ACC was that the proposed 3'x5' signs were too big and should at least be reduced to 2'x3' before consideration. Toll is requesting these signs be in the actual residential area (rather than at entrances), and facing occupied homes. The Commissioners could also immediately say that they did not like the 10'x10' sign, which had extra "ears" on it, making it even larger.

ADJOURNMENT

MOTION to adjourn was made by Pat Baldino and seconded by Don Crosby. By unanimous voice vote, **motion carried**, and the meeting was adjourned at 9:25 p.m.



Donna Wood, Village Clerk

These minutes were approved this
19th Day of MARCH, 2018.