

*Village of Barrington  
Architectural Review Commission  
Minutes Summary*

Date: February 28, 2008

Time: 7:00 PM

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

In Attendance: Marty O'Donnell, Chairperson  
Joseph Coath, Commissioner  
Steve Petersen, Commissioner  
Mimi Troy, Commissioner  
Mike Ward, Commissioner  
Patrick Lytle, Commissioner

Staff Members: Paul Evans, Assistant Director of Economic & Community Development  
Brook Zurek, Planner  
Rosalie Lauerman, Recording Secretary

**Call to Order**

Mr. O'Donnell called the meeting to order at 7:03 PM

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

There being a quorum, the meeting proceeded.

**Chairperson's Remarks**

Mr. O'Donnell announced the order of proceedings.

**Old Business**

**ARC 07-21: Barrington Automotive, 200 West Northwest Highway, (Non-Historic) Final Details**  
**Petitioner: Scott Hiss, 7316 Teckler, Crystal Lake, IL**

Mr. Hiss presented the case explaining that he is requesting modifications to previously approved plans for alterations on a commercial site. There is an issue with the proposed awning. When he was ready to erect the awning, he realized that the dimensions were wrong and a larger canopy would be better suited to the entry layout.

Mr. Hiss said that he would also like to have signage on the canopy, as shown on the drawing that was submitted to the Commission. The canopy would be black with off-white letters. In addition he is considering a scalloped edge on the canopy, as shown on the submitted photo. He believes that scallops contribute to a retro look that complements the age and style of the building. The canopy would cover the entryway. There would be a light under the canopy.

Ms. Zurek confirmed that the request including signage meets the zoning ordinance.

Mr. Coath asked if the canopy will be able to be fitted to the building fascia.

Mr. Hiss said the awning company does not think it will be a problem; it must fit flush. He will follow up on it.

In response to Mr. Petersen's question about the size of the scallops, Mr. Hiss said he was not sure but will check into it.

Ms. Troy asked about the 2 x 2 posts. She suggested that 4x4 posts might look more appropriate.

Mr. Hiss said 2 x 2 posts were recommended by the manufacturer as standard issue.

Mr. Coath suggested that 3 x 3 posts be specified as a condition of approval.

Ms. Zurek said that 6” to 8” scallops were recommended.

Ms. Zurek said that the proposal substantially complies.

Chairman O’Donnell called for a voice vote to determine consensus of the members. The voice vote recorded all ayes. The consensus was that the proposed changes substantially comply with the existing Certificate of Approval.

Mr. O’Donnell announced that application ARC 08-04 will be heard ahead of ARC 08-03.

**New Business**

**ARC 08-04: Macdonald Alteration, 208 West Lake Street (Historic) Public Hearing**  
**Petitioner: Jennifer and Don Macdonald, 208 West Lake Street, Barrington, IL**  
**Joshua Brewer, Signature Custom Construction, 1119 Poplar Road, Lake in the Hills, IL**

Mr. Brewer was sworn in and introduced the case. He testified that he is the contractor for the project that involves removing one door and one window that were added after the house was complete. A window will be added that matches the existing window on the left and is consistent with the original structure.

Mr. Petersen asked if the replacement window will look like it was added later.

Mr. Brewer said it will look like the original windows. Trim for the new window will be the trim that currently surrounds the door to be removed and the applicant has two original rosettes. The trim is original to the house.

Mr. O’Donnell said that a wood replacement window would be required. Applicant agreed.

Ms. Troy noted that the window next to the sunroom appears to have a black cover over it.

Mr. Brewer said that all windows in the house had been removed and sent out for refinishing. The original windows will be reinstalled.

Mr. Coath asked what type of exterior siding will be used to cover the new section of wall.

Mr. Brewer answered that replacement siding will be four-inch cedar siding. Rough sawn cedar will be planed, routed and painted to match the existing siding.

Mr. Coath said that the quality of the siding and trim should equal the quality of the original materials.

Applicant agreed to use clear cedar siding.

Mr. Petersen moved to approve application ARC 08-03 for a Certificate of Appropriateness for alteration of a contributing structure with the noted comments; Mr. Ward seconded the motion.

*Roll Call Vote: Mr.Coath, yes; Mr. Lytle, yes; Mr. Petersen, yes; Ms. Troy, yes; Mr. Ward, yes; Mr. O’Donnell, yes. Motion carried 6 – 0.*

Mr. O’Donnell said that the Commission is pleased that this house is being improved. It is one of the best contributing houses in town.

**ARC 08-03: Lutheran Church of the Atonement, 909 East Main Street, (Non-Historic) Preliminary Meeting**  
**Petitioner: Meg E. George, Attorney, Bell, Boyd & Lloyd L.L.C., 70 W. Madison, 3100, Chicago, IL**  
**John Clark, Landscape Architect, Daniel Weinbach & Associates, 53 W. Jackson, Chicago, IL**  
**Tom Clarkson, President of the Council of the Lutheran Church of the Atonement, Barrington, IL**  
**Matthew J. Wylie, Eckenhoff Saunders Architects, 700 South Clinton, Chicago, IL**  
**Scott J. Gordon, Eckenhoff Saunders Architects, 700 South Clinton, Chicago, IL**

Ms. George introduced the application and the petitioners for the case. She introduced Mr. Clarkson.

Mr. Clarkson explained that the Church needs to expand and is proposing an expansion that will address many problems. He stated that the current number of parking spaces is inadequate and the building's basement has flooded twice in the past five years. Site drainage is problematic. The administrative staff is doubled up in small offices. Day school has a waiting list and needs more space. A multi-purpose facility is needed. The gathering area in front of the worship space is inadequate. The appearance of the building needs improvement. Mr. Clarkson introduced Mr. Wylie, Architect, who presented the architectural plans.

Mr. Wylie said that the proposal addresses the Church's concerns. He exhibited floor plans and site plans of the proposal. The additions will include an administrative wing, off to the east. The lower level of this wing will have music rehearsal space, classrooms and storage space. The existing narthex space will be removed and replaced with a larger gathering space. The current administrative space will be allocated to the day school expansion. There will be a galleria or corridor linking the east and west wings. A new elevator will be installed. The west end of the building will include an entrance to the day school, adult education space, a youth room, and a multipurpose room for youth recreation as well as Sunday morning contemporary worship service. In this way overlapping uses on Sunday morning will be clarified.

Mr. Wylie introduced elevation drawings. The entry will be more obvious with the addition of the tower element. The sanctuary pushes back into the background. The exterior will use complementary materials.

Mr. Wylie said that the project may be phased over an indeterminate time based on the success of fund raising efforts. Phase One will include demolition of the original sanctuary and balcony and grading will be filled in. New construction will be the west portion of the plan.

Ms. Troy asked the applicant why they are taking down the original structure prior to needing to remove it. Mr. Wylie answered that the original sanctuary is being demolished in Phase One because the day care, which currently uses the space, will be moved in Phase One.

Mr. O'Donnell expressed concerns about demolishing the original sanctuary in Phase One because if funding is slow, the church will be left without a sanctuary and a very unique building will be lost. He hoped that the applicant would not tear it down until they have to.

Mr. Wylie said the original sanctuary is programmatically not very useful. He suggested that it could possibly be relocated or the wood could be salvaged to be reused elsewhere in the new construction.

Mr. O'Donnell said that the church is an Edward Dart designed church; the town would hate to lose it from an architectural point of view.

Mr. Clarkson said the he has not heard any congregation members express concerns about tearing it down. The infrastructure and functionality of the building are problems.

Ms. Troy said that it is a significant building.

Mr. Petersen observed that the church is not in the Historic District.

Mr. O'Donnell said that, in a prior case, the developers of property that included two older single family homes were encouraged to leave the homes in place as long as possible. The homes may be moved and used rather than demolished.

Mr. Lytle asked to see elevations of the proposed Phase One and Phase Two.

Mr. Wylie replied that Phase One may be firmed up enough by mid March to provide elevations. A contractor has just come onboard.

In response to Mr. Petersen's inquiry, Mr. Clarkson said that fund raising has been favorable, better than expected.

Mr. Ward said that, at the final hearing, the Commission will want to see how Phase One alone would look in case Phase Two does not happen.

Mr. Evans advised that the Village has no objection to phased construction.

Mr. Petersen said that we do not want you to show us something that you intend to build then come back and say we don't have the money to finish. I'm trying to assure the Board that what we're being shown will be built.

Mr. Coath said he hopes that the Church community as part of its stewardship will consider relocating the church. The Dart church is a significant asset, a landmark in the community, and he would like to see it saved and moved to another location.

Mr. Wylie said the applicant hopes to reuse some of the wood in the new buildings.

Mr. O'Donnell opened the hearing to questions or comments from the public.

Catherine Quigg, 838 Harriet Lane, said she lives directly across the street from the church. The Dart Church is a landmark. Edward Dart, who designed the church, was a noted architect. Edward Dart's daughter wrote a book that praises her father's work on this church. Ms. Quigg said that she and her husband would be especially disappointed to see it disappear. She read a statement written by her husband stating that the Dart church is architecturally significant. Edward Dart was one of Chicago's finest architects and was a resident of Barrington. The sloped roof is a Barrington Landmark.

Ms. Quigg continued, saying that she has concerns about parking and the height of the church. She believes the expanded building and parking lot will cause additional night light. She is concerned about the loss of trees and a loss of open area. The proposed construction will be considerably taller and more massive than the existing church. She asked for exact dimension of the proposed building.

Mr. Wylie presented elevation drawings showing sight angles. He said that the new building will be nine feet into the ground relative to the existing grade level. The height off the finished grade will be 26 feet 6 inches. The existing building at its tallest point is probably taller than the proposed building.

Mr. Wylie continued, saying the landscape plan will retain three mature trees to the east as a neighborhood buffer. There will be an evergreen line to the west and serviceberries along the building. Perennial flowers, grass and a gathering space will be at the front. The site will have improved storm water management. Parking islands are planned. They are proposing a four foot high panelized grill fence around the detention pond.

In response to Mr. Evans' question, Mr. Wylie said that both the fence around the detention pond and the fence surrounding the childcare playground will be the same type of fencing. The detention pond is a dry pond, it is not continuously wet. There is a seven foot grade from the highest to the shallowest point of the detention pond.

In support of the fence, Mr. Evans said that at times the pond could retain four feet of water for several days. It is near a soccer field and playground and needs to be secure.

Mr. Wylie said that they are looking further at alternatives to fencing the detention pond; they would prefer no fence.

Mr. Clark addressed landscaping issues saying that he met with the Village Forester regarding the trees on site. Eight of the ten significant trees on the site will remain. Two will be removed because of the parking lot expansion. They are also planning replacement trees as required by ordinance.

In response to Ms. Troy's question, Mr. Clark said that replacement trees will be mixed species of trees. At Ms. Troy's request the applicant agreed to consider landscaping materials that are least attractive to deer.

Mr. Wylie presented samples of building façade materials and said that stone and brick in subdued patterns and neutral shades are proposed, possibly limestone window headers or sills. Lighting fixtures will be medium to medium-dark bronze. The standing seam metal roof will be mid-bronze or musket gray and the shingle roof is gray/brown.

Mr. Wylie said a standing seam roof is being considered because it is durable and is appropriate to the scale of building.

The Commission generally agreed with the standing seam roof.

In response to a question from Mr. Petersen, Mr. Wylie said that maintenance of a green roof might be problematic for the church. Mr. Wylie agreed to look deeper into the possibility of a vegetated roof.

Mr. O'Donnell asked for the Commissioners' impressions of the materials presented.

Mr. Petersen found the materials to be too monochromatic, elements are large enough to sustain a color change.

Mr. Coath suggested that more color could be added by using a three-color blend of brick. He said he likes the natural stone. He suggested switching the coping from metal to stone.

Mr. Lytle said he appreciated the effect of pulling off the original concrete, perhaps some of the darker colors of the concrete could be used.

Mr. Ward observed that the color and shading contrasts in the renderings are not representative of the end result.

Ms. Quigg said whether the setback of the west side trees and landscaping is 37 ½ feet or 50 feet will impact the number of trees and landscaping plants. If the southern access is allowed there will be multiple accesses in the block creating a problem for the school children who use that sidewalk as well as traffic problems. Also, currently the middle school parking lot accommodates the church parking overflow.

Mr. O'Donnell said that these questions should be referred to the Planning Commission when the application appears before that board.

In reply to Ms. Troy's question, Mr. Wylie said that the underside of the roof overhang would be finished fascia. The edge of the roof would not be as broad as the rendering depicts.

Mr. Wylie suggested that equipment screening may be constructed of corrugated metal to match the standing seam roof, perhaps bronze.

In response to a question from Ms. Troy, Mr. Wylie said that the orientation of the glazed section of the proposed building has not been decided. He would prefer vertical orientation because the rest of the building is horizontally disposed. The quality of exposed wood and exposed structure will replicate the quality of materials being removed.

In answer to Mr. O'Donnell's question, Mr. Wylie said that the exterior rooftop cross is original to the building; the applicant is undecided about reusing it.

Mr. Ward recommended using brick rather than metal on the coping for a more finished appearance.

Mr. Petersen said he liked the direction the applicant is taking and would like to see renderings that adhere to the reality of what is proposed.

Ms. Troy said she finds the building design to be well organized and going in the right direction. She likes the stone, the tower and the gathering area as proposed. She agreed that an effort should be made to save the Dart church.

Mr. Ward agreed that the applicant is going in the right direction.

Mr. Lytle said that he is in agreement with the direction and asked the applicant to return with more detail and defined phases. The roof line is good.

Mr. Coath said that he likes all that has been proposed and hopes the Dart church can be used somewhere.

Mr. Wylie said that the applicant plans to be on the April 8 Plan Commission agenda and to return to this Commission for final on April 10. The applicant hopes the project will be under construction this summer.

At the commission's request the applicant agreed to bring illustrations showing what each phase will look like when completed.

Mr. Wylie thanked the Commissioners for their comments.

#### **Approval of Minutes**

Mr. Petersen moved to approve the minutes of February 14, 2008 as presented; Mr. Lytle seconded the motion. Voice vote recorded all ayes. Motion passed.

**Planners Report**

Mr. Evans said that Mr. Hren will be presenting a historic case at the March 13, 2008 ARC meeting. Mr. Evans said he will be bringing windows for the commissioners to look at for Greencastle Good Shepherd Manor.

Mr. Evans informed the Commission of the occurrence of serious conversations about saving, moving and reusing the two houses on Station Street.

**Adjournment**

*Mr. Petersen moved that the meeting be adjourned; Mr. Lytle seconded the motion. Voice vote recorded all ayes; motion passed.*

Meeting adjourned at 8:52 PM.

Respectfully submitted,  
Rosalie Lauerman  
Recording Secretary

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Marty O'Donnell, Chairperson  
Architectural Review Commission

Approval Date: March 13, 2008