

*Village of Barrington
Architectural Review Commission
Minutes Summary*

Date: May 8, 2008

Time: 7:00 PM

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

In Attendance: Marty O'Donnell, Chairperson
Steven Petersen, Commissioner
Karen Plummer, Commissioner
Michael Ward, Commissioner

Staff Members: Brooke Zurek, Planner
Michael Hren, Zoning Coordinator
Rosalie Lauerman, Recording Secretary

Call to Order

Mr. O'Donnell called the meeting to order at 7:05 PM.

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

There being a quorum, the meeting proceeded.

Chairperson's Remarks

Mr. O'Donnell announced the order of proceedings. The Marderosian Chimney Detail matter will be heard first followed by ARC 08-11 Hospice of Northeastern Illinois.

Old Business

ARC 07-03 Wiersma Residence, 206 East Hillside Avenue (Historic) Final Details
Petitioner: Travis Wiersma, 206 East Hillside Avenue, Barrington, IL

Mr. O'Donnell announced that this application will be carried to the May 22, 2008 regular meeting because the commission lacks a quorum of eligible voters to hear the case. Mr. Ward recused because of a conflict of interest.

Other Business

Petitioner: Kendra A. Marderosian, 644 South Grove Avenue, Barrington, IL

Ms. Marderosian, owner of the property, said that she is seeking approval to have a chimney cap reconstructed. The original cap was destroyed during roof repairs. The replacement will be exactly as the original, as shown on the submitted photo.

Mr. Hren advised the Commissioners that they should determine if the proposed reconstruction is appropriate.

All Commissioners agreed with the proposed replacement chimney cap.

Mr. Hren advised that the reconstruction will be approved administratively.

New Business

ARC 08-11 Hospice of Northeastern Illinois, 405 Lake Zurich Road (Non-Historic) Preliminary Meeting
Petitioner: Bill Reese, Interim President, Hospice of Northeastern Illinois, 405 Lake Zurich Road, Barrington, IL
David Moehring, Architect, Harley Ellis Devereaux, 401 West Superior, Chicago, IL
Meg George, Attorney, Bell, Boyd and Lloyd, 70 West Madison Street, Chicago, IL
Beth Raseman, Vice President of Development, Hospice of Northeastern Illinois

Mr. Reese introduced the case saying that Hospice has a twenty-five year history in Barrington. Because of the growth of the agency and market needs, the Hospice board has developed a plan for a new care center. The facility will be an in-patient facility for patients with specialty needs or are actively dying. Large patient rooms and family gathering spaces are planned. The average patient stay will be eight to ten days. The facility will operate twenty four hours a day, seven days a week. Patient care will be on the first floor; administrative services will be on the second floor. The building is sited to minimize damage to existing trees. Mr. Reese said that they have met with all neighbors, including the Park District, the Garlands and the Library, and have accommodated their issues.

Mr. Moehring, Architect, said that his firm has been working on the proposal for more than a year. Architectural goals include creating a rustic, natural, non-institutional, lodge-like environment from the outside. The building is designed to appear residential in character. Referring to a rendering of the proposed building, Mr. Moehring pointed out that there is a large glass façade. A gable and exposed trusses emphasize the entrance. There will be a fireplace near the entry. Two single story patient wings face the park. Hospice wants the residents to see the park. The back side of the building is a two story wing with a home care portion on the first floor and administrative offices on the second floor. An informal drive and parking arrangement is planned. The curved driveway preserves key trees. The west side of building will include employee parking and service areas. A single driveway is proposed. Existing wetland area will be converted to a storm water detention area. Landscaping will be natural.

Mr. O'Donnell asked if a pedestrian path is planned.

Mr. Moehring replied that a planned pathway will connect to the Pepper property and there are planned pathway connections to the library and the Garlands properties. New trees and shrubs are proposed. Plans include an outside public area for patients and patient rooms that open to the outside. A healing garden is planned, which has been proven to help patients mentally and physically. Parking will be screened by trees. There is a significant grade level change on the site.

Mr. Ward asked if there will be shielding between the building and the park.

Mr. Moehring said conifers are planned to create a visual barrier. Referring to a site illustration, he said that there will be areas of retaining walls and guard rails, all with non-institutional detail. The trash yard will have a cedar enclosure that will coordinate with the building. The exterior of the building will be cedar siding and Kentucky fieldstone type of stone, a manufactured product. The cedar siding will be installed in a vertical board and batten look.

Mr. O'Donnell asked for clarification of the siding as the plans show Hardy board. Mr. Moehring said that the current plan is cedar siding, it is a funding issue.

Mr. Petersen said that deep battens are preferred because the shadows are revealed. That type of dimension is desirable. The material can be Hardy siding or cedar siding but the profile should be the same profile as cedar.

Mr. Moehring explained that the proposed roofing shingles would be asphalt. Dormers, copulas and other ornamentation are designed to add character. A variety of window types are proposed. Windows are designed to be large enough for patients to look out and enjoy the park. Smaller windows are planned for case work and office areas.

In reply to a question from Ms. Plummer, Mr. Moehring said that the windows will be working windows and the materials will be vinyl clad wood, residential grade.

Mr. Ward said that he likes the look of the building and appreciates the efforts made by the applicant to make the building feel comfortable. He said he has concerns about the consistency of the windows.

Mr. Petersen said, in his opinion, the window design has no rhythm to it. Some shutters are not to scale, some windows have shutters while others do not. The windows should be simplified and more consistent. Eyebrow dormers and an arbitrary dormer on the west elevation do not have the same character of others and look out of place. The divisions of the windows should be proportional and balanced. For the final hearing, drawings should be to scale and should be representative of what is planned. The windows and shutters need to be believable. Mr. Petersen suggested that the applicant consider constructing shutters to look like bi-fold shutters.

Ms. Plummer said that the shutters need to look appropriate to the windows.

In reply to the commission's question, Ms. Zurek said that the subject site is in the Office Research District and there are no specific building material guidelines for that district.

Mr. O'Donnell asked if there will be divisions in the windows.

Mr. Moehring said that windows will be simulated divided light (SDL), vinyl-clad wood manufactured by Pella. SDLs will be applied inside and out, on one pane of glass. Applicant agreed to submit a corner section of the window.

Mr. O'Donnell said that vinyl may discolor and fade; it could be a maintenance issue.

Mr. Ward noted that the doors are inconsistent. The residential area has great doors. The institutional doors are much different.

Mr. Moehring said that the institutional doors are for mechanical spaces and face the parking lot.

The consensus of the commission was that the doors should have some similarity and cut sheets will be needed for all doors.

Mr. Petersen said that the French doors in the residential area should have the same architectural language as the windows and the renderings should be representative.

Mr. Ward said that the commission expects to see the final building details on the drawings. The applicant should consider all the details and have them defined for the final meeting.

Mr. O'Donnell advised that the applicant will be held accountable for constructing the building according to the plans.

Mr. Petersen said that the commission needs to see details of the rakes, soffits, beams and trim board. He suggested that the entry gables should be stronger, the rake board isn't heavy enough and there should be a supporting beam. Frieze board would add substance to the gable. The timber columns of the porches look too thin and not substantial.

Ms. Plummer questioned where the ambulance or hearse would enter the site and how visible these vehicles would be to residential rooms. She asked if more than one entry is planned.

Regarding the single entry, Mr. Reese explained that they met with the Park District multiple times and the Park District administration is very insistent that there be only one entrance and one curb cut.

Mr. O'Donnell asked for Staff's opinion of one entry.

Ms. Zurek said that this is the first time Staff is seeing the proposal with only one entrance. Staff will need to review it.

Mr. Petersen said that wider and taller cupolas would be better and should be consistent.

Mr. Ward added that the chimney does not appear to cross the height of the ridge line.

Mr. Moehring clarified that it is actually a false chimney.

Mr. O'Donnell suggested that the applicant consider roof vents with lead flashing instead of PVC with rubber boots.

Ms. Plummer questioned why the building was not sited farther back to utilize the slope and to facilitate multiple levels.

Mr. Moehring replied that the building was sited to preserve old trees and to prevent an appearance of a connection to neighboring properties.

Mr. O'Donnell said that, for the final presentation, the commission will need to see details of the proposed window and door trim.

Ms. Plummer said that the commission is also looking for details on landscaping, lighting and security plans.

Mr. Petersen asked about the location for the HVAC and added that details will be needed if any fencing is planned.

Mr. Moehring answered that HVAC will be located in exterior packaged units in three wells.

Mr. Reese introduced the signage plan for initial feedback.

Mr. Petersen suggested that the signage at the entrance be designed with tapered pilasters to match the entrance piers.

In reply to Mr. Petersen's question, Mr. Reese said that the sign between the pilasters would be cedar siding material.

Mr. Petersen suggested that the sign could be rough cedar with smooth, painted letters.

Mr. Moehring said that all of the commission's comments and concerns are reasonable and useful. They will follow up on the suggestions for the next presentation.

The applicant thanked the board.

Other Business

Mr. O'Donnell asked if it's necessary for cases like the Marderosian case to come before the board.

Mr. Petersen suggested that if an owner is proposing restoring something back to the original, it will always be acceptable. However, in the event that the owner proposes something unacceptable, it would be better to hear the case.

Approval of Minutes

Approval of the April 24 and April 30, 2008 minutes will be carried to the next meeting. The board lacked a quorum of members eligible to vote on the minutes.

Planners Report

Adjournment

Mr. Petersen made a motion to adjourn; Mr. Ward seconded the motion. Voice vote reflected all ayes. Mr. O'Donnell adjourned the meeting at 8:38 PM.

Respectfully submitted,
Rosalie Lauerman
Recording Secretary

Marty O'Donnell, Chairperson
Architectural Review Commission

Approval date: May 22, 2008