

1                   **DRAFT** MINUTES OF THE ARCHITECTURAL CONTROL COMMISSION  
2                                   OF THE VILLAGE OF SOUTH BARRINGTON  
3                                   WEDNESDAY, SEPTEMBER 23, 2009   7:30 p.m.  
4    South Barrington Village Hall  
5    30 S. Barrington Rd., South Barrington, Illinois  
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7 Chairman Merci called the meeting to order at 7:30 p.m. and called roll:

8 **Present:** Chairman William Merci, Kent Collier, Michael McCombie, Nelli Niedzinski,  
9 Ernest Stenstrop, Robert Van Deven

10 **Absent:** Patricia Baldino

11 A quorum was present.

12 Also in attendance were Mayor Frank Munao, Trustee Paula McCombie & Village Engineer  
13 Mark Lattner.

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15 **APPROVAL OF MINUTES**

16 Minutes of ACC meeting of 09.16.09 were not available.

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18 **THE BRASS RESTAURANT**

19 Mr. Jeremy Samatas, representing The Brass Restaurant and The Lucky Monk, presented  
20 information to the ACC for workshop review. The material presented included exterior  
21 design package prepared by Aria Group Architects, Inc. dated 07.07.09, temporary signage to  
22 replace the existing free standing ‘Brass’ sign.

23  
24 Chairman William Merci reviewed the history of the AMC Development as it pertains to  
25 outlot development and cited 1996 Pre-Annexation Agreement, the 1998 Covenant,  
26 Conditions & Restrictions (CCR), the 1998 Ordinance and the 2000 Revisions. It was noted  
27 that the documents require the approving party’s agreement to proposed exterior changes and  
28 signage. The approving party was designated as AMC.

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30 The ACC members concurred the proposal appears attractive and agrees to refer the proposal  
31 to the Village Attorney to determine compliance with the CCR and Ordinance requirements.

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33 It is noted the elevation drawings and the virtual photographs are inconsistent with each other  
34 as some show awning signs and others do not. The question as to how many ‘signs’ can be  
35 placed on one elevation is primary.

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37 The questions to be asked of the attorney are:

- 38  
39       1. Awnings with graphics permitted?

2. If so, are there limitations on the quantity of awnings on each elevation? How many elevations could be signed?
3. Are graphics permitted on both the awning slope and the ‘flap’ at the bottom of the awning?
4. Is illumination permitted to be cast upon the awnings?
5. Is a temporary plastic sign permitted to cover the existing free standing ‘Brass’ sign? If so, may it be placed until about 12.01.09? This is to be reviewed by the Village of South Barrington Building Officer.

The ACC directed Chairman William Merci to submit the above questions to the Village Attorney for prompt response so as to allow the owner to proceed with further definitive documentation for ACC and approving party review. Mr. Samatas indicated the proposal is intended to provide announcement and identification on intimate communication and proposes to remove and not reinstall a large illuminated building sign presently facing Barrington Road.

#### WILLOW CREEK COMMUNITY CHURCH

Mr. Scott Troeger representing Willow Creek Community Church WCCC) presented \_\_\_\_\_ information to reconcile the concerns regarding proposed signage for Algonquin Road. The information included WCCC letter to Chairman William Merci dated 09.23.09 inclusive of revised proposed sign with integrated light pole, ‘Se’lux’ luminary and pole, and photo metrics of pole light. Samples of gray tone panel options for sign panels were displayed. In addition Scott Troeger presented colored photograph examples of various subdivision monument signs and Arboretum signs as comparison to the proposed WCCC sign.

Discussion ensued regarding the WCCC objectives in the design proposal and the ACC members described their concerns. A **MOTION** was made by Michael McCombie; seconded by Robert Van Deven that **subject to submittal of colored samples of materials of all major elements of the proposed sign, i.e. pole, luminary, truss, sign panel, truss base, complete photo metrics of all illumination, the proposed sign is approved based on anodized bronze tone color of all sign elements, white graphics, brick or cut stone or cast stone truss base. The bronze tones may vary light to dark. Motion carried.**

1 Mayor Frank J. Munao cautioned that lighting design depends on accurate photo metrics in  
2 addition to physical design in order to achieve even distribution of light without glare or  
3 contrast in conformance with safety considerations.

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5 Mayor Frank J. Munao and Village Engineer Mark Lattner also inquired as to the structural  
6 engineering that requires consideration of sign and light fixture assembly wind loads. Mark  
7 Latter later offered the suggestion that multiple light poles (3) could provide safety  
8 illumination by placing one luminary on each pole and eliminate the high brightness at the  
9 base of a single three fixture pole directly over the sign.

10

11 Mayor Munao furnished ACC members with copies of Village of the South Barrington Sign  
12 Ordinance. He also notified the ACC that the Arboretum is expected to propose a ‘moving  
13 sign’ construction at the intersection of Route 59 and Higgins Road.

14

15 ADJOURNMENT

16 **MOTION to adjourn** was made by Ernest Stenstrop and seconded by Kent Collier. By  
17 unanimous voice vote, **motion carried**, and the meeting was adjourned at 9:15 p.m.

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22 These minutes were approved this  
23 \_\_\_\_\_ Day of \_\_\_\_\_, 2009.

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William Merci, Chairman