

MINUTES OF THE ARCHITECTURAL CONTROL COMMISSION
OF THE VILLAGE OF SOUTH BARRINGTON
WEDNESDAY, MAY 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 7:05 p.m. The Village Clerk called roll:

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

Absent: Pat Baldino, Don Crosby

A quorum was present. Village President Paula McCombie, Village Trustee Joseph Abbate 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 April 23, 2018 ACC meeting was made by Al Saller; seconded by Mike McCombie. By unanimous voice vote, the **motion carried**.

39 S. BARRINGTON ROAD – Building Design

Present for Chicago Institute of Plastic Surgery: Owner Dr. Dhaval Patel, Contractor Dennis Kintop, and interior architect Paul Florczak of Forma, Inc.

Chairman Rafferty recused himself from discussion, except for answering questions, as he was involved in designing the exterior conversion plans.

Mr. Dennis Kintop explained that they were using the existing building at 39 S. Barrington Rd and building up the second floor, changing the roof, putting stone on the front face, and adding some hardy board. He showed a color rendering, and displayed samples for the stone, hardie board, and shingles. The hardie board is dark brown and the shingles are a reddish-orange color, not the strong red shown by the rendering. There will also be a new septic system installed. Parking is under review by the Plan Commission/Zoning Board of Appeals. Zoning would also need to be changed for a medical building.

Discussion ensued on the roof plan. The ACC did not like the 16-12 pitch and thought the great height was overpowering and not compatible to the neighborhood.

Further discussion took place on the plan documents. Shutters will also be dark brown. Other than the oversized roof, the ACC found the design to be a handsome building.

Mr. Kintop pointed out that Dr. Patel had arrived and asked him about lowering the roof.

Dr. Patel was agreeable to what the ACC recommended, and will probably resubmit drawings for a common 12-12 roof pitch.

MOTION to approve Building Design for Chicago Plastic Surgery based on submitted documents Site Plan and Detail Sheet by Lambert & Associates/Land Technology, Drawing 17-132, Revision 2 dated 4/4/18 (2 sheets) and Interior Tenant Renovation and Office Build Out documents by Forma, Inc., Job # 15053, certified date 04-17-18 (30 sheets) and Custom (Exterior) Remodel documents by rafferty / architects dated 03/02/17 with last revision 05/09/18 (13 sheets) and hand-drawn 11"x17" landscape plan

SUBJECT TO: receiving approval from the PC/ZBA for parking and use, and approval of

new roof line drawings showing the revised pitch of the roof

was made by Jim Bodkin; seconded by Al Saller. Roll call was taken:

AYES: Bodkin, McCombie, Saller

NAYS: (None)

ABSTAIN: Rafferty

ABSENT: Baldino, Crosby

Motion carried.

59 COVERED BRIDGE – Drawings

Present for 59 Covered Bridge: Pete Perisin, Frank DeMonte of DeMonte Builders, Inc. Chairman Rafferty reminded the Commissioners that the ACC had previously given Preliminary Approval but needed more information on exterior color and on the landscape plan. The petitioners displayed small samples of the siding, soffit and roof colors, and also showed the brick. Brief discussion ensued on the landscape.

Chairman Rafferty did remind the petitioners that the home was limited to the 5 bedrooms in the current design and the petitioners could not add another tub or shower.

MOTION to grant Final Approval for 59 Covered Bridge based on documents Foundation Plan, Floor Plans, Roof Plan, and Elevations by Joseph A. Meyer, dated May 16, 2018 (6 sheets), with color samples as shown, and Septic Plan with Details by Lambert & Associates (2 sheets), and sketched landscape sheet by DeMonte Builders was made by Jim Bodkin; seconded by Mike McCombie. Roll call was taken:

AYES: Bodkin, McCombie, Rafferty, Saller

NAYS: (None)

ABSTAIN: (None)

ABSENT: Baldino, Crosby

Motion carried.

THE ARBORETUM OF SOUTH BARRINGTON

Present for The Arboretum: Steve Quarnstrom, Cory Born, and Asad Sadiq of The Arboretum

CHARLES SCHWAB (A-1) Building and Signage

Mr. Steve Quarnstrom, of Starwood Retail, explained that *charles* SCHWAB was not present tonight but has made changes to their building proposal and will be back before the ACC.

T-PAD PARK AREA Building and Landscape Design

Present for the T-Pad Park: Peter Theodore and Stephen Coorlas of Camburas & Theodore Architects

The Arboretum distributed a packet entitled “Arboretum T-Pad Park Design Presentation 23 May 2018” including renderings for a site plan orientation, aerial site plans including seasonal views, and seasonal views from the firepit.

Mr. Peter Theodore began a presentation on the park.

The location is for a 10,000 sq ft building, but as they have no tenant, The Arboretum would like to use the space for an engaging park in the shopping center. The ice rink would be removed when winter is over and there would be meandering paths through the center park area. The southwest end of the park would have a stage and the northeast end would have the fire pits, a floating horse sculpture, and either games or umbrella tables with chairs (depending on season). They would like it to be attractive to the community with activities such as farmers’ markets, art shows, etc. He said it could accommodate 20 or 2000 people, and showed renderings as the park would transition through the seasons, stressing the energy and flow of the park design.

Discussion ensued with the Commissioners. Mr. Theodore showed light fixtures designed with the energy of the park in mind. He said they would not put in a sound system, but probably extend the electricity.

Building Officer Moreland stressed that the park is temporary. The ACC found the overall plan sound, and thought that the details would go through the Building Department.

MOTION to approve drawings submitted in "Arboretum T-Pad Park Design Presentation 23 May 2018" by Camburas & Theodore, Ltd. (8 pages, including cover), with details to be overseen by Building Department was made by Mike McCombie; seconded by Jim Bodkin.

Roll call was taken:

AYES: Bodkin, McCombie, Rafferty, Saller

NAYS: (None)

ABSTAIN: (None)

ABSENT: Baldino, Crosby

Motion carried.

OLD BUSINESS


(None)

NEW BUSINESS

(None)

ADJOURNMENT

MOTION to adjourn was made by Al Saller and seconded by Jim Bodkin. By unanimous voice vote, **motion carried**, and the meeting was adjourned at 8:24 p.m.



Donna Wood, Village Clerk

Approved this 28th Day of August, 2018.