

*Village of Barrington
Architectural Review Commission
Minutes Summary*

Date: March 12, 2009

Time: 6:30 PM

Location: Village Board Room
200 South Hough Street
Barrington, Illinois

In Attendance: Karen Plummer, Commissioner
Patrick Lytle, Commissioner
Steve Petersen, Commissioner
Michael Ward, Commissioner
Joe Coath, Vice-Chairperson

Staff Members: Brooke Jones, Zoning Planner
Jean Emerick, Executive Assistant

Call to Order

Commissioner Steve Petersen called the meeting to order at 6:35 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, absent; Chairperson Marty O'Donnell, absent.

There being a quorum, the meeting proceeded.

The meeting moved to 219 South Cook Street for a tour of the property.

Vice Chair person Joseph Coath joined the meeting at 6:40 p.m. at the above property

Chairperson's Remarks

Vice Chairperson Coath announced the order of proceedings. ARC 09-04 Motor Werks Phase IV, 1475 South Barrington Road is continued until March 26, 2009.

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New Business

ARC 09-03 219 S. Cook Street (Mixed Use Redevelopment) Public Hearing
Petitioner: Bill Tarsitano
Architect: Joseph Barna

Paul Fischer, owner 219 S. Cook Street, stated that Bill Tarsitano is proposing to buy the property. He is seeking a Certificate of Appropriateness so the property can be demolished and sold to Bill Tarsitano. In June of 2008 Paul Fischer and his associates purchased the property. They were approached by Bill

Magnanenzi and Bill Tarsitano, who asked to purchase the property. They had a vision for the property and asked that the building be taken down before the closing to simplify the documents. The building is a contributing structure to the Historic District but it is in structural failure. Greg Summers, Director of Engineering and Building for the Village of Barrington, also found that there was nothing worth saving. The property stayed on the list because a mayor lived there 150 years ago. Paul Fischer filed with the Architectural Review Commission in mid-February. He met with officials to understand the process and then held a neighborhood meeting. The utilities have been disconnected and they plan to demolish tomorrow morning. They are seeking a Certificate of Appropriateness and plan to close on the property on March 30th. Their vision is that it will be a landmark building in the downtown area.

Vice Chairperson Joe Coath stated that the Commission needed to consider the seven points for demolition. They need to review the proposed plan for the new work before they can issue the Certificate of Appropriateness; all elements must be covered.

Brooke Jones confirmed that the seven standards were met provided that the use plan was acceptable. Bill Tarsitano will need to come back to the Commission with much more detail for the property. It will also need a special use development. Before new construction, they will need to go before the Plan Commission. The use plan is very preliminary at this point. Greg Summers, Director of Engineering and Building, inspected the site; the building is not habitable and should be demolished. Marty O'Donnell told Staff that the building was dangerous and is a death trap. Prior to approval of ARC 09-03, the following conditions are recommended:

- Provide a cash bond for 100% of the value of the post-demolition landscape plan. If developer does not proceed with construction of the reuse plan within six months, the Village will have the right to design the post-demolition plan and use the security to implement the plan.
- The Village Manager will have the right to determine the amount of the security required to implement the landscape plan. The Village does not want a vacant site for an extended period of time.

Paul Fischer stated that the post-demolition landscaping plan cash bond will be established for landscaping; the bond amount is \$5,728. They plan to make it a safe site and seed it with grass seed. It will be a graded lot and will take three to five months until they have plans in place.

Vice-Chairperson Joe Coath asked for comments from the neighborhood.

Carol Anne Damm lives ten houses down from the property. She believes it is an eyesore. The new construction would be adding to the growth of downtown.

Pete Sussex lives right across the street from the structure and agrees that it should be torn down.

Greg Dolstrom lives on Cook Street and agrees with the other neighbors.

Vice-Chairperson Coath said he would like to discuss the demolition. He reviewed the seven points from the Staff Report.

- 1 – The physical integrity of the site is no longer evident. Commissioner Mike Ward said that the property could be resurrected; it is possible. Commissioner Lytle said that after inspection of the property he believes that it is not a safe structure. Vice-Chairperson Coath maintained that 219 South Cook was not a throw away. It is among the oldest buildings in the Village, a Greek Revival. It also sits in a core area.
- 2 - The streetscape would not be negatively impacted. Commissioner Lytle said that it is adjacent to the B-4 District. Will its loss negatively affect the streetscape? Its form is a contributing structure to the

area. It has neighborliness. Commissioners Petersen and Plummer agree with Staff that it would not negatively impact the streetscape.

- 3 - Demolition would not adversely affect the District due to the surrounding non-contributing structures. Commissioners agree with Staff.
- 4 - The base zoning of the site is incompatible with reuse of the structure. The proposed uses of the redevelopment plan are permitted by zoning.
- 5 - The plans for reuse are consistent with standards. Staff and Commission agree the standard has been met.
- 6 - The site has not suffered from willful neglect by the owner. Current property owner is not at fault.
- 7 - The denial of the Certificate of Appropriateness for demolition would be economic hardship on the owner.

Vice-Chairperson Coath declared that it meets all the criteria.

Bill Tarsitano, Developer, wants to replicate what is going on in the Village. He will use all natural materials, such as a copper cornice and natural stone. He plans a restaurant on the first floor, something like a “Come Back In” from Melrose Park and office condos up above. The building will be residential looking on the residential side. He has requested of Groot that the trash removal take place after 9 a.m.

Vice-Chairperson Coath reviewed the analysis for the proposed reuse plan.

1. Scale and form should be compatible with the surrounding structures. Commissioner Ward said that they will review this project in more depth when it comes back. Commissioner Lytle questioned if it will fit the scale of the neighborhood. Mr. Coath stated that residential is what is surrounding it, but it is out on the edge. He was concerned that it was dense and would look too big. Changes could be made to make it look less dense. Commissioner Plummer believes that it defines the corner and that it is the beginning of the business district. Barrington’s downtown area is very mixed and it always will be. Mr. Coathe said that it will take some concessions by the developer. The developer believes he needs the three stories for the business. It is going to be a building that will look like it is older. The developer is sensitive to what the neighbors have to say. He looked into the history of the house to incorporate some of those standards. On this building the median height will be as high as that which is kitty corner from it. It is visible on four sides and needs to look good on all four sides. If he took it down one story, it would be shorter than the houses across the street from it. Commissioner Plummer asked if they need to address parking tonight. Brooke Jones answered that parking will be handled by the Plan Commission. Mr. Petersen has an issue with some of the materials and will look forward to seeing samples. Commissioner Petersen left the meeting at 8:00 p.m.
2. Composition of principal facades. The materials used are compatible with the surrounding buildings. Much more detail is needed prior to the issuance of a building permit. Petitioner will bring in samples of building materials for approval of the reuse plan.
3. Relationship to the street. Mr. Lytle added that the project could use a little more landscaping. Mr. Tarsitano said he intends to put ivy on the building but that no trees are planned at this point. There will be planters in the front. Commission Lytle stated that it is apparent that Mr. Tarsitano will take pride in the building. Mr. Lytle asked that Mr. Tarsitano find a picture of the light wells before the next meeting.

When the Petition comes back it will be subject to details. The Commission will need material samples of windows, doors, cornices, signage, landscape and lighting.

Commissioner Ward moved to recommend approval of ARC 09-03: Mixed Use Redevelopment, 219 S. Cook St. (Historic), Certificate of Appropriateness with the following conditions:

1. Prior to the issuance of the COA a cash bond for one-hundred percent of the value of the post-demolition landscape plan shall be provided to the Village Manager. If the developer does not proceed with construction of the reuse plan within six months of the start of the demolition of the contributing structures, the Village shall have the right to design said post demolition landscape plan and use the security to implement the plan.
2. The Village Manager shall have the right to determine the amount of the security required for the post-demolition landscape plan.
3. All work related to the reuse plan shall be in substantial conformance with the ARC approved plans and shall reflect the historical context, character, and building materials depicted in the approved plans.
4. If during the demolition of the contributing structures original timbers are found, the timbers shall be salvaged and incorporated into the plans for the structure.
5. A plaque shall be placed on the new structure to identify the historical significance of the site.
6. Gas lights shall be utilized in the exterior lighting plan.
7. Prior to the issuance of a building permit for the new construction of the non-contributing structure, the developer shall return to ARC for final review and approval of the following:
 - a. Landscape plan
 - b. Awning plans
 - c. Signage
 - d. Building material samples
 - e. Section plans of the walls
 - f. Section plans of the masonry columns
 - g. Section plans of the cornices
 - h. Cut sheets of all doors
 - i. Cut sheets of all windows
 - j. Cut sheets of the columns
 - k. Cut sheets of the lighting fixtures
 - l. Details regarding the screening of all rooftop mechanicals

Mr. Lytle seconded the motion.

Roll Call Vote: Mr. Petersen, absent; Ms. Plummer, yes; Ms. Troy, absent; Mr. Ward, yes; Mr. Lytle, yes; Vice Chairman Coath, yes; Chairperson O'Donnell, absent. The vote was 4-0. The motion carried.

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Old Business

ARC 08-19 Subway (215 N. Hough) (Non-Historic) Final Meeting
Petitioner: Norberto Quintanar
Dominic J. Buttitta, owner

The petitioner, Norberto Quintanar, came before the ARC for a preliminary meeting in August 2008. Mr. Quintanar presented samples of stained bricks that will match the existing brick. After inspection, the

Commission suggested that the petitioner continue with the new brick rather than staining brick to match the old brick.

At the preliminary meeting the Commission suggested the lighting be changed from brushed aluminum to powder coated black. It will be less lighting than what is currently there. Mr. Coathe recommended that the color of the bulb be close to incandescent in color range. Black light fixtures will be a condition of approval.

Mr. Quintanar presented a sample of the cooler color that matches the brick. It has an existing aluminum cooler that will be painted.

Ms. Plummer moved to recommend approval of ARC 08-19: Subway/Great Clips – 215 North Hough Street, Certificate of Approval to install new windows, replace deteriorating stone with brick, replace the awning, add a projecting sign, remove a pole sign and screen the freezer in an existing building in the B-4 Village Center District with the added condition that bulbs are close to incandescent in color and black light fixtures.

Mr. Ward seconded the motion.

Roll Call Vote: Mr. Petersen, absent; Ms. Plummer, yes; Ms. Troy, absent; Mr. Ward, yes; Mr. Lytle, yes; Vice Chairman Coath, yes; Chairperson O'Donnell, absent. The vote was 4-0. The motion carried.

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Approval of the February 26, 2009 minutes. No quorum existed for the minutes. Approval of the February 26th minutes will be moved to the March 26, 2009 meeting.

Motor Werks will present on March 26, 2009.

Adjournment

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

Vice Chairperson Coath adjourned the meeting at 8:40 PM.

Respectfully submitted,

Brooke Jones, Zoning Coordinator
Jean M. Emerick, Recording Secretary

Joseph Coath, Vice Chairperson
Architectural Review Commission

Approval date: