

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

Date: November 13, 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
Michael Ward, Commissioner
Patrick Lytle, Commissioner

Staff Members: Brooke Jones, Development Planner
Rosalie Lauerman, Recording Secretary

Call to Order

Chairperson O'Donnell called the meeting to order at 7:03 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 Questions

Old Business

ARC 08-16 Orthopedic and Spine Surgery Associates, 420 West Northwest Highway (Non-Historic) Final Details
Petitioner: Henry N. Bills, Architect, Technology Consulting Group, 226 Linden Road, Barrington, IL

Mr. Bills, representing the applicant, referred to his memo of October 21, 2008 and explained changes being presented to the board for approval. Windows will be as shown on submitted Sheet A7. Column capital architrave will be inset from the face of the capital. He presented a color sample board of the brick wall and trim paint; a consensus of the board agreed with the colors. He said the exterior wall sconces will be white. The monument sign will have a more distinctive cap as illustrated on Sheet A15, submitted prior to the meeting.

Ms. Plummer said that the monument sign looks elegant and easy to read.

Mr. Petersen suggested that the monument sign frieze board beneath the pediment should be wider, about 1 ½ times the proposed width.

Mr. Coath agreed.

Mr. Bills said the illustration shows it as three inches wide. He suggested changing it to 5.25 inches.

A consensus of the board agreed.

Mr. Bills said the colors of the monument sign will match the building.

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

Chairperson O'Donnell asked Staff for comments.

Ms. Jones said that staff has no concerns with the items presented.

Referring to the larger canopy column detail on Sheet 2, Mr. Coath suggested that the frieze board is not in line with the plane of the neck of the column. The smaller columns appear to be correct but the larger column appears to be inset by about two inches where it should be inset about four inches.

Mr. Bills said he will line up the architrave with neck of column.

Mr. Coath said the capital profile of the smaller columns looks a bit better than the profile of the larger column. The profiles should not be different.

Mr. Bills said that both are made by the same manufacturer and both are sized to the specific column. The profiles are drawn per the manufacturer's details. Both columns are Tuscan.

The Commissioners agreed to recommend that all columns have the profile illustrated on Sheet 2 as submitted by the applicant.

Applicant agreed to the recommendation.

Mr. Coath said, regarding the green window trim, that traditionally there will be a green sash and white trim. The brick mold around the windows should be white. He recommended that the only the sashes and the muntin bars be painted green, all other parts of the windows, including the brick mold, should be white.

The consensus of the Commissioners was that all details and recommendations discussed were acceptable.

Mr. Bills said that the applicant is aiming for occupancy by the end of March, 2009.

New Business

ARC 08-26

Petitioner:

Contact:

Summary:

Phillips 66, 1205 South Northwest Highway (Non-Historic) Public Meeting

SVAR Ltd, Partnership, Sandhu Decatur LLC – D & T

Harjinder Singh Sanhu, 301 North Hough Street, Barrington, IL

Meg George, Attorney, Bell, Boyd and Lloyd, 70 West Madison, Suite 3100, Chicago, IL

Petitioner is seeking a Certificate of Approval for improvements to a commercial site containing a gas station with a convenience mart and automobile repair. The property is zoned B-1 General Business Service District.

Ms. George, representing the applicant, introduced the application and the presenters: Michael Motta of Patterson Construction Company; Troy Trippon of Corporate Design and Development Group; and Van Neie of Developing Landscapes. The subject property is currently a Phillips 66 service station. The applicant plans to reopen the station after improving the façade, the interior of the building and the landscaping. Because the station has been closed for over a year, it is required to go through the special use process. The applicant has submitted a special use application that has been reviewed by the Staff. This meeting is for the ARC's initial and final review. The application will be heard at the November 25, 2008 Plan Commission hearing.

Mr. Trippon presented the site plan. Currently at the site is a one story brick building with a canopy and a main identification sign. There are one access on Ela Road and two on Northwest Highway. There is a chain link fenced storage area at the rear of the building. To the north is green space and trees. The applicant plans to remove the chain link fence; the trash area will be enclosed with a six foot high wood fence; the parking lot will be re-sealed and re-striping. The current identification sign will be moved to the Ela Road side of the property and a new main identification sign will be located at the southern corner of Northwest Highway. Signs will have brick bases with limestone caps. Landscaping will be added throughout the property. The existing canopy and the 3x3 foot Phillips 66 signage conform to code. The only major changes planned to the building are to remove the existing reader board and to remove the plywood covering the service bays to the east. All bay doors will be repaired and will match. The building will be repainted.

Mr. Neie introduced the landscape plan saying that there are two issues on the site: the high volume vehicular traffic and the absence of pedestrian areas. The plan is to dress up this property to meet Barrington's standards and to get enough landscaping impact to be noticed when traffic is flowing past at 50 mph. Perennial plantings and evergreens are proposed as well as pots of annuals at the pumps and around the building. Because of concerns about salt and petroleum runoff, the applicant chose perennials, including

ornamental grasses for vertical element and evergreens around the sign. The sign has a three foot circumference for plantings. The Village Forester has been consulted and is in agreement.

Mr. Lytle asked what materials the planters will be.

Mr. Neie replied that they will be constructed of an epoxy aggregate that is winter tolerant. Their size will be 23 inches high and 36 inches in diameter. They will be repaired if damaged.

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

Mr. Ward asked if the Phillips 66 sign will be removed.

Mr. Trippon replied that the owner plans to keep that sign as is.

Mr. Petersen asked if the applicant intends to paint the brick on the signs.

Mr. Trippon responded that the brick on the signs will remain natural.

Mr. Petersen recommended that a water base product be used when a seal coat is applied because it will wear better than a coal tar product.

Mr. Trippon acknowledged the recommendation.

Mr. Lytle questioned whether the man door between the two bays on the southwest side of the building will be the same as the front door.

Mr. Ney confirmed that the door will match the front door. He added that the applicant hopes to re-open as soon as all approvals are in place.

Mr. O'Donnell asked for comments from Staff.

Ms. Jones said that Staff has no concerns about the proposal.

Mr. Ward asked if the storage box, oil cans, the green container and other loose items on the site will be removed.

Mr. Motta said that any materials in drums will be removed and the drums themselves will be removed. All storage will be inside the building.

Mr. O'Donnell asked Staff for the Village regulations regarding outdoor storage.

Ms. Jones said that she was unsure of the zoning requirements regarding outdoor storage but she assumed any outdoor storage would require screening. It is a matter for the Plan Commission.

A consensus of the board agreed to recommend that the applicant cleanup all drums and other outside storage at the site.

Mr. Ward inquired if the fence that comes up to building will be removed as well as the perimeter fence.

Mr. O'Donnell stated that Village code requires that all chain link fencing be removed.

Mr. Petersen moved to approve ARC 08-26 with the recommendations that all drums and outside storage be eliminated and that a water based seal coating product be used.

Ms. Plummer seconded the motion.

Roll Call Vote: Mr. Petersen, yes; Ms. Plummer, yes; Mr. Ward, yes; Mr. Lytle, yes; Vice Chairman Coath, yes; Chairperson O'Donnell, yes. The vote was 6 -0. The motion carried. The application will be recommended for approval.

Approval of Minutes

Planners Report

Other Business

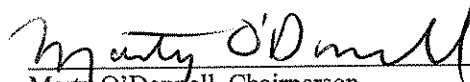
Adjournment

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

Chairperson O'Donnell adjourned the meeting at 7:41 PM.

Respectfully submitted,

Rosalie Lauerman, Recording Secretary


Marty O'Donnell, Chairperson
Architectural Review Commission

Approval date: 12.11.2008