

MINUTES OF THE ARCHITECTURAL CONTROL COMMISSION  
OF THE VILLAGE OF SOUTH BARRINGTON

Thursday, July 16, 2024 7:00 p.m.

William R. Rose Hall

30 S. Barrington Rd., South Barrington, Illinois

Chairman Rafferty called the meeting to order at 7:00 p.m. Roll Call:

**Present:** Chairman Michael Rafferty, Pat Baldino, Jim Bodkin, Al Saller and Michael McCombie.

**Absent:** Don Crosby and Julius Kwasek.

**Also Present:** Mayor McCombie, Trustee Abbate, Village Administrator Palmer and Finance Director Frerichs.

**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 requested a motion to approve the minutes of the June 6, 2024 meeting. Motion was made by McCombie to approve the June 6, 2024 Meeting Minutes. Second, to approve was made by Bodkin. On a voice vote, the motion passed unanimously.

**AGENDA ITEMS**

**A. At-grade spa for 58 West Penny Road, South Barrington.**

It was noted that 58 West Penny Road is part of the Spring Creek Association and it was reported that the HOA had approved the at-grade spa. The Commission discussed the criteria for locating the proposed use (installation behind the house, not near setback lines, proximity to septic field and not less than twelve feet from the house). McCombie noted that the drawing presented did not have the correct dimensions depicted. Chairman Rafferty noted the size of the spa at 8'x8', the fact that it should be screened from neighboring homes, with a lockable cover and compatible colors. McCombie further explained the screening of the spa with bushes or abbreviates. The size of the spa was not viewed as an issue. The color of the spa was discussed and what would be an appropriate color based on the roof and brick colors. From the choices provided, 'sienna' was recommended. McCombie suggested that the petitioner provide a photo of the house and show landscaping with the spa. McCombie recommended that the petitioner take a photo of the back of the house and submit it to the Village, along with the color being selected, for the Mayor and Chairman of the ACC to review and recommend to the Village Board. Bodkin added that a landscaping plan should be included along with a rendering of the house and spa.

Motion was made by McCombie to recommend preliminary approval for the proposed at-grade spa for 58 West Penny Road. Approval is dependent on the petitioner supplying a plan for landscaping, the color of the spa, the color of the cover, confirmation that the cover will be

locking and this information will be presented to the Mayor and the Chairman of the ACC for review and recommendation to the Village Board. Second by Saller.

Roll call vote: Baldino – aye; Bodkin – aye; McCombie – aye; Saller – aye; and Rafferty – aye.

Motion was approved.

**B. Awnings and blade signs for Te Amo located in the Arboretum of South Barrington.**

The Commission discussed the proposed blade signs noting that blade signs previously approved have not been over two inches in thickness. The petitioner is seeking a blade sign that is three and a half inches thick. Signs proposed are made of acrylic material. Cory Born, representing the Arboretum management, noted that next door to the petitioner's location is the 'Pure Green' store that has a similar blade sign that was approved with similar dimensions. The petitioner suggested they could contact the manufacturer regarding the thickness of the product. The Commission discussed the awning being presented and asked questions about openings on the ends and the text on the awning. McCombie reminded those present that signage needs to stay away from becoming an advertisement.

Motion was made by Saller to recommend approval of the proposed blade sign that is two-inches thick and the proposed awning by Te Amo. Seconded by Baldino.

Roll call vote: Roll call vote: Baldino – aye; Bodkin – aye; McCombie – aye; Saller – aye; and Rafferty – aye.

Motion was approved.

**C. Modified exterior plans for The Gregory Hearth located in the Arboretum of South Barrington.**

Petitioners provided a modified site plan with two revisions, a valet drop-off area on the south side of the building, which would result in the loss of some parking spaces; however, the remaining parking spaces would be within requirements. Clarification was provided, that there would be no changes to the parking lot, other than having the vacant parking spots in the front of the restaurant for the valet area. McCombie noted that the plan calls for the removal of eight parking spaces. Arboretum management stated that there are ample parking spaces available throughout the center. McCombie commented that parking is an issue in the center due to the popularity of the restaurants and other entertainment. Arboretum management explained the measures they are taking to keep parking convenient for customers. For example, keeping employees out of parking areas that are best suited for patrons. The Commission discussed the change in color of the building to a very dark blue. The petitioner stated the change in color would take place in the next two months.

Motion was made by Saller to recommend approval of the proposed changes as presented for The Gregory Hearth located in the Arboretum of South Barrington. Seconded by Bodkin.

Roll call vote: Roll call vote: Baldino – aye; Bodkin – aye; McCombie – aye; Saller – aye; and Rafferty – aye.

Motion was approved.

**D. Temporary signage for Spirit Halloween located in the Arboretum of South Barrington.**

Arboretum management, represented at the meeting, explained that signage has been displayed since July 8 at the proposed location. Chairman Rafferty noted that the signage meets the size restrictions. Signage is the same as previous years. Chairman Rafferty clarified that the signs are temporary. The Commission briefly further discussed the size of the signage and a minor difference in the background color depicted in the submission (black vs. white backdrop).

Motion was made by McCombie to recommend approval of the proposed temporary signage for Spirit Halloween located in the Arboretum of South Barrington. Seconded by Baldino.

Roll call vote: Roll call vote: Baldino – aye; Bodkin – aye; McCombie – aye; Saller – aye; and Rafferty – aye.

Motion was approved.

**E. Signage for Dirty Dough Cookies located in the Arboretum of South Barrington.**

Petitioners were present and stated that their goal is to have the store open in September. A correction was made to the listed location of the store in the packet – the location is at L3 as opposed to K3. Chairman Rafferty noted the height of the sign at 48". Management representative assured the Commission that the signage would stay within the required dimensions. The Commission asked about the type of store this would be and the petitioners explained that they would be selling cookies, shakes and ice cream.

Motion was made by McCombie to recommend approval of the proposed Signage for Dirty Dough Cookies located in the Arboretum of South Barrington. Seconded by Bodkin.

Roll call vote: Roll call vote: Baldino – aye; Bodkin – aye; McCombie – aye; Saller – aye; and Rafferty – aye.

Motion was approved.

**F. Patio for Tangled Roots located in the Arboretum of South Barrington.**

Petitioner's representative was present and explained that they intended to demo the existing patio area next Monday. McCombie asked about the furniture, particularly the picnic tables, for the proposed patio. Petitioner explained that planters would be used as barriers to define different areas. There would be a host stand built and an eight-foot buffer would be established away from

the adjacent business. Furniture would be stored in the winter. String lights would be used on the patio.

Motion was made by Bodkin to recommend approval of the proposed Patio for Tangled Roots located in the Arboretum of South Barrington. Seconded by Baldino.

Roll call vote: Roll call vote: Baldino – aye; Bodkin – aye; McCombie – aye; Saller – aye; and Rafferty – aye.

Motion was approved.

OLD BUSINESS


(None)

NEW BUSINESS

(None)

ADJOURNMENT

MOTION to adjourn was made by Commissioner Saller and seconded by Commissioner McCombie. By unanimous voice vote, motion carried, and the meeting was adjourned at 8:37 p.m.



Robert Palmer,  
Village Administrator

These minutes were approved this  
30<sup>th</sup> Day of January, 2025