

*Village of Barrington  
Architectural Review Commission  
Minutes Summary*

Date: July 10, 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  
Steve Petersen, Commissioner  
Mimi Troy, Commissioner  
Michael Ward, Commissioner

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

**Call to Order**

Chairperson O'Donnell called the meeting to order at 7:04 PM.

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

There being a quorum, the meeting proceeded.

**Chairperson's Remarks**

Mr. O'Donnell announced the order of proceedings. The preliminary hearing of ARC 08-16 is continued from the June 26, 2008 meeting and will be discussed in a workshop mode.

**Public Comment and Question**

**Old Business**

**ARC 08-16 Orthopedic and Spine Surgery Associated, 420 West Northwest Highway (Non-Historic) Preliminary Meeting, continued from the regular ARC of June 26, 2008**

**Petitioner: Michael Gitelis, MD, 27790 West Highway 22, Suite 33, Barrington, IL  
Henry Bills, Architect, Technology Consulting Group, 226 Linden Road, Barrington, IL**

Mr. Bills, architect, introduced the petition saying the existing building is being modified. The petitioner plans to remove fifty feet of the building and replace it with a canopy. The proposed revised building will have three vestibules along the length of building to allow separate occupancies. Mr. Bills said he attempted to address the Commissioners' concerns as expressed at the prior hearing. The half round window has been lowered to place sills in line with the continuous frieze board.

Mr. O'Donnell asked for copies of Staff's summary comments from the prior meeting. Mr. Evans left the meeting at 7:15 and returned at 7:17 with copies of comments that were given to all Commissioners and the petitioner. The discussion followed the points raised in Staff's memo:

1. Explore use of stucco above the vestibules and show joint lines. Mr. Bills said the original plans have been changed; veneered plaster with joint lines will replace the originally proposed limestone exterior material above the glass and at the gable end of the canopy. A sample will be brought to the next hearing. Stone will be used as the entry floor. Mr. Bills agreed to look into it and to prepare a profile for the next hearing.
2. Make glass vestibules wider. Mr. Bills said that the glass vestibules remain the same size as originally proposed. Vestibule glass stops short of the corner; painted wood turns the corner. Mr. Coath said that he would like to see the plan integrated

with a traditional reference and more compatible with surrounding architecture. Mr. Petersen said structurally it seemed strange to have a large piece of stone above a glass entry.

3. Lower the spring line of the arch above the vestibule to the frieze board level. Mr. Bills said that he has lowered the spring line of the arch.
4. Study the grid pattern for the windows. Mr. Bills said that he reviewed the grid pattern of the windows and selected windows with the right muntin sizes. New windows will be insulated glass, aluminum clad wood windows. Windows will be fixed and trim will be white. True SDL's are proposed, with trim inside, outside and in between. Mr. Coath suggested that the windows need a brick mold, without brick the windows look punched in. In addition the proportion of the glass needs to be a vertical proportion; perhaps removing some of the horizontal muntins would create this effect. Ms. Troy suggested a wood keystone above the windows.
5. Explore the use of pre-manufactured columns, study the cornice and frieze boards. Mr. Bills proposed standard manufactured wood round columns with no taper and a capital similar to Tuscan style. Mr. Coath encouraged the applicant to look into better columns as the columns set the tone of the building. Mr. Ward added that they should be tapered columns. Ms. Troy stated that the columns should have a lintel underneath the pediment and the lintel needs to be the width of the column. Mr. O'Donnell encouraged Mr. Bills to look into composite columns as they will support more weight. Mr. O'Donnell suggested that Mr. Bills contact Hartman and Sanders Company and they will give him the exact dimensions for his columns and entablature. Mr. Bills agreed and will bring a cut sheet to the next hearing. He noted that, at the canopy end of the building, the columns are worked in better with the cornice and frieze boards. He agreed to look at rotating the plane of the entrance and canopy, and to provide elevations for the next hearing.
6. Canopy tabature needs to be pushed out. Mr. Bills said the tabature stayed in the same place but the columns are moved outward. Mr. Petersen suggested that the applicant bring detail sections to the next hearing. Mr. Coath said his concern is with the column width relative to the capital width and suggested consulting a graphic standards book that will give proportions. Mr. Bills said he will work that through but he is constricted by the building itself. Ms. Troy said height dictates the width of columns. Mr. Bills said the height of the canopy is also restricted by the height of trucks traveling through; the canopy must be high enough for ambulances and medical transports. It is drawn at 12 feet 10 inches high with 24 inch columns. Mr. Bills agreed to look at design standards for the column width and roof pitch.
7. Look at color palette, too much white is bland, use shades. Mr. Bills said that all brick will be painted white. Trim will also be white; it could be a different shade. He presented a sample of the window color. He agreed to bring a color board to the next hearing. Mr. O'Donnell advised that the texture of the new brick should match the existing.
8. Use metal screening for rooftop, explore the use of two screens rather than seven. Mr. Bills said he has added a continuous painted metal louver screen across the back of the building.

In reply to questions from the Commissioners, Mr. Bills said the guttering system will be "og" in white. He will prepare a section including gutter detail.

In reply to Mr. Evans' question, Mr. Bills said he plans to soften the slope of the vestibules so that they will be lower than the peak of the building.

Mr. Evans advised that the application will go to the Plan Commission (PC) for review of setbacks, use, traffic and exceptions. Variances are required to be reviewed by the Board of Trustees. The applicant is hoping to be on the August 26 PC agenda.

Chairperson O'Donnell opened the meeting to comments from the public; as there were none, the public session was closed.

Mr. O'Donnell said the plan is a great addition to the village; it will be a distinctive building.

Mr. Bills thanked the Board for their comments.

### **New Business**

### **Approval of Minutes**

Minutes of June 12, 2008 and June 26, 2008 were not reviewed because the commission lacked a quorum of eligible voters.

**Planners Report**

Mr. Evans advised that the following applications will be on the agenda for the regular July 24, 2008 meeting: Salem United Methodist Church for an awning, Anderson Garage, Lutheran Church of the Atonement, Namaste Spa and 202 South Cook Street for a door. Jennifer Pack will present the Salem United Methodist Church case.

Ms. Troy asked who is coordinating the ARC now that Mr. Hren has resigned. Mr. Evans replied that Ms. Pack will work with Historic District residential cases and that he and Ms. Zurek will work with commercial cases.

**Other Business**

Ms. Troy said that she will not be available for the July 24 meeting.

**Adjournment**

There being no additional business to come before the commission, Mr. Ward moved to adjourn; Ms. Troy seconded the motion. Voice vote recorded all ayes. Chairperson O'Donnell adjourned the meeting at 8:10 PM.

Respectfully submitted,

Rosalie Lauerman  
Recording Secretary

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Marty O'Donnell, Chairperson  
Architectural Review Commission

Approval date: August 14, 2008