

*Village of Barrington
Architectural Review Commission
Minutes Summary*

Date: January 10, 2008

Time: 7 P.M.

Location: Village Board Room
200 South Hough Street
Barrington, Illinois

In Attendance: Marty O'Donnell, Chairperson
Joe Coath, Vice Chairperson
Steve Petersen, Commissioner
Karen Plummer, Commissioner
Mimi Troy, Commissioner

Staff Members: Paul Evans, Assistant Director of Economic & Community Development
Michael Hren, Zoning Coordinator

Call to Order

Mr. O'Donnell called the meeting to order at 7:00 PM

Roll call noted the following: Marty O'Donnell, Chairperson, present; Joe Coath, Vice Chairperson, present; Mimi Troy, present; Steve Petersen, absent; Karen Plummer, present; Mike Ward, absent; Patrick Lytle, absent. Mr. Petersen arrived at 7:02 PM.

There being a quorum, the meeting proceeded.

Chairperson's Remarks

Mr. O'Donnell announced the order of proceedings.

Old Business

**ARC 07-28: Harris Bank Sign Recommendation (325 N. Hough Street/150 E. Washington Street)
Petitioner: Kelley Alcock, White Way Sign Coordinator, 1317 Clyborn Avenue, Chicago, IL 60610**

Ms. Alcock introduced the project, starting with 325 N. Hough Street. A monument sign, 4'7" deep x 10' wide x 9'4" tall is proposed. The sign will take the place of two existing parking spaces. The sign is proposed to be externally illuminated, with one floodlight on each side. There is also 3' of landscaping around the sign.

Ms. Alcock added that they intend to remove the two existing signs identifying the business. They will replace the existing signs with reverse lit channel letters and Harris Bank's lion head logo. Ms. Alcock presented a sign to the ARC, noting that she was uncertain whether this was the one previously presented.

Mr. O'Donnell asked at what meeting a sign had been presented.

Ms. Alcock stated that it was her predecessor, so she does not know.

Mr. Evans clarified that the sign had been presented to the Committee of the Whole, not the ARC.

Ms. Alcock described the sign, its creation and lighting mechanisms. The sign is edge lit.

Ms. Troy asked if this was an example of the signs that were proposed to go over the door.

Ms. Alcock stated that this is an example of the edge lighting. The lions that are proposed will be using this method.

Ms. Alcock detailed the channel letter signs as proposed. They will be 'halo lit.'

Ms. Troy clarified that Ms. Alcock was referring to the signs for the pediment.

Ms. Alcock confirmed this.

Ms. Alcock noted the Village's color restrictions, and explained that the colors Harris wants to use are the Corporate standard, and that Harris feels very strongly about using them.

Ms. Alcock noted that they are proposing to remove the existing Barrington Chamber of Commerce sign, replacing it with a 5 square foot aluminum panel over the first floor windows.

Mr. O'Donnell asked for clarification about the location of the signs.

Ms. Alcock clarified. She added that the sign on the left is for the Chamber of Commerce, and the sign on the right is for the future tenant of the building. She explained that they are using white to match the pediment, columns, shutters, etc. on the building. They will not use anything that would be brighter than the finish on the building.

Ms. Alcock noted that the wall signs will be both on the Cook and Hough Street façades.

Mr. Evans explained the history of this project.

Mr. Evans detailed the exceptions that the Village Staff is recommending approval of.

Mr. O'Donnell asked the ARC if there were any concerns with the exceptions staff is recommending approval of.

Ms. Troy asked for clarification regarding the height of the wall sign.

Ms. Alcock clarified.

The ARC had no concerns with the exceptions staff recommends approval of for 325 Hough Street.

Mr. Evans detailed the exceptions that Staff is recommending denial of.

Regarding the first exception staff recommends denial of for 325 Hough, Mr. Petersen said that for consistency's sake, matching the white would be appropriate. The ARC agreed.

The ARC recommends approval of the white color, so long as it matches the building.

Mr. Evans stated that Staff feels the exception for the color of the directional signs is unnecessary, as directional signs do not need to be corporate colors.

Mr. Coath asked what color they would change it to.

Mr. Evans suggested if the color were to be toned down it would be unlikely to be noticeably different.

Ms. Troy asked for clarification regarding the limitations.

Mr. Hren explained the Village's requirements.

Ms. Troy suggested having a single band of the sign, less than the maximum amount, be the proposed color.

Ms. Alcock explained why this option was infeasible.

Mr. Petersen agreed with Mr. Evans regarding the toning down of the color.

There was general discussion regarding corporate colors, and the setting of precedent for directional signage.

The ARC agreed with staff, not to recommend the proposed red on the directional signage for both petitions.

Mr. O'Donnell opened the floor for public comment on ARC 07-28 and ARC 07-29. None was voiced. Mr. O'Donnell closed public comment.

Ms. Alcock explained the proposal on 150 Washington.

Mr. Evans explained staff's opinion regarding the exceptions for 150 Washington.

The ARC agreed with staff regarding all exceptions that staff recommends approval of.

The ARC agreed with staff regarding the height of the monument sign, listed as item #4 in the exceptions recommended for denial of the staff report for ARC 08-28, that the sign should comply with the 8'6" height restriction.

The ARC agreed with staff regarding the size of the ATM sign, recommending that the width of the sign be reduced to achieve this.

Mr. O'Donnell said that for the sake of time, the ARC would consider both cases at once, as they shared a petitioner.

ARC 07-29: Harris Bank Sign Recommendation (201 S. Grove Avenue)

Petitioner: Kelley Alcock, White Way Sign Coordinator, 1317 Clyborn Avenue, Chicago, IL 60610

Mr. O'Donnell called for order.

Ms. Alcock detailed the proposal for 201 S. Grove Avenue.

The color of the nameplate sign was discussed.

Ms. Alcock said that introducing a third color would be unattractive.

Mr. Evans said that making the letters be white with the remainder of the sign gray would be preferable.

Mr. Evans noted that staff recommends against the logo as well.

Mr. Petersen agreed that the logo is unnecessary in this location.

Ms. Troy asked Mr. Evans for clarification regarding the items staff is not recommending.

Mr. Evans explained that it is staff's opinion that a nameplate does not require a logo, and that the size as proposed is too large. Also the amount of white is not permissible according to the Zoning Ordinance.

Mr. Evans clarified the Zoning requirements.

Ms. Troy said that she would prefer that the color match the trim of the building.

Mr. Petersen complimented the sign in question as very professional and attractive and that it is fine as presented. Ms. Plummer agreed and added that it was balanced, and to remove certain portions would ruin the aesthetics.

Ms. Troy said that she was willing to allow the white, so long as it matches the trim. She added that agrees with staff that it should be smaller.

Mr. O'Donnell stated that he feels the font should be large enough to read from the car.

Ms. Alcock stated that the letters would shrink if the sign did as well, to maintain proportions.

Mr. Petersen suggested that the entirety of the sign be reduced to four square feet. The ARC generally agreed.

Mr. Petersen moved that ARC 07-28 be approved with the following conditions:

1. The ARC agrees with all of the exceptions that staff recommends approval of.
2. The ARC supports an exception to allow more than 25% of the tenant panel signs to be white, provided that the white matches the color of the building's trim.
3. The ARC does not support an exception to allow more than 25% of the directional signs to be the proposed red. The ARC recommends the color be toned down to a level that would be acceptable to the Village's Zoning Ordinance.

4. The ARC does not support an exception regarding the height of the monument sign, and states that the sign shall comply with the 8'6" height restriction.
5. The ARC does not support an exception for an increase in the size of the ATM sign, recommending that the width of the sign be reduced in order to meet code.

Ms. Troy seconded the motion. Voice vote recorded all ayes. Motion carried 5-0.

Mr. Petersen moved that ARC 07-29 be approved with the following conditions:

1. The ARC agrees with all of the exceptions that staff recommends approval of.
2. The ARC feels that the 3 square feet for the nameplate and the 1 square foot for the Hours of Operation signs can be combined to allow for a 4 square foot sign including both. The wall plaque shall be reduced in size so that it is no more than 4 square feet.
3. The ARC supports an exception to permit more than 25% of the nameplate sign to be white, provided that the white matches the color of the building's trim.

Ms. Plummer seconded the motion. Voice vote recorded all ayes. Motion carried 5-0.

Approval of Minutes

The minutes from December 13, 2007 were reviewed. No corrections were noted. Mr. Petersen moved to approve the minutes as presented. Ms. Plummer seconded the motion. Voice vote recorded all ayes. Motion passed.

Planner's Report

Mr. Evans updated the ARC regarding upcoming projects, including Walgreens and an addition to 145 W. Lake Street on the January 24th agenda.

Mr. O'Donnell asked about the progress on selling the Station Street buildings from the Hough-Main petition.

Mr. Evans said there was none as yet, but noted that the Village is still looking for prospective buyers.

Adjournment

Mr. Petersen moved that the meeting be adjourned. Ms. Plummer seconded the motion. Voice vote recorded all ayes. Motion carried 5-0.

Meeting adjourned at 7:47 PM.

Respectfully submitted,
Michael Robert Hren
Zoning Coordinator

Marty O'Donnell, Chairperson
Architectural Review Commission