

MINUTES OF THE ARCHITECTURAL CONTROL COMMISSION
OF THE VILLAGE OF SOUTH BARRINGTON
THURSDAY, NOVEMBER 3, 2022 6:00 p.m.
William R. Rose Hall
30 S. Barrington Rd., South Barrington, Illinois

Chairman Rafferty called the meeting to order at 6:05 p.m. The Deputy Village Clerk called roll:
Present: Chairman Michael Rafferty, Don Crosby, Julius Kwasek, and Michael McCombie.
Absent: Jim Bodkin, Pat Baldino and Al Saller.

A quorum was present.

PUBLIC COMMENT

Chairman Rafferty asked if there were any citizens present that wanted to address the Commission at this time; there were none.

APPROVAL OF MINUTES

Chairman Rafferty noted that minutes from the last meeting had not been distributed.

AGENDA ITEMS

- A. First Midwest Group Petition for Monument Sign and Enclosure of a Former Drive-Thru Facility at 9 Executive Court (former Bank of America Building).

Mr. Todd Wallace, was present representing the First Midwest Group (FMG) 6801 Spring Creek Road, Rockford, IL. Mr. Wallace presented the company's proposal to install a monument sign in front of the former Bank of America Building that would be perpendicular to Barrington Road. The proposed sign would be located up to the property line to be as close to Barrington Road as possible. The existing building size is 12,000 sq. ft. and sits on property that was originally two lots which were combined to one. It was noted that as part of the proposal that enclosing the drive-thru facility would add 1,600 sq. ft. to the building which would require a variance.

Chairman Rafferty presented an alternate concept for a sign on the retaining wall in front of the building. The prior LaSalle Bank previously had a sign on the retaining wall and Chairman Rafferty noted that there had been a Special Use granted for the drive-thru and a sign on the retaining wall in 2003. The existing zoning calls for a setback of 20' from the property line and Chairman Rafferty pointed out that the proposed sign would require a variance. Chairman Rafferty also noted that the building is proposed to be split between different tenants and that FMG may only be occupying 40% of the building. Chairman Rafferty reminded the Commission that each tenant in the Executive Center has an interior identification sign. Chairman Rafferty commented that the proposed monument sign 'was not special' and was similar to what might be observed in a typical shopping center. Chairman Rafferty asked why the proposed sign wouldn't incorporate a gable to reflect the building or a slant to reflect the logo of the company. Commissioner McCombie addressed the proposed sign and agreed that the angle of the logo could be incorporated into the sign structure.

Chairman Rafferty commented on the proposed enclosing of the drive-thru, expressing that the look of it would not be attractive. Commissioner Kwasek asked if the enclosed drive-thru area would be landscaped around the base of the building. Mr. Wallace responded that there would be landscaping at the base of the enclosed drive-thru. Commissioner Kwasek expressed that the enclosure could achieve an attractive look.

Commissioner McCombie suggested to Mr. Walker that he should create a mock-up of the retaining wall sign, similar to the sign that the LaSalle Bank had on the wall previously, to see how it would look, he also suggested that the colors could be brighter so they stand out more. It was further suggested that a sign company could make a mock-up of the retaining wall sign out of paper or cardboard for placement on the wall to see how it would look. McCombie made several comments regarding the proposed monument sign being rather plain and not especially attractive and that FMG should really give the retaining wall sign consideration, and that they could be surprised on how it might work for them.

Chairman Rafferty commented on the monument sign that the logo and letters were too small and could not be read by people in passing vehicles. Commissioner Kwasek commented that the monument sign is stout looking and that the base could be lower. Commissioner McCombie added that the height and proportions of the sign were off and also that a presentation needs to be made to Planning and Zoning. Commissioner Crosby commented that the sign was acceptable, but suggested just having the logo on the sign would be better. Chairman Rafferty asked those present to indicate any consensus for the proposal, to which the members present expressed favorable consensus for preliminary approval of the proposed signage. Chairman Rafferty reiterated the retaining wall sign suggesting that it may be a better option to take a look at and to also consider the other suggestions that the ACC is making.

Chairman Rafferty added that the logo sign that would be in the gables covering the vent on either side of the drive-thru should be larger than shown to cover the entire opening. It was also noted that the logo signs in the gables would require a variance and that when the proposal goes to Planning and Zoning all landscaping should be shown. Final comments from the ACC were for the Petitioner to give the recommendations that were made at this evenings meeting additional consideration before making their next presentation to the Planning and Zoning Commission.

B. Signage for Dawg Park restaurant, located in The Arboretum (L-60)

Mr. Mark Kobylinski and Mr. Kevin Wong presented their concept for signage for a restaurant in the Arboretum of South Barrington to be called "Dawg Park". The space for the restaurant is a corner unit and the proposal is for two exterior wall signs above the existing entrances. The Commission discussed the colors of the sign and the lettering and suggested reversing the red and white colors on the signs. Chairman Rafferty commented that the ACC has been averse to putting the name of a product on a sign, noting that the proposal includes "Gourmet Grill" on the sign, that is similar to a product name. It was noted that in this case, while not necessary, it is helpful to clarify that the business is a restaurant and because of the name ("Dawg Park") isn't something like a pet supply store for example. The Commission discussed the white border around the sign and also how the signs are to be installed on the wall using the same attachment

points as the previous signs. Commissioner Kwasek noted the differing installation heights of the two signs. Petitioners reiterated that they were putting the signs in those locations due to the existing connection points on the wall.

Motion was made by Kwasek to approve the petition for signage for the “Dawg Park” restaurant in the Arboretum. Second to the motion was made by Commissioner McCombie. On a roll call vote the motion was approved unanimously.

OLD BUSINESS

(None)


NEW BUSINESS

Ms. Cory Born, Arboretum General Manager and Mr. Mike Burka with Signorama, were present to informally present a proposal for the Arboretum Shopping Center. Ms. Born and Mr. Borka started by explaining that the digital sign at Rt. 59 and Higgins is technically obsolete and is over 12 years old. The request is to upgrade the sign which will provide a larger picture. The proposal includes adding lettering to the sign that references the Village of South Barrington.

The Arboretum is seeking to upgrade the existing sign and add a second sign on the property. Commissioner McCombie commented that there had been a process to choose all of the signs in the Arboretum up to and including approval. Commissioner McCombie suggested that the sign location that appears outside the Arboretum (the second location at the eastern most entrance off of Higgins Road just west of the old CVS building) should match the brick of the Arboretum for a better appearance. Chairman Rafferty expressed concern that the sign as shown, could be in the ROW. Commissioner Kwasek stated he was adamantly against a new sign, regardless of the provisions for the first sign. Chairman Rafferty asked about the size comparison of the two signs proposed. Mr. Burka explained that the new sign would be significantly smaller than the first sign and also that the client wanted the sign to be in a prominent location. The Rt. 59 sign is proposed to be upgraded with new technology which allow the picture to expand due to a narrower frame,

ADJOURNMENT

MOTION to adjourn was made by Don Crosby and seconded by Mike McCombie. By unanimous voice vote, **motion carried**, and the meeting was adjourned at 7:37 p.m.



Robert Palmer,
Deputy Village Clerk

These minutes were approved this
6th Day of April, 2023.