

*Village of Barrington
Architectural Review Commission
Minutes Summary*

Date: April 23, 2009
Time: 7:00 PM
Location: Village Board Room
200 South Hough Street
Barrington, Illinois
In Attendance: Steve Petersen, Commissioner
Karen Plummer, Commissioner
Michael Ward, Commissioner
Patrick Lytle, Commissioner
Joe Coath, Vice-Chairperson
Marty O'Donnell, Chairperson
Staff Members: Brooke Jones, Development Planner
Jim Wallace, Deputy Village Manager
Jean Emerick, Executive Assistant

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; Michael 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

Chairperson O'Donnell announced the order of proceedings.

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Old Business

**ARC 09-08 Cook Street Plaza Awning, 100 E. Station Street, Revision to Master Sign Plan
(Non-Historic) Final Meeting**
Petitioner: Steve McClintock, Owner

The petitioner requests approval of a Certificate of Approval for three (3) awnings located in the B-4 Village Center Business District. The proposed awnings include signage.

The petitioner also requests approval of a revised Master Sign Plan. The ARC must approve a Master Sign Plan prior to the issuance of any new sign permits. The plan will be on file in the Department of Economic and Community Development and the Engineering and Building Department so that future sign permit requests are expedited.

Mr. Jim Wallace, Deputy Village Manager, appearing as co-petitioner with Cook Street Plaza Joint Venture, they had a revision to their Master Sign Plan to present. Years ago there was the ARC suggestion was to use

awnings all around the sides of the façade. At the time, management rejected that recommendation. They are now wishing to pursue awnings which will include signage.

Mr. Steve McClintock, General Manager of Cook Street Plaza reminded the Commission that they received packets with sample pictures of what the awnings will look like. They will blend in nicely with the surrounding properties. They are anxious to move forward with this project. It will bring a lot of exposure to the businesses that are there. It would be a consistent appearance with the whole of Cook Street Plaza.

Commissioner Plummer asked how they will handle lighting.

Mr. McClintock said that right now the awnings will take the place of lighting. Possibly in the future some gooseneck lighting will be added above the awnings.

Mr. Lytle most of the signage does not have lighting now.

Ms. Plummer said they have submitted a proposal for lighting previously.

Commissioner Petersen asked if they have determined what font they will use.

Mr. McClintock said they have not decided on font at this point.

Mr. Petersen said that you cannot read the text if it is on a slope.

Mr. Wallace said that on the face of the awning it will be mostly logos. The text will be on the vertical surface.

Mr. McClintock stated that he would like the awnings broken between stores.

Mr. Petersen said that colors can break up the look and asked the color of the font.

Mr. McClintock said that they proposed the color white for the font.

Commissioner Ward asked if the awnings will be black.

Mr. McClintock said that yes the awnings will be black and that they would like to use the same font for every business.

Mr. Ward said that they probably will not be able to use the same font because businesses will have logos and font unique to their company.

Mr. McClintock agreed and asked the Commission if they wanted one awning per retailer.

Mr. Coath said it would look better if it was broken up. All agreed with Mr. Coath's comment.

Jim Wallace suggested there is a separation between the window banks and it would be a logical place to separate the awnings. They could mimic those separations.

Mr. Ward asked if they would separate the awnings only between businesses.

Mr. Wallace confirmed this.

Mr. McClintock said it will be a positive improvement to Cook Street Plaza.

For the record, Chairperson O'Donnell asked for comments from the public. There were none.

A motion was made by Commissioner Petersen and seconded by Commissioner Ward to recommend approval of ARC 09-08; Cook Street Plaza Awning, 100 E. Station Street, with the following condition: The awnings only cover the individual tenant space, leaving a gap at the window bank between each tenant in order to emphasize each tenant space.

Roll Call Vote: Commissioner Petersen, yes; Commission Plummer, yes; Commissioner Ward, yes; Commissioner Lytle, yes; Vice Chairperson Coath, yes; Chairperson O'Donnell, yes. The vote was 6-0. The motion carried.

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New Business

ARC 09-07 **ARC 09-07: St. Paul United Church of Christ Addition – 401 East Main Street; (Non-Historic) Final Meeting**

Petitioner: **St. Paul United Church of Christ
David Bus, ACBI Architects, PC**

The petitioner requests a Certificate of Approval to construct additions to the west and south façades to the existing church. The petitioner is also requesting approval of new signage, landscaping, and other minor site improvements. The property is located in the B-4 Village Center District.

David Bus, ACBI Architects, is representing the petition for St. Paul, and also present is Kirby Gregory. The additions are proposed for the north side and the west side of the property in the front. Their intent is to improve the accessibility throughout the building because at present it is on several levels. There will be a larger lobby or foyer space for gathering and additional classroom on the lower level. They want to keep in the same character as the sanctuary portion of the building. They want to modernize it a little bit. Staff had come up with some recommendations and they concur with some of them.

Chairperson O'Donnell drove by the building. He suggested that during this renovation, it would be a good time to improve the window. They would love for them to get rid of the aluminum. This would be an opportunity to improve it architecturally.

Mr. Bus said they plan to reduce the scale of the façade which makes the windows appear larger. They are going to change the paneling below the main floor windows. They might do something different with the windows, to enhance the existing leaded glass windows. All the sanctuary windows are amber glass, but they don't show up well because of the storm windows. In general, all of the windows will look dark.

Mr. Lytle asked if they can treat the glass on the inside so that it can be appreciated on the outside.

Mr. Bus explained that the original windows are single paned, so for energy efficiency they need the storm windows or double paned glass.

Mr. O'Donnell said he wished they could see the leaded windows.

Mr. Petersen asked about another gable in the front. He thinks that the addition should be the same as the one behind it.

Mr. Bus said it would make the addition wrap around the tower and come too close to the entry doors.

Mr. Coath mentioned that it would solve the multiple gables on the top but would cause other problems.

Mr. Petersen if they were to raise it, if it got thinner and the eave was higher; it may feel more like a church. He would like to see it drawn.

Mr. Bus said that without the gable there is less flashing to work with and the church was hoping not to have to reshingle. They plan to keep the existing exterior windows; there will be new windows on the west elevation with clear glass. The skylights are to flood the hallway with natural light into the sanctuary.

Mr. Coath has a concern that the new windows are so different.

Mr. Bus believes that on the exterior, no one would notice the difference.

Mr. O'Donnell has concerns because he doesn't want to add expenses to the church.

Mr. Coath asked if there are mullions on the existing arched windows.

Mr. Bus stated that they are double hung windows. They are planning to relocate some of the windows. The tower is much taller than it was in 1941.

Commissioner Lytle asked if they will match the existing trim.

Mr. Bus said that they planned to try to match it, 3 ½ inch wide trim all around.

Mr. Petersen asked about the eave detail. Are they going to try to match the eave detail?

Mr. Bus said he wants to do a flat fascia and put the gutter around it. Mr. Bus had a revised drawing that he presented to the Commission. On the west addition they want to change it to a hip roof. There are a couple of other hip roofs throughout the property.

Most were in agreement with the small change of a hip roof.

Mr. Lytle would like detail on corner siding trim. He thinks it should be larger. If this was the final meeting, they would want dimensions.

Mr. O'Donnell said they should choose thicker siding so that the look isn't too flat.

Mr. Lytle encouraged Mr. Bus to go to the manufacturers to see what they have in thicker siding for possibly no more money.

Ms. Plummer asked about the state of the existing aluminum siding.

Mr. Bus answered that it is in decent shape.

Mr. O'Donnell said he is not ready to approve the petition yet. The Commission requested changes before approval. He would like them to consider keeping the same plane on the roof, possibly raising up the walls, duplicate the original cornice and eave detail, and address the amber windows.

Mr. Lytle asked if the ornamental iron railing is to be black.

Mr. Bus answered yes.

Ms. Jones, Planner, asked that the petitioner to bring back revised drawings with detail.

Mr. Coath wants to see the casing details and how things will be trimmed out. He suggested that the church consider an interior storm, so that windows can be seen on the outside.

Chairperson O'Donnell said that Ms. Jones will send letter describing the Commission's recommendations.

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Approval of Minutes

March 12, 2009

A motion was duly made by Commissioner Lytle and seconded by Commissioner Petersen to approve the minutes from March 12, 2009 as amended. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

February 12, 2009

A motion was duly made by Commissioner Plummer and seconded by Commissioner Ward to approve the minutes from February 12, 2009 as amended. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

April 9, 2009

A motion was duly made by Commissioner Plummer and seconded by Commissioner Coath to approve the minutes from April 9, 2009 as amended. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

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Planner's Report

N/A

Adjournment

There being no additional business to come before the board, a motion was duly made by Commissioner Plummer and seconded by Commissioner Ward to adjourn the meeting at 8:18 p.m. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

Respectfully submitted,
Jean Emerick
Recording Secretary



Chairperson Marty O'Donnell
Architectural Review Commission

Approval date: