

MINUTES OF THE ARCHITECTURAL CONTROL COMMISSION
OF THE VILLAGE OF SOUTH BARRINGTON
WEDNESDAY, MARCH 19, 2018 7:00 p.m.
William R. Rose Hall
30 S. Barrington Rd., South Barrington, Illinois

Chairman Rafferty called the meeting to order at 7:01 p.m. The Village Clerk called roll:

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

Absent: None

A quorum was present. Village President Paula McCombie, Village Administrator Bob Palmer and Village Building Officer Mike Moreland were 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 January 3, 2018 ACC meeting was made by Don Crosby; seconded by Mike McCombie. By unanimous voice vote, the **motion carried**.

PONDS SUBDIVISION GUARDHOUSE

Present for The Ponds: HOA President Mike Piraino and HOA board member Frank La Spisa
Chairman Rafferty reminded the Commissioners that the ACC had previously approved new entry walls and signage for The Ponds' entrance. Ponds HOA President Mike Piraino clarified that the new walls are behind the location of the original walls, and the old walls have been completely taken down. This makes the new walls well behind the right-of-way, which the old walls abutted. Mr. Piraino distributed additional documents, including a site plan and some architectural drawings of the proposed guardhouse. Chairman Rafferty asked for complete architectural drawings; Mr. Piraino thought those were to be submitted with the permit application, but the ACC said that they need them for final approval. Chairman Rafferty also asked for material samples before final approval. Mr. Piraino began discussion on plans for the guardhouse, and noted that he has talked with Village Engineer Karney. The Ponds is planning on also installing new lights and street signs. The ACC will also need information on the lights, and landscaping, for the final approval. Discussion ensued on the guardhouse itself. The ACC liked the look of the building. The curved roof over the canopy will be copper. The gutters are colored aluminum. Chairman Rafferty suggested an overhang on the gables, perhaps a 4-6" rake. Commissioner Bodkin suggested that the lights on the guardhouse match the new street lights.

MOTION to grant Preliminary Approval for The Ponds Guardhouse based on documents A-1 and A-2 by Richard Poprawski, dated 8/11/17, was made by Jim Bodkin; seconded by Al Saller. Roll call was taken:

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

NAYS: (None)

ABSTAIN: (None)

ABSENT: (None)

Motion carried.

The Ponds' representatives thanked the ACC for their comments and ideas.

THE ARBORETUM OF SOUTH BARRINGTON

Present for The Arboretum: Steve Quarnstrom, Cory Born

CHARLES SCHWAB Building and Signage

Present for *charles* SCHWAB: Rayd Alfraihat, *charles* SCHWAB; Stephen Coorlas, Camburas & Theodore Architects

Mr. Steve Quarnstrom, of Starwood Retail, explained that they appeared before the Plan Commission/Zoning Board (and Village Board) to change the previously approved Building A into two smaller separate buildings. The site plan has been approved. Tonight they are presenting the first of the two new buildings.

Architect Stephen Coorlas began discussion on the proposed building. The design is substantially different than the one submitted earlier to the PC/ZBA. Mr. Coorlas displayed and discussed various materials. The brick is full thickness and is a long, narrow brick which will be offset by thirds. He showed a sample of dry stack stone. The metal framing will be a bright white accent. The metal panel on the north sign is opaque, not glass, and will illuminate the name. They use Reynobond composite cladding. There will be no visible flashing. The HVAC will be below the top of the building. Mr. Rayd Alfraihat said that the wing walls are part of Schwab's new identity. Commissioner McCombie stated that he much preferred the renderings shown at the PC/ZBA. The ACC said that while they have allowed some different designs from the main Arboretum identity, they think this submittal is too incompatible.

Discussion then began on the design of the building, and especially on the "white eyebrow" feature. A great deal of discussion was spent by the architects on why Schwab liked the design, and by the ACC on why they did not like the design for inclusion at The Arboretum. The ACC explained how other tenants had to change their original designs to work with the overall Arboretum focus. While some ACC Commissioners liked the building design in itself, they questioned its fit in The Arboretum. When asked what The Arboretum wants to do, Ms. Cory Born said they want to lease spaces.

Discussion then focused on mellowing the "eyebrow". The ACC asked about having it face out to Route 59, but that was not acceptable for various reasons. The ACC suggested maybe a bronze tone would make it less stark and Schwab representatives agreed to experiment with the color. They also said that the rendering it depicts it as very white, but in reality it is toned down. Similarly, they pointed out that the brick is more brown than the renderings, which make it look orange. And the very blue glass in the documents is actually clear with a very light blue tint. The opaque panels over the glass, and under the sign, will be like a smooth continuation of the glass when you look up from in front of the building.

Mr. Alfraihat said he will look into bronze and grey tones, perhaps even tan. If the ribbon is changed to bronze, the features around the door would also be changed to bronze. The ACC confirmed that they like the white stone.

Chairman Rafferty stated that the ACC will need construction drawings for final approval.

Commissioner Bodkin reminded everyone that what they accept for this building will then force the design of Building A2.

The discussion then turned to signage. Mr. Alfraihat stated that both the blue color tone and the font are Schwab standards. Commissioner McCombie reminded Schwab that they were told at the PC/ZBA hearing to not submit a large sign, and used mb financial as an example of a bank not allowed to have their typical big red square. Mr. Alfraihat said that they would bring the sign down to size requirements. Chairman Rafferty asked if, with the now smaller sign, they would also want signage on the fourth side; Mr. Alfraihat said they did not think they needed a sign on the south side of the building.

The ACC proposed to have Schwab take the ACC comments and incorporate them in to a new

submittal, and reminded them that the ACC will also need more detail drawings. Mr. Alfraihat asked if it was fair to say they had notice to proceed on constructions drawings, and the ACC agreed.

BUILDINGS C-1 and C-2 Revised Trash Enclosure

The location of the trash enclosures has previously been approved by the PC/ZBA. Tonight's request is to approve the color. The Arboretum representatives said the brick will match all the other trash enclosures at the shopping center.

MOTION to approve brick color for trash enclosures by buildings C-1 and C-2 was made by Al Saller; seconded by Pat Baldino. Roll call was taken:

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

NAYS: (None)

ABSTAIN: (None)

ABSENT: (None)

Motion carried.

TOLL BROTHERS Signage

Present for Toll Brothers: Eric Oja, Assistant Project Manager

Mr. Oja distributed new sign drawings tonight and clarified that Toll is now only asking approval on two signs: to update the pricing and add an "ear" to the sign at the Penny Road entrance, and to add a new sign at Bartlett and Acadia. Mr. Oja stated that they were not interested in the previously submitted sign for The Regency, and that they are, in fact, removing the signs from The Regency. He also said that the monument sign will not be discussed tonight. Brief discussion ensued.

MOTION to approve new signage for Toll Brothers as submitted tonight ("Updating sign at Penny Road Entrance" and "New Sign at Bartlett Road Entrance" by SIGNSNOW (no date)) to change pricing and add extending circle to the sign at Penny Road, and to add new sign at Acadia and Bartlett was made by Al Saller; seconded by Don Crosby. Roll call was taken:

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

NAYS: (None)

ABSTAIN: (None)

ABSENT: (None)

Motion carried.

OLD BUSINESS

President McCombie stated that the Village has been receiving complaints from Spring Creek residents about the Toll signs on Bartlett Road, and asked the ACC to keep that in mind if more sign requests come in.

NEW BUSINESS

(None)

ADJOURNMENT

MOTION to adjourn was made by Jim Bodkin and seconded by Al Saller. By unanimous voice vote, **motion carried**, and the meeting was adjourned at 8:53 p.m.

Approved this _____ Day of _____, 2018.

Donna Wood, Village Clerk