

*Village of Barrington
Architectural Review Commission
DRAFT- Minutes Summary*

Date: October 23, 2008
Time: 7:00 PM
Location: Village Board Room
200 South Hough Street
Barrington, Illinois
In Attendance: Marty O'Donnell, Chairperson
Joe Coath, Vice Chairperson
Steve Petersen, Commissioner
Karen Plummer, Commissioner
Mimi Troy, Commissioner
Michael Ward, Commissioner
Staff Members: Brooke Jones, Development Planner
Jennifer Pack, Zoning Coordinator
Rosalie Lauerman, Recording Secretary

Call to Order

Chairperson O'Donnell called the meeting to order at 7:02 PM.

Roll call noted the following: Steve Petersen, present; Karen Plummer, present; 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.

Public Comment and Question

Old Business

ARC 08-22 Langendorf Park Expansion, 235 Lions Drive, (Non-Historic) Final Meeting
Petitioner/Owner: Barrington Park District, 235 Lions Drive, Barrington, IL
Applicant: Patrick McCord, Manager of Planning and Development, 235 Lions Drive, Barrington, IL
Representatives: John Sullivan, Attorney, Staehlin, Jantorni and Sullivan, 102 S. Winstone Parkway, North Barrington, IL
Summary: Thomas Lalonde and Frank Parise, Williams Architects, 450 E. Gundersen Drive, Carol Stream, IL
Petitioner seeks a Certificate of Approval for the renovation of the existing recreation building and the construction of a new recreation center and administrative facility. The scope of the project includes the construction of a new two-story building, renovation of an existing building, creation of additional parking, enhanced landscaping and lighting. The property is zoned R-C Recreation-Conservation District.

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

Mr. Sullivan introduced the application saying that it was reviewed by the ARC at a preliminary hearing on August 14, 2008. He called Mr. LaLonde to address concerns raised at that hearing.

Mr. LaLonde said that the concerns raised by the Commissioners have been reviewed and addressed. Following the outline in an August 22, 2008 letter from Mr. Evans, former Assistant Director of Economic and Community Development for the Village, Mr. LaLonde addressed the items.

1. A rendering of the new addition and the new recreation building in the same view was presented. Handouts showing the two elevations in relation to one another were submitted. The new façade of the existing building will be stone, aluminum and

glass to tie to the façade of the new building. An entrance plaza will be constructed of brick pavers and new landscaping will rejuvenate the area.

- Mr. Ward said that if any disparity jumps out it's the color of the brick.
 - Mr. LaLonde said that the problem is the multiple colors of bricks in the existing building. The petitioner is considering staining the brick to appear monolithic in color. The selected brick material for the new building has texture and a range of color to it. The intent was to bring elements of the existing building's facade into the new building while maintaining the identity of the new building and its more modern look.
 - Mr. Ward observed that if the new building is set back, it should appear smaller.
 - Mr. LaLonde said that in reality the elevation will not look like rendering. The rendering is not adjusted for depth perception.
 - Ms. Plummer said that the glass areas create an open look, reduce the mass and help tie the two buildings together.
 - Mr. Ward asked if the front part of the new gymnasium will be the same height as the new entrance of the old building and if the coping on the existing building will be repeated on the new building.
 - Mr. LaLonde confirmed that coping detail would be repeated on the new building.
 - Mr. Parise added that the one-story portion of the new building reflects the one story portion of the old building in height and detail.
2. Additional landscaping is planned between the existing building and the new building. Greg Calpino of JJR Landscape Architecture said that scattered new trees are planned in the background. Trees will be canopy trees, honey locust, oak and elm. The new trees will be planted in a random pattern and will break up the scale of the building. The Village Forester is in agreement with the plan.
3. Mr. LaLonde presented stain samples and material samples of the pre-cast concrete wall. The wall will need to be re-stained every five to eight years. Samples of the proposed stone and brick were presented. Options for the pre-cast material are flat pre-cast, brick pattern with spray on stain or brick pattern with roll on stain. Flat pre-cast would be the lowest cost, spray on stain next and roll on highest. The applicant would like the treatment decision to be kept open with the applicant permitted to choose one of the three options at a later time. Mr. LaLonde noted that a high level of architectural detail is planned to be carried around the building.
- Mr. Coath asked if the applicant has considered applying a split face brick.
 - Mr. LaLonde said that the cost might be prohibitive. The applicant's opinion is that it would be better to spend money improving the programs rather than on the exterior.
 - Mr. Ward asked if the stone band around bottom of the building would be continued if the walls are flat pre-cast concrete.
 - Mr. Parise said that the stone band would be continued on the north elevation which is brick; but if the south elevation is concrete, it would be stained to look like the stone band.
 - Mr. Coath recommended that the applicant consider split brick or rolled stained formed concrete.
 - Mr. Ward agreed, adding that a roll-on stain would allow the mortar to show.
 - Ms. Troy opposed the faux looking brick.
 - Ms. Plummer said she believes the architect and owner should be permitted to make this decision. A flat painted concrete wall would be acceptable to her.
 - A consensus of the board agreed to allow the applicant flexibility in choosing the treatment of the proposed concrete walls, but also recommended that the applicant consider "Z-brick" or "thin brick." Applicant agreed.
4. Mr. LaLonde provided photos and samples of the glazing pattern and the roofing system. He said the roof is PVC membrane that looks like a standing seam roof. He submitted exhibits of the proposed gray color of the roof. Window frames will be a clear anodized aluminum thermal system with tinted glazing.
5. Section plans of details have been provided. The trash enclosure will be full masonry and will be representative of the materials on the balance of the building. Screening will be aluminum. The intent is that all metal materials will be similar in color.
6. No fencing is planned on the site; there will not be fencing around the detention basin which will be filled in with water-tolerant plants. Light fixtures plans were submitted.

Mr. LaLonde said that the applicant hopes to begin this fall and hopes to have pre-cast panels up before winter. The project will finish in the end of 2009 or the early part of 2010.

Chairperson O'Donnell asked for Staff comments.

Ms. Jones said that all of Staff's concerns have been covered and Staff thinks this is a great project that will benefit the community.

Mr. Ward moved to approve ARC 08-22 with the recommendation that the applicant explore "Z-brick" and pre-cast concrete forms and subject to the conditions and recommendations made at this meeting.

Ms. Plummer seconded the motion.

As there were no comments from the public, Chairperson O'Donnell asked for a roll call vote.

Roll Call Vote: Ms. Plummer, yes; Ms. Troy, yes; Mr. Ward, yes; Mr. Coath, yes; Mr. O'Donnell, yes. The vote was 5 – 0; motion carried and ARC 08-22 will be recommended to the Village Board of Trustees for approval.

Mr. Petersen returned to the board.

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ARC 08-20 Kraus Addition, 546 South Cook Avenue, (Historic) Public Hearing
Petitioner/Owner: Kaia and Matt Kraus, 546 South Cook Street, Barrington, IL
Architect: Linda F. Grubb, Linda F. Grubb and Associates, 102 North Cook Street, Barrington, IL
Summary: Petitioner seeks approval of a Certificate of Appropriateness for alterations to a property in the H-Historic Preservation Overlay District. The Petitioner is also proposing repairs to existing windows, the rehabilitation of the front porch and the replacement of an existing window with a pedestrian door on the south side of the existing garage which is also a contributing structure. The property is zone R-6 Single Family Residential and is in the H-Historic Preservation Overlay District.

Ms. Kraus presented the application saying that the Zoning Board of Appeals approved the requested height variation on August 27, 2008. They wish to address the board's comments and suggestions from preliminary hearing. The front porch columns were realigned and new plans were submitted. The proposed porch columns will be redwood cedar colonial columns. The columns are manufactured by Chadsworth.

Mr. Coath said that the look of the columns is unexpected. The profiles are abstractions of classic columns and are not a very good take of a classical profile. He suggested that the applicant could get a better profile column and should look at a Roman Doric style. If the applicant chose to use Hartman and Sanders brand columns, the columns would have a more classic profile.

Mr. O'Donnell asked the applicant to consider a more classic form and asked the applicant to consult with their architect and bring that recommendation back to the board. Applicant agreed.

Ms. Kraus continued saying that where the porch beam meets the front corner-board of the house is original to the house, and because it existed circa 1910 she believes it does not warrant redoing.

A consensus of the Commissioners agreed to leave the beam as it is.

Ms. Kraus said that, based on the Commission's recommendation, one window was added to each of the three sides of the porch and a smaller panel will be added. The changes will make it look more like a traditional porch. The original corner board will be retained. A block foundation will be used and cut sheets were submitted. Detailed plans and cut sheets of details, new doors and new windows have been provided.

Chairperson O'Donnell asked for Staff comments.

Ms. Pack said that the Board's recommendation for a Roman Doric style column can be treated as a detail to be brought back to the Board at a future meeting. The plan can be approved at this meeting with this as a condition. Approval of the column detail would be added to the next ARC meeting agenda. It is not necessary for the applicant to attend the meeting.

Mr. O'Donnell suggested that the applicant consult with their architect, then bring a cut sheet of the new column to the Village Staff. Approval of this detail would be added to the next meeting agenda.

Mr. Petersen moved to approve ARC 08-20 with the recommendation to change the porch columns to Roman Doric or other as selected by the applicant's architect.

Ms. Troy seconded the motion.

Chairperson O'Donnell opened the hearing to public comments. As there were none, the public session was closed.

Chairperson O'Donnell asked for a roll call vote.

Roll Call Vote: Mr. Petersen, yes; Ms. Plummer, yes; Ms. Troy, yes; Mr. Ward, yes; Mr. Coath, yes; Mr. O'Donnell, yes. The vote was 6 – 0; motion carried. ARC 08-20 will be recommended to the Village Board of Trustees for approval.

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ARC 08-15 Anderson Garage, 228 West Russell, (Historic) Final Details
Petitioner/Owner: Robert Anderson, 224/228 West Russell Street, Barrington, IL
Summary: Petitioner is requesting approval of plan revisions.

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

Mr. Anderson presented the case, saying that excavation for the proposed garage addition has begun. He is asking the Commission to consider several changes to the approved plans.

The applicant asked the Commission to allow low-maintenance aluminum clad windows and an aluminum door on the west, east and north elevations. These areas of the existing garage have turned out to be high maintenance. The windows and doors will not be seen from either Russell or Lincoln Streets. The intent is for this structure match the existing garage which does not have a cupola and has more simple doors. He requests the option to eliminate the cupola.

A consensus of the Commissioners agreed to make the cupola optional.

The applicant wishes to use a steel man door because the proposed wooden door would not be insulated.

Mr. O'Donnell advised that insulated wooden doors are available from the Architectural Door Company in Johnsburg, IL.

Mr. Anderson said that he would prefer a more simple style of windows in the overhead garage doors; windows to match the existing with four lights. The overhead garage doors will be painted wood and the garage will be heated.

A consensus of the Commissioners preferred the plain windows with four lights.

Mr. O'Donnell said that the unresolved issue is the request to change from Colby or Marvin wood windows to aluminum.

Mr. Anderson said that the house has some windows with muntins and some windows without.

The Board reviewed the conditions in the Certificate of Appropriateness; simulated divided light (SDL) wood windows were approved.

Ms. Troy said that she supports the request to substitute SDL aluminum clad windows because the structure is a non-contributing structure in the Historic District.

Mr. O'Donnell said that his understanding is that anything built in the Historic District is required to have wood doors and windows. The board requested clarification on this point.

Mr. Ward said that the board cannot make this decision without further guidance from the Village.

Ms. Pack said that she has created a spreadsheet for review by the Department Director and the Zoning Officer. Regarding non-contributing structures in the Historic District, the ordinance reads that they must be visually compatible; the type of material is not specified. The board also questioned whether they have the authority to make a determination about wood versus aluminum. The meaning and interpretation should be clarified.

Mr. Anderson commented that the house and the existing buildings are non-contributing structures and this project is a continuation of an existing non-contributing structure.

Mr. O'Donnell replied that this question applies to non-contributing buildings as well.

Ms. Plummer said that the point is that the ARC may not have the authority to make this decision.

Mr. Ward said that the Commission adopted the National Restoration Standards.

Ms. Plummer advised that, as this is not a historic structure, the National Restoration Standards do not apply. She recalled that, after reviewing legal documents, it was decided that the ARC does not have the authority.

Mr. Ward asked that Staff advise the Commission on this issue for windows and door.

Mr. Ward said he prefers wood. The Certificate of Appropriateness requires wood, subject to the Village's decision about whether or not the ARC is allowed to make or change this requirement. It is important that the ARC to be consistent with all applicants. The Commission needs a matrix for these decisions.

Ms. Pack confirmed that approval can be granted subject to the Village's subsequent determination and added that the matrix is being worked on.

Mr. O'Donnell said that steel doors and aluminum windows are a subject for the Village. The ARC recommends wood windows. We need to clarify this ruling for the future.

The applicant agreed that he will wait for the Village's decision regarding what is and is not allowed in a non-contributing structure in the Historic District.

Mr. Anderson thanked the Commissioners and added that he intends to install serious landscaping to replace lost and removed trees.

Mr. Petersen returned to the board.

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ARC 07-12	Ward, 125 West Lake, (Historic) Final Details
Petitioner/Owner:	Michael Ward, 125 West Lake Street, Barrington, IL
Summary:	Petitioner is requesting approval of revisions of Plan Revisions

Mr. Ward recused himself from the board.

Mr. Ward presented the case saying that, for cost purposes, his contractor purposed eliminating the dormer and the shed portions of the garage. He is also requesting permission to revise the proposed continuous poured foundation to individual piers for the front porch.

Mr. O'Donnell recommended that construction of the dormers be made optional. The foundation of the porch is not required to be a continuous poured foundation. Individual piers are acceptable.

A consensus of the Commissions agreed that the revisions were acceptable.

Mr. Ward returned to board.

Approval of Minutes

Mr. Petersen moved to approve the minutes of August 14, 2008 as presented.

Ms. Troy seconded the motion. Voice vote recorded all ayes; minutes were approved.

Ms. Troy moved to approve the minutes of September 11, 2008 as drafted.

Ms. Troy moved to approve the minutes of September 11, 2008 as drafted.

Mr. Ward seconded the motion. Voice vote recorded all ayes; minutes were approved.

The minutes of August 28, 2008 are carried to the next ARC meeting for lack of a quorum of members eligible to vote on the matter.

Planners Report

Ms. Pack said that she will continue to work on the matrix for the Commission.

Other Business

Adjournment

There being no additional business to come before the Commission, Mr. Petersen moved to adjourn. Ms. Troy seconded the motion. Voice vote recorded all ayes.

Chairperson O'Donnell adjourned the meeting at 8:51 PM.

Respectfully submitted,
Rosalie Lauerman, Recording Secretary


Marty O'Donnell, Chairperson
Architectural Review Commission

Approval date: 12.11.2008