

*Village of Barrington
Architectural Review Commission
Minutes Summary*

Date: May 22, 2008

Time: 7:00 PM

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

In Attendance: Marty O'Donnell, Chairperson
Joseph Coath, Vice Chairperson
Karen Plummer, Commissioner
Mimi Troy, Commissioner
Michael Ward, Commissioner
Patrick Lytle, Commissioner

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

Call to Order

Mr. O'Donnell called the meeting to order at 7:08 PM.

Roll call noted the following: Steve Petersen, absent; Karen Plummer, present; Mimi Troy, present; Mike Ward, present; Patrick Lytle, present; Vice Chairperson Joe Coath, absent; Chairperson Marty O'Donnell, present. Mr. Coath arrived at 7:10 PM.

There being a quorum, the meeting proceeded.

Chairperson's Remarks

Mr. O'Donnell announced the order of proceedings.

Old Business

ARC 08-07 Chase Bank, 136 West Northwest Highway (Non-Historic) Public Meeting

**For Petitioner: Robert Best, Attorney, Bell, Boyd and Lloyd, 70 West Madison Suite 3100, Chicago, IL
Matthew Knopf, The Bradford Real Estate Companies, Development and Construction Director, 10 South Wacker, Suite 2935, Chicago, IL
Timothy R. Meseck, The Architects Partnership, 122 S. Michigan Avenue, Suite 1810, Chicago, IL
Michael A. Metzger, Chase Vice President and Market Director of Construction, 131 S. Dearborn Street, Chicago, IL**

Owners: Philip J. Lageschulte and Ronald Bransky, Beverly Bransky

Mr. Best presented the petition and said that the applicant appeared before the ARC on March 27 and April 30, 2008.

Mr. Knopf said that the application was presented to the Plan Commission on May 13, 2008 and received unanimous support. The applicant is requesting a recommendation of approval from the ARC to the Village Trustees.

Mr. Metzger said that Chase is moving from the downtown area to help the Village renovate the downtown retail business. The applicant has a great customer base in Barrington and wants to remain here to serve those customers. The applicant worked with Staff and held neighborhood meetings. The applicant hopes the commission will make a favorable recommendation.

Mr. Meseck said that the original plan has been modified; the building has been greatly improved. The tower is more horizontal and ties to the building. The building is a traditional design. Corner elements and a cornice have been added. A lintel is designed at the roof line. The pitched roof will have dimensional asphalt shingles. A metal canopy will cover the entrance. The drive-through and ATM lanes will have the same canopy detail. The monument sign will have a cast stone base and sill. A sign band will wrap around

the building. The Plan Commission approved the signage as proposed. Mr. Meseck presented samples of the proposed materials including reddish, wire-cut blend brick and sierra tan brick.

Mr. O'Donnell asked for comments and questions from the Commissioners.

Ms. Troy said that she likes the proposed building, the massing and materials, but at the corner the wrap around appears to be narrower.

Mr. Meseck said that the applicant will investigate increasing the size to be closer in width to the front corner element.

In reply to a question from Ms. Troy, Mr. Meseck replied that the slope of the roof has been decreased to express a more correct proportion to the redesigned horizontal lines of the building.

Ms. Troy suggested and Mr. Ward agreed that the eaves may look too wide.

Mr. Meseck said that the eaves overhang about five feet to create a lineal look; he would entertain reducing the overhang to four feet.

Ms. Plummer said that the building is beautiful overall but the large tower sign seems out of keeping with rest of building and the eaves seem to come out too far.

Mr. Meseck said that Chase wants to balance drawing the customer to the location while scaling down the corporate logo. The size of the monument sign has been decreased.

Mr. O'Donnell said the project has come a long way and he has no concerns with the building.

In reply to Mr. O'Donnell's question, Ms. Zurek said that Staff recommended to the Plan Commission that variations be granted to allow signage as proposed provided it meets the ARC's recommendations.

In reply to Mr. Coath's question, Mr. Meseck said that the soffit color will match the sierra tan bricks; the intent is to be consistent with the storefront materials. The soffit will be prefinished E.F.I.S. material with a textured surface.

In response to a question from Ms. Troy, Ms. Zurek advised that E.F.I.S. material is not an acceptable wall material and it is not a listed permitted material for exterior trim or accent features. The proposed use of E.F.I.S. is up to the discretion of the Commissioners. The consensus of the board was that E.F.I.S. is acceptable for the soffit material, as proposed.

Mr. Coath suggested that the size of the roof overhang be reduced to four feet. Reducing the overhang by one foot would still accomplish the desired look. He added that the front glass bays do not appear to be a uniform width and noted that regular divisions are expected.

Mr. Meseck explained that the windows are three different widths in an "abcba" pattern; the applicant would consider modifying the windows and adding a center mullion.

Mr. Coath suggested that the window width pattern be "abbba" and that the window pattern be mirrored on the windows that wrap around the sides of the tower.

In response to a question from Mr. Coath, Mr. Meserk said the canopy over the drive-through lanes is proposed to be metal. It is the applicant's intent to match the drive-through canopy detail to the entry canopy detail. The canopy will be cantilevered; it will have no visible means of support, no tension rods are proposed.

Mr. Coath suggested adding tension rods for support to make the design look less modern.

Mr. Meserk said that sketched in tension rods at the front entry appeared to confuse the design and looked over-detailed.

Mr. Coath suggested reducing the drive-through cornice detail, scaling it down so that the ratios would be consistent.

Mr. Ward suggested more detail on the canopy over the front entry.

Mr. Lytle suggested a type of beam work or ribbing on the flat edge of the canopy.

Mr. Meseck said that some type of structural expression can be investigated.

Mr. O'Donnell questioned the monument sign design.

Mr. Meserk clarified that the base is cast stone masonry which is not typical for Chase; typically it is a metal base. The applicant prefers no cap or cornice on the sign.

In reply to questions from Mr. Lytle, Mr. Meserk said that mechanicals will be housed in the enclosure, not mounted on the roof. The color of all lighting fixtures will match the sierra tan bricks.

Mr. O'Donnell polled the Commissioners for a consensus of opinion regarding Staff recommendations.

Members agreed with Staff recommendations with the following additional recommendations and requirements:

- Recommendation that the center of the canopy edge be recessed about ten inches to create a shadow line, to break up the solid block.
- Requirement to reduce the tower roof overhang from five feet to four feet.
- Requirement to divide in half the second story side clerestory windows.
- Recommendation to design the front, second story window arrangement in an "abbba" pattern.
- Recommendation to review the bay glazing dimensions on the second story.
- Requirement to add tie bars to the drive-through canopy.
- Recommendation to scale down the cornice on the drive-through.

Staff agreed to make a note that the proposed metal lintel above the second story tower window should be shown in the section drawings.

Applicant will study the proportions of the vertical beams on the east and west elevations; the board will defer to the applicant's decision

Mr. O'Donnell opened the meeting to comments and questions from the public. There were none; the public session was closed.

Mr. Ward moved to recommend approval of the application to the Board of Trustees with the recommendations and requirements as discussed. Ms. Plummer seconded the motion.

Roll call: Ms. Plummer, yes; Ms. Troy, yes; Mr. Ward, yes; Mr. Lytle, yes; Mr. Coath, yes; Mr. O'Donnell, yes. The result of the roll call vote was 6-0. The ARC recommends approval of the application to the Board of Trustees.

The applicant thanked the Commissioners.

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ARC 08-12 B Realty-Century 21, 508 South Northwest Highway (Non-Historic) Public Meeting

**Petitioner: Bobbie Murphy, 27928 Bluff Street, Wauconda, IL
 Thomas Buckley, Thomas Buckley Architects, Inc., 2400 Hassell Road, Hoffman Estates, IL**

Mr. Buckley presented plans for converting a former restaurant into an office building. Proposed exterior changes include adding windows and changing the doors on the north and east sides, removing the restaurant signage and improving the landscaping. The existing windows look like double hung windows but do not operate. The proposed new windows will be casement windows with no horizontal mullions. Casements were selected because the screens are on the inside of the glass, to match the existing windows that have no screens. A picture of the proposed windows was presented. New windows will be matched to the existing window color. Existing solid flush doors will be replaced with new, half-glass painted doors. Parking, ingress and egress will remain as is. The applicant plans to eliminate the water feature and to add complimentary plants.

In reply to a question from Mr. Lytle, Mr. Buckley said there will be a new trash enclosure. It will be textured concrete block to match the stone of the building.

Mr. Lytle suggested that the base of the trash enclosure should match the existing building foundation and stone cap. Commissioners agreed.

In reply to the board's query, Mr. Buckley said there is E.I.F.S. on the building; it is not being newly added.

Mr. Buckley said that a pair of windows will be added to the east elevation and five pairs of windows will be added to the north elevation.

Mr. O'Donnell suggested that, rather than casements, single hung windows with half screens would appear more consistent with the existing.

Mr. Coath agreed saying single hung with half screens would be better because casement dividers go the wrong way. Single hung or casements with applied Simulated Divided Light (SDL) trim would be better.

Ms. Troy said that the windows on the front elevation read as a large square; it should be a requirement to have horizontal muntins in the most cost efficient way to achieve the look.

Mr. Buckley suggested that two awning windows could be stacked to create the same look.

The consensus of the Commissioners was to require that the new windows be divided with a permanently fixed piece, SDL or awning windows to match the existing windows.

Mr. Evans said that the trim should match the detail of the existing windows.

Mr. Coath suggested that the doors should have more detail. The consensus of the commission was that full-light doors would be recommended; Mr. Buckley agreed.

Mr. Buckley said that landscaping changes include filling in the pond and replacing plantings.

In reply to a question from the board, Mr. Buckley said that signage is being handled under separate permits.

The Commissioners agreed to defer approval of the proposed landscaping to the Village Forester.

Ms. Plummer moved to approve the application. Mr. Ward seconded the motion.

Ms. Plummer withdrew the motion to allow time for the commission to hear Staff comments.

Mr. Evans summarized the conditions of approval:

- The trash enclosure shall be constructed of textured concrete block and stone caps to match the foundation of the building.
- Horizontal divisions shall be permanently applied to the windows, SDLs on casement windows or pairs of awning shall be utilized.
- Replacement doors shall be full-light doors.
- The Village Public Works Forester shall review the landscape plan for compliance.

Ms. Plummer moved to approve the application with the conditions as discussed; Ms. Troy seconded the motion.

Roll Call: Ms. Plummer, yes; Ms. Troy, yes; Mr. Ward, yes; Mr. Lytle, yes; Mr. Coath, yes; Mr. O'Donnell, yes. The result of the roll call vote was 6-0. The ARC recommends approval of the application to the Board of Trustees.

The applicant thanked the Commissioners.

New Business

Other Business

Chairperson O'Donnell opened the meeting to comments and questions from the public.

Mr. Anderson, a resident at 228 West Russell and owner of an adjacent vacant lot at 224 West Russell, presented a preview of plans to merge the two lots and erect a garage on the unimproved lot. He said he met with the Village, Mr. Hren and Mr. Wallace, to confirm that the initial calculations were correct. It is physically impractical to attach an addition to the existing garage. The proposed extension between the existing garage and the proposed garage would be a roofed, walled passageway, possibly a second story walkway. The intent is to mask the structure from the front with trees and plantings. A preliminary sketch was submitted. The proposed garage will house a car collection. The existing garage has a second story.

Mr. Anderson invited the Commissioners to drive by to see the streetscape. He asked for initial comments about the direction and massing of the proposal.

Mr. O'Donnell said that the application is headed in the right direction. He advised that the commission is not looking at the location, height or size of the proposed building and that the formal plan will be subject to zoning review.

Mr. Anderson confirmed that the garage is a non-contributing structure. He thanked the Commissioners for their comments.

In reply to a question from Ms. Troy, Mr. Evans said that ordinance permits a garage with a second floor. Zoning requires that the addition be in keeping with existing structure's roof height. Mr. Evans pointed out that the reason Mr. Anderson is connecting the two garages is because the Zoning Ordinance permits only one garage per home site.

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

Ms. Plummer moved to continue the application to the next regular ARC meeting. Mr. Lytle seconded the motion. Voice vote of the Commissioners eligible to vote on the motion recorded all ayes.

Mr. O'Donnell announced that this application will be continued to the June 12, 2008 ARC meeting.

Approval of Minutes

Mr. Ward moved to approve the minutes of April 24, 2008 as submitted. Ms. Troy seconded the motion. Voice vote of the Commissioners eligible to vote on the motion recorded all ayes. Motion carried; minutes were approved.

Mr. Lytle moved to approve the minutes of April 30, 2008 as submitted. Ms. Troy seconded the motion. Voice vote of the Commissioners eligible to vote on the motion recorded all ayes. Motion carried; minutes were approved.

Ms. Plummer moved to approve the minutes of May 8, 2008 as submitted. Mr. Ward seconded the motion. Voice vote of the Commissioners eligible to vote on the motion recorded all ayes. Motion carried; minutes were approved.

Planners Report

Mr. Evans reported that ARC 08-11, Hospice of Northeastern Illinois, ARC 08-10, Lundgren addition, and ARC 07-03, Wiersma residence, will be on the June 12, 2008 agenda. The park district's proposal for a shade sail for Citizen's Park is also scheduled for June 12 for design and color review.

Adjournment

Ms. Plummer moved to adjourn the meeting, Ms. Troy seconded the motion. Voice vote recorded all ayes.

Mr. O'Donnell adjourned the meeting at 8:50 PM.

Respectfully submitted,
Rosalie Lauerman
Recording Secretary

Marty O'Donnell, Chairperson
Architectural Review Commission

Approval date: June 12, 2008