

MINUTES OF THE ARCHITECTURAL CONTROL COMMISSION
OF THE VILLAGE OF SOUTH BARRINGTON
WEDNESDAY, APRIL 23, 2018 7:00 p.m.
William R. Rose Hall
30 S. Barrington Rd., South Barrington, Illinois

Chairman Rafferty called the meeting to order at 7:02 p.m. The Deputy Village Clerk called roll:

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

Absent: Jim Bodkin

A quorum was 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 March 19, 2018 ACC meeting was made by Mike McCombie; seconded by Don Crosby. By unanimous voice vote, the **motion carried**.

THE PONDS' SUBDIVISION PROPOSED PROJECTS:

A) APPROVAL OF SPECIFICATIONS PROPOSED FOR A GUARDHOUSE AT MUNDHANK ROAD AND PENTWATER DRIVE

B) APPROVAL OF SPECIFICATIONS PROPOSED FOR STREET LIGHTING AT WATERCREST COURT AND PENTWATER DRIVE.

Present for The Ponds: Mike Piraino and GP Reddy

A) APPROVAL OF SPECIFICATIONS PROPOSED FOR A GUARDHOUSE AT MUNDHANK ROAD AND PENTWATER DRIVE

Chairman Rafferty noted that the ACC had granted preliminary approval for the guardhouse at the last meeting. Mr. Piraino noted that the HOA had revised their plans based on the suggestions from the ACC, specifically "bumping out" the soffit. Other items discussed included the material and color for the gutters (copper or aluminum), exterior light fixtures and if they would match the street lights, and the removal of the existing street lights. Chairman Rafferty noted that the addition of an "overhang" helps the guardhouse appearance.

MOTION to approve The Ponds Homeowner's Association, New Guardhouse at Mundhank Road and Pentwater Drive, was made by Al Saller; seconded by Pat Baldino. Roll call was taken:

AYES: Baldino, Crosby, McCombie, Saller, Rafferty

NAYS: (None)

ABSTAIN: (None)

ABSENT: Bodkin

Motion carried.

B) APPROVAL OF SPECIFICATIONS PROPOSED FOR STREET LIGHTING AT WATERCREST COURT AND PENTWATER DRIVE.

Mr. Piraino commented that he would have documents submitted to the Village Engineer the next day for the three street light locations. Commissioner McCombie asked about the street name signs and whether they would be incorporated into the light poles, emphasis was made on

following the Village street name sign standard and design. Mr. Piraino stated that the HOA had not made a final determination on whether the street name signs would be incorporated into the street light standards, but he gave assurance that the design and Village specification would be of course followed. Chairman Rafferty asked about the color of the street lights, noting that they had been white in the past. Mr. Piraino explained that the light poles etc. would be black and the bulbs would be LED.

MOTION to approve The Ponds Homeowner's Association, Street Lights along Pentwater Drive, was made by Don Crosby; seconded by Mike McCombie. Roll call was taken:

AYES: Baldino, Crosby, McCombie, Saller, Rafferty

NAYS: (None)

ABSTAIN: (None)

ABSENT: Bodkin

Motion carried.

ARBORETUM OF SOUTH BARRINGTON, CHARLES SCHWAB (A-1) PROPOSED DESIGNS

A) APPROVAL OF SPECIFICATIONS FOR PROPOSED EXTERIOR BUILDING DESIGN AND SIGNAGE.

Present for the Arboretum: Steve Quarnstrom, Cory Born

Present for Charles Schwab: Rayd Alfraihat, Peter Theodore and Stephen Coorlas, Camburas & Theodore Architects.

Chairman Rafferty asked Mr. Theodore to explain the changes that were made to the building drawings. Mr. Theodore explained that the "eyebrow" was now darker silver which has toned down the look for the building. Commissioner Saller asked about the differences between Option 1 and Option 2 contained in the packet for the meeting. Mr. Theodore explained that the main difference was in the "eyebrow" colors and the tan shades being used. Commission McCombie asked if the windows were clear glass. Mr. Theodore confirmed that the glass was clear. Chairman Rafferty asked if the architecture of the "eyebrow" had changed. Mr. Theodore responded that it had not. Chairman Rafferty added to his question by asking whether there was any encroachment over the set-back. Mr. Theodore confirmed that there was no encroachment over the setback. Commissioner McCombie asked if the mullions on the building were white and if the windows were divided. Discussion followed regarding the breakdown of the three tiers of windows. Mr. Theodore described the windows and noted that the glass in the windows goes all the way to the ground and overhangs the foundation slab. Doors on the building were also briefly discussed.

MOTION to approve a New Free Standing Building Design for Charles Schwab in the Arboretum, was made by Al Saller; seconded by Don Crosby. Roll call was taken:

AYES: Baldino, Crosby, McCombie, Rafferty, Saller

NAYS: (None)

ABSTAIN: (None)

ABSENT: Bodkin

Motion carried.

Chairman Rafferty directed the Commission to the Charles Schwab signage. The Commission discussed the issue of the size of the logo sign and the various sizes that were portrayed on the plans. Mr. Theodore presented several sizes for the logo sign, an 8x8 sign, a 6x6 sign and a 4x4

sign. Mr. Theodore suggested that the 6x6 sign be considered as a compromise. Commissioner McCombie noted that allowing a 6x6 sign would be outside the code, which would not be fair to other businesses in the Arboretum. For example next door to the proposed Charles Schwab office is the MB Bank, which was held to within the sign code regulations. Representatives for Schwab discussed several alternatives, such as putting letters on a blue façade. Commissioner McCombie suggested having a blue background hanging inside the building and place lettering on the outside. Mr. Theodore stated that they would work with Schwab for some other possible solutions.

MOTION to approve signage as follows for Charles Schwab in the Arboretum: 1) Lettering shown on North Elevation meets signage requirements and is approved as presented, 2) Blue Square shown on East Elevation does not meet signage requirements and is not approved (and must be replaced by the same lettering portrayed on the North Elevation – pin mounted over the stone – not the brick), 3) Blue Square shown on West Elevation does not meet signage requirements and will be replaced with a new version that is down –sized to 4 feet x 4 feet in order to comply with the signage requirements, was made by Al Saller; seconded by Pat Baldino. Roll call was taken:

AYES: Baldino, Crosby, McCombie, Rafferty, Saller

NAYS: (None)

ABSTAIN: (None)

ABSENT: Bodkin

Motion carried.

OLD BUSINESS

(None)

NEW BUSINESS

Present for the Arboretum: Steve Quarnstrom, Cory Born and Peter Theodore

Mr. Theodore presented a series of concept drawings for an outdoor park space at the Arboretum. The presentation highlighted different aspects of the park during the different seasons. The Arboretum would like to begin development of the outdoor park space this summer. Commissioner McCombie asked if the park development would also allow the development of a 10,000 sq. ft. restaurant adjacent to the park site. The Arboretum representatives stated that they would have to check into the available space to determine the size of another building. Chairman Rafferty asked about the location for the Zamboni machine for the ice rink. It was pointed out that a parking space would be dedicated for that machine with a curb cut for easy access to the rink. Commissioner Crosby brought up the issue of parking in the Arboretum and the impact of the park use.

MOTION to recommend the concept plan for an outdoor park area at the Arboretum, was made by Al Saller; seconded by Don Crosby. Roll call was taken:

AYES: Baldino, Crosby, McCombie, Rafferty, Saller

NAYS: (None)

ABSTAIN: (None)

ABSENT: Bodkin

Motion carried.

Present for the House at 59 Covered Bridge Road was Pete Perisin and Frank De Monte Mr. Perisin presented the plans for 59 Covered Bridge Road, the second house on the middle lot of a three lot subdivision. The Commission reviewed the orientation of the house on the lot, noting the garage on the high side of the lot. Chairman Rafferty stated that preliminary approval can be granted, noting that material samples need to be submitted for review, making this a two stage approach to approval. It was also noted that the septic plan is required and a list of colors needs to be submitted. Review of the engineer's site plan and the landscape plan per the covenants on percentage of expenditure also needs to be reviewed.

MOTION to grant preliminary design approval on the proposed house at 59 Covered Bridge Road (Sunset Ridge Farms), was made by Al Saller; seconded by Pat Baldino. Roll call was taken:

AYES: Baldino, Crosby, McCombie, Rafferty, Saller

NAYS: (None)

ABSTAIN: (None)

ABSENT: Bodkin

Motion carried.

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.

Bob Palmer, Deputy Village Clerk

These minutes were approved this
_____ Day of _____, 2018.