

*Village of Barrington  
Architectural Review Commission  
Minutes Summary*

Date: July 24, 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  
Karen Plummer, Commissioner  
Patrick Lytle, Commissioner  
Michael Ward, Commissioner

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

**Call to Order**

Chairperson 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, present; 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.

**Public Comment and Question**

**New Business**

**ARC 08-17 Namaste Spa, 141-143 S. Northwest Highway (Non-Historic) Preliminary Meeting**

**Petitioner: Carolyn J. Gable/Robin Rach, 1881 Rose Road, Lake Zurich, IL**

Mr. Petersen moved, seconded by Mr. Coath, to carry the application to the August 14, 2008 regular meeting of the commission.

**Old Business**

**ARC 08-15 Anderson Garage, 224/228 W. Russell (Historic) Public Hearing**

**Petitioner: Bob Anderson, 228 W. Russell Street, Barrington, IL**

**Sarah Petersen, S.A. Petersen Architects, 523 W. Cook Street, Barrington, IL**

Mr. Petersen recused himself from the board because of a conflict of interest.

Ms. Petersen addressed the Commissioner's comments from the preliminary hearing. The petitioner lives at 228 West Russell and proposes to construct a garage addition on the lot adjacent to his residence. The petitioner owns both lots and proposes to connect the addition to the existing garage by means of continuous foundation and walls. The proposed porte cochère has been made wider. The dormer on the porte cochère has been redesigned as a shed dormer for architectural interest. The garage roofing will be cedar shingles to match the house and existing garage. Cementitious siding and steel garage doors are proposed; a cut sheet was provided.

Chairman O'Donnell opened the hearing for public comments; there were none and the public session was closed.

Mr. Coath said that the house is a 1940's colonial. A garage built at that time would have had true divided light windows. Also the cementitious siding can be a downgrade. The apron under the dormer might be better as a 1x4.

Mr. O'Donnell said that the commission is requiring half-inch butt on cementitious siding.

Ms. Petersen said that the intent was to have low maintenance trim to emulate but not to replicate the house trim. The garage will be simpler than the existing house; there is no crown on the existing garage. Roofing will match existing roofing material, standard cedar shingles.

Mr. Lytle said that he would prefer divided light windows and true cedar siding rather than cementitious siding. He suggested that the siding have one-half inch butts to achieve a shadow line. He suggested that the commission recommend cedar siding.

Mr. Ward said that he was not aware that the commission agreed to steel overhead garage doors and a steel man-door at the back of the garage. It is a mix of materials.

Mr. O'Donnell said he did not think the commission agreed to the proposed steel doors. He prefers wood doors or steel doors with wood veneer.

Ms. Pack advised that the subject is a non-contributing structure in the Historic District and there is precedent for steel doors.

Mr. Ward said that he is in favor of wood rather than steel doors in the Historic District and added that the trim on the existing garage should be replicated.

Ms. Plummer said that she does not object to the non-divided light windows or the cementitious siding. She would prefer a wood overhead door but is not opposed to steel.

Mr. O'Donnell said he prefers wood siding and wood windows in the Historic District.

Mr. O'Donnell said that at one time there was a ruling on steel doors, cementitious siding and windows and he believed that it was established that cementitious siding must have a half-inch butt.

Mr. O'Donnell requested staff guidance regarding precedents for materials, specifically siding, windows and doors. He recalled that the Village came to the commission about a year and a half ago to address these items.

Mr. Evans agreed to research the matter.

Ms. Petersen confirmed that the existing garage is cedar siding and painted brick. Wood windows are proposed.

Mr. O'Donnell polled the Commissioners regarding siding, windows and doors.

A consensus of the Commissioners agreed to requirements for siding with half-inch butt, divided light windows (six over six or four over four for smaller windows) and wood doors on the garage regardless of code requirements for garage doors and man-door. The structure is a significant building and is replacing a house on the block.

Mr. Anderson, petitioner, said that he is in agreement with the wood garage door requirement and noted that the structure will not be very visible.

Ms. Plummer moved to approve ARC 08-15 with requirements for divided light wood windows, siding with half-inch butt and wood garage doors and man-door, subject to the results of Staff's research, and with roofing to match the existing garage's standard cedar shingle roof.

Ms. Pack noted that approval should also be subject to filing a plat of unification before beginning construction, full foundation walls and additional conditions as listed in the Staff Report. Commissioners agreed. Mr. Ward seconded the motion.

*Roll Call: Ms. Plummer, yes; Mr. Ward, yes; Mr. Lytle, yes; Mr. Coath, yes, Mr. O'Donnell, yes. The vote was 5 - 0. ARC 08-15 was approved.*

Mr. Petersen returned to the board.

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**Petitioner: James Skomer, Building Administrator, 115 West Lincoln Avenue, Lake Barrington, IL**

Mr. Skomer said that several years ago the petitioner proposed renovations and an addition to the church. The proposal included construction of a covered, wrap around walkway connecting the south and southeast church entrances. Construction bids were too high and the covered walkway was excluded. The Church was left with unsheltered doors. The proposed canopies will protect the wood doors, provide covered walkways and include identification of the worship center and the preschool entrances.

Chairman O'Donnell opened the hearing to public comments; as there were none the public session was closed.

Mr. Petersen suggested that, rather than sloping to the front, the slope of the preschool canopy match that of the worship center canopy. The front slope will direct runoff onto persons walking up to the canopy.

Mr. Skomer said the builders suggested the slope. Raising the canopy would require removal of the brass letters; they cannot be moved higher because there are windows above the letters.

Mr. Ward asked about the intent of the preschool canopy.

Mr. Skomer replied that the preschool entry interior is small. With 40 children and their parents entering at one time, the extra protection is needed. He said the canopy could keep the same footprint but the slope could be to the sides.

Mr. O'Donnell suggested that the Commissioners make it a requirement that the preschool canopy pitch to the sides.

Mr. Petersen moved to approve ARC 08-13 with the requirement that the preschool entry canopy be a gable. Ms. Plummer seconded the motion.

*Roll call: Mr. Petersen, yes; Ms. Plummer, yes; Mr. Ward, yes; Mr. Lytle, yes; Mr. Coath, yes, Mr. O'Donnell, yes. The vote was 6 - 0. ARC 08-13 was approved.*

#### **New Business**

**ARC 08-18 NV Clothing, 202 South Cook Street, Alterations (Non-Historic) Public Meeting**  
**Petitioner: Raynette Boshell, DBA Seger Enterprises Inc., 358 Old Sutton Road, Barrington, IL**

Ms. Boshell said that the purpose of the application is to add a second entry door to the building. She said that she has owned and managed the building for 40 years. Entry to the bank, a prior tenant, was through the building's existing foyer. NV Clothing requires an exterior front entry into their retail store. The building will remain balanced and proportioned; the exterior appearance will not be harmed by the additional door. It will be identical to the existing door. No supporting columns would be taken down. No alternate entry location is feasible.

Mr. Petersen moved to approve ARC 08-18 as presented; Ms. Plummer seconded the motion.

*Roll call: Mr. Petersen, yes; Ms. Plummer, yes; Mr. Ward, yes; Mr. Lytle, yes; Mr. Coath, yes, Mr. O'Donnell, yes. The vote was 6 - 0. ARC 08-18 was approved.*

#### **Old Business**

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

Ms. George introduced the application saying that the petitioner is seeking final approval.

Mr. Wylie discussed changes that were made to the plans including the front canopy has been removed to open up the center of the building, the recycling and refuse screen has been simplified and reduced in size, the far west end terrace has been removed and that square footage has been taken into the square footage of the building, a patio has been eliminated and the area returned to green space, the exterior colors have been changed.

Mr. Wylie discussed points raised in Mr. Evans' memo of March 4, 2008.

1. The Knudsen building will be saved until Phase II begins. The petitioner is considering salvaging pieces of the building so congregates can feel a connection to that building.
2. In reply to Mr. O'Donnell's question, Mr. Clarkson said that they would consider moving the building prior to Phase II.
3. Elevations were presented for each phase of the development, as requested.
4. Mr. Wylie presented a sample of the proposed masonry with shades of gold, orange and red and iron-spot brick in orange and brown. Banding and texture will be used to break up the height of the building. Window frames will be iodized bronze. Phase II stone will be copper and russet tones with mica chips which will be bright in the sun but muted in the shade. The color will be similar to the Knudsen building's roof color.
5. The fenestrations on the east elevation were modified to use vertical lines to bring the variety of masses together.
6. Rooftop screening will be the same color as detail on the center section of the building.
7. Extensive section plans of the building's coping, fascia and roof lines are being provided. Copings have been changed from metal to limestone with a thin metal at the top.
8. Details of the fencing, lighting and screening were included in the pre-meeting materials.

Mr. Wylie said that the applicant is seeking approval for the entire project with the commission knowing what Phase I alone will look like.

Mr. Ward asked if the petitioner is still seeking financing for Phase II.

Mr. Wylie replied that the applicant did not want to show the commission something they cannot deliver. Phase I as presented is fundable.

Mr. Ward said that if the Knudson building cannot be sold it will be torn down in Phase II leaving an open question with regard to the demolition of the building. This makes approval of Phase II more difficult.

Mr. Wylie replied that the owners intend to use any salvageable materials when it is torn down; functionally the building does not work.

Mr. O'Donnell said he believed the commission does not have the authority to prevent the petitioner demolishing the Knudson structure.

Mr. Evans concurred.

Mr. O'Donnell said he feels that Phase I is extremely sensitive to the Knudson Building.

Mr. Lytle said he liked the uplighting at the tower and questioned the application of the masonry.

Mr. Wylie said it will be laid with mortar, not dry stack.

Ms. Plummer said the colors are too close and may look like a mistake because there's not enough contrast. A one step difference would not be excessive.

Mr. Wylie said that in the petitioner's opinion, to do more with brick patterns would run the risk of having too much going on.

Mr. Petersen suggested that there is just enough subtly to bring out the pattern.

Mr. Coath said he agreed with the brick colors.

Mr. Wylie said the petitioner will do a mockup. If they then find that the colors are too close, the applicant will come back to the commission.

Mr. Coath asked if the Phase I entrance would have a cover.

Mr. Wylie responded that it would have a canopy.

The consensus of the commission was that the new structure will be an asset to the community. The board would like to see the wood of the Knudson building used in the new construction.

In reply to the commission's question, Mr. Clarkson said that there may be one to three years between Phase I and Phase II. He said the availability of the Knudson building is well known within the church.

Mr. O'Donnell suggested that it could be mentioned in the Village Newsletter.

Mr. Evans suggested that the applicant discuss the availability of the Knudson building when they go before the Village Board for approval.

Mr. O'Donnell suggested that Staff note that there is a canopy for the main entrance that is not shown on the Phase I plans. It should be a condition of approval; the canopy at the main entrance that is indicated as part of Phase II will be part of Phase I.

Commissioners reviewed Staff recommendations as listed in the Staff Report of July 24, 2008.

1. The consensus of the commission was that the newly proposed range of colors is satisfactory. A color board would be needed only if the applicant changed the colors.
2. Commissioners found the redesign of the sanctuary appropriate.
3. Commissioners were in agreement with the massing of the west façade.
4. Commissioners found the combination of roof lines acceptable.
5. Commissioners agreed that the rooftop screening blends with the roof.
6. Regarding the review of building details, Mr. Evans said that the proposed fencing is bronze colored aluminum. The consensus of the Commissioners was that fencing be bronze if only a small fence is needed. If the detention basin requires fencing, then all fencing should be black. Mr. Evans reported that the Plan Commission recommended black fencing but would defer to the ARC's opinion.
7. There were no concerns about additional details.
8. No maintenance concerns were raised.

Mr. Evans asked if any changes were needed to break up the west elevation.

Mr. Wylie said there would be landscaping and a berm; the elevation is partially underground.

Commissioners found the west elevation satisfactory.

Mr. O'Donnell opened the hearing to the public; as there were no comments, the public session was closed.

Mr. Ward moved, with second from Mr. Petersen, to approve ARC 08-03 subject to the discussed comments:

- The petitioner is encouraged to save or relocate the Knudsen building.
- Fencing shall be bronze if only the preschool yard is fenced. If the detention basin requires fencing, all fencing shall be black and the fence style shall match. The fence shall be an ornamental fence made of metal not wood.
- The main level entrance and canopy will be completed as part of Phase I and not Phase II.
- No aluminum soffits may be used.
- The petitioner may bring back the brick color to the ARC if they want to change the color.

*Roll call: Mr. Petersen, yes; Ms. Plummer, yes; Mr. Ward, yes; Mr. Lytle, yes; Mr. Coath, yes, Mr. O'Donnell, yes. The vote was 6 - 0. ARC 08-03 was approved.*

Petitioner thanked the Commissioners for their comments and concerns.

### **Approval of Minutes**

Ms. Plummer moved to approve the June 12, 2008 minutes as presented; Mr. Lytle seconded the motion. Voice vote recorded all ayes. The June 12, 2008 minutes were approved.

The minutes of June 26, 2008 and July 10, 2008 will be carried to the next regular meeting of the commission.

### **Planners Report**

Mr. Evans read a portion of Mr. Summers', Director of Engineering and Building, email requesting two volunteers who are available for two or three meetings during regular business hours at the Village Hall to discuss amending the residential height restrictions contained in the Zoning Ordinance. Mr. Coath and Mr. Petersen volunteered with Ms. Troy as alternate.

Mr. Evans reported that the Namaste Spa application, the Master Sign Plan for 202 South Cook Street, the Langendorf Park Recreation Center application and two historic applications will be on the August 14, 2008 meeting agenda.

**Other Business**

**Adjournment**

There being no additional business to come before the commission, Mr. Coath moved to adjourn; Ms. Plummer seconded the motion. Voice vote recorded all ayes. Chairperson O'Donnell adjourned the meeting at 8:52 PM.

Respectfully submitted,

Rosalie Lauerman  
Recording Secretary

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Marty O'Donnell, Chairperson  
Architectural Review Commission

Approval date: August 14, 2008