

*Village of Barrington
Architectural Review Commission
Minutes Summary*

Date: September 11, 2008
Time: 7:00 PM
Location: Village Board Room
200 South Hough Street
Barrington, Illinois
In Attendance: Marty O'Donnell, Chairperson
Karen Plummer, Commissioner
Mimi Troy, Commissioner
Patrick Lytle, Commissioner
Michael Ward, Commissioner
Staff Members: Brooke Zurek, Planner
Rosalie Lauerman, Recording Secretary

Call to Order

Chairperson O'Donnell called the meeting to order at 7:00 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.

There being a quorum, the meeting proceeded.

Chairperson's Remarks

Mr. O'Donnell announced the order of proceedings.

Public Comment and Question

Old Business

ARC 08-16 Orthopedic Spine and Surgery Associates, 420 West Northwest Highway (Final Meeting)
Petitioner/Owner: Michael Gitelis, MD, 27790 West Highway 22, Suite 33, Barrington, IL
Anthony Savino, MD, 420 West Northwest Highway, Barrington, IL
Henry Bills, Architect, Technology Consulting Group, 226 Linden Road, Barrington, IL

Mr. Bills, representing the applicant, presented the application. He addressed the applicant's responses to open items. Stucco will have joint lines. Vestibules are a foot and a half wider than the original design. Vestibule windows have been lowered to the frieze board level. Three muntin options were presented. Option A has equal SDL squares and is a standard product. Option B has no muntins. Option C has vertical emphasis glazed SDL's and is a custom product with a \$250 upgrade per unit. There will be brick moulding around the windows.

A consensus of the board agreed with the proposed stucco with joint patterns.

Ms. Troy stated that historically vertical muntins are correct for double hung windows, Option C. A muntin pattern is preferable to no muntins. She said Option C was preferable but Option A would be acceptable.

A consensus of the board agreed that Option A is acceptable and that the initially proposed keystone treatment at the windows was not needed.

Ms. Troy asked about the size of the columns. Mr. Bills said that the columns were designed according to graphic standards. The columns are nine feet high. The base of the columns is stone.

Mr. Bills said that the canopy entablature has been reworked and the angle of the entrance has been changed.

Ms. Troy said that the column capital needs to be wider than the entablature on all sides and the lentil above the columns should be inset proportionally. Mr. Lytle added that the front should match the sides to be historically accurate. Mr. Bills agreed to the change.

Mr. Bills presented a proposed color pallet and samples of the trim and brick. A stone veneer product will be used. Roof shingles will be gray. Mr. Savion, owner, said that he wanted the brick to be white.

Ms. Zurek confirmed that the applicant can change paint details following approval but is required to return to the board for approval of the changes.

Mr. Lytle suggested that the applicant consider white brick with colored trim.

Mr. Bills said that the mechanical screens have been enlarged; screens will be metal and painted a charcoal color. The dumpster enclosure will be painted brick and will be similar to the dumpster at the Northern Trust Bank.

Referring to the Staff Report, Ms. Troy said that she finds the proposed accent trim and the trim on the windows and doors acceptable.

Mr. Ward asked if the soldier course of brick lines up correctly. Mr. Bills said that the soldier course is existing.

Mr. Bills said that the applicant will return to a future meeting for approval of the master sign plan. He presented the plan to the Commissioners so that they could comment on the plan before it is presented for final consideration. The sign plan includes a tenant sign that is semi-recessed into the building in three locations: the main entrance and each of the two other vestibules. The signs will be interior-lit aluminum face with jig-cut white letters. The aluminum face may be colored. He presented an illustration of the monument sign.

Ms. Troy suggested that the monument sign cap should be more substantial and that there should be a distinctive cabinet frame around the sign.

A consensus of the board found the sign plan with the suggested changes acceptable. The master sign plan will be presented for final approval at a future meeting.

In response to Mr. Bills' question, Ms. Zurek said that zoning permits only one wall sign per tenant per façade. More than one sign for the same tenant on the same façade is not permitted. A tenant could have signs on two different façades; in this case one tenant may have a sign on the south façade and a sign on the east facade.

Ms. Zurek reviewed the Commission's conditions of approval:

- Muntin Option A is approved, Option C is recommended.
- The architrave above the columns shall be reset to historic dimensions. The box lentil shall be centered on the capital with equal exposure on all sides.
- The brick wall and trim paint colors shall be brought to a future ARC meeting for final approval. White painted brick is recommended with dark colored window trim.
- Cut sheets or pictures of replacement wall sconces shall be submitted to ARC for review and final approval.
- The monument sign shall have a more substantial cap and a distinctive cabinet frame. Monument signage plans shall be brought back to ARC for final review and approval.
- Samples of proposed signage colors shall be submitted for ARC review and approval, including the color of the aluminum wall signs.

Ms. Zurek said that the Village Forester has reviewed the applicant's landscaping plan.

Mr. Ward moved to approve ARC 08-16 subject to the discussed conditions. Mr. Lytle seconded the motion.

ROLL CALL: Ms. Plummer, yes; Ms. Troy, yes; Mr. Ward, yes; Mr. Lytle, yes; Chairperson O'Donnell, yes. The vote was 5 – 0. Motion carried. The petition will be recommended for approval.

New Business

Approval of Minutes

The minutes of the August 14, 2008 meeting will be carried to the next regular meeting because of a lack of a quorum of members eligible to vote on the minutes.

Planners Report

Other Business

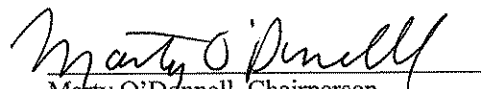
Mr. O'Donnell said that the structure at 202 East Lake, a contributing building in the Historic District, is being considered for demolition. It should be torn down carefully because there is an original 1840's cabin with half-timber flooring within the structure. It originally was known as Boyse Tavern and later was the home of the first mayor of Barrington. It should be looked at to determine if the log cabin can be salvaged.

Adjournment

There being no additional business to come before the commission, Ms. Plummer moved to adjourn; Ms. Troy seconded the motion. Voice vote recorded all ayes. Chairperson O'Donnell adjourned the meeting at 8:08 PM.

Respectfully submitted,

Rosalie Lauerman
Recording Secretary


Marty O'Donnell, Chairperson
Architectural Review Commission

Approval Date: October 23, 2008