

*Village of Barrington
Architectural Review Commission
Minutes Summary*

Date: April 9, 2009

Time: 7:00 PM

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

In Attendance: Karen Plummer, Commissioner
Patrick Lytle, Commissioner
Joe Coath, Vice-Chairperson
Marty O'Donnell, Chairperson

Staff Members: Brooke Jones, Development Planner
Jennifer Pack, Zoning Coordinator
Jean Emerick, Executive Assistant

Call to Order

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

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

#####

New Business

ARC 09-06 Orchard Evangelical Free Church, 1301 South Grove Avenue (Non-Historic) Final Meeting

Petitioner: Health World Foundation, Owner
Russ McCune, Applicant
Doug Pasma, Goss/Pasma Architects

The Petitioner is seeking a Certificate of Appropriateness (COA) for the redevelopment of a commercial site from an office use to a church use. Minor exterior alterations are proposed including signage, landscaping, and site-work. The property is zoned B-3 Office District.

Timothy Beechick, Hamilton Partners, representing Orchard Evangelical Free Church, is a Board member of the church. The main campus of the church is in Arlington Heights, one on Douglas Avenue and the other at Percy High School. They are interested in purchasing property for a second campus location. The property used to be the Health World Museum, 1301 Grove Avenue, which still owns the property. The site plan shows the entire area of the property; it represents the green space, the footprint of building, and the location of signage.

Chairperson O'Donnell stated that the Commission had their packets and only had a couple of questions.

Mr. Beechick said that the only change that they are proposing to make to the building is that they will eliminate the nose of the train off that juts out of building that used to be part of the museum. They will change the existing sign to represent the church; there is detail in the packet regarding color, etc. The only other location for a new sign would be at the south end of the property at one of the entrances. There is a wall sign they are asking for on the building exterior on the southeast corner. There is an alternate they would like the Commission to consider. There is foliage hindering this sign. They want to raise the sign to the top of the building.

Chairperson O'Donnell said that they will only consider what the signs looks like.

Brooke Jones, Planner, said that the sign is at the maximum height to meet the sign code. Because of the vegetation, increasing the height of the sign could be made possible by a planned development amendment or the greenery could be trimmed back. If the church wants a variation to change the height of the sign, it will need to go to a Plan Commission hearing.

Ms. Jones asked the ARC's opinion, to look at the drawing of the sign since the petitioner is already here.

Chairperson O'Donnell asked how much higher the sign would be.

Mr. Beechick said that it would be approximately another 8 – 10 feet higher. Any growth of the trees and they will overtake the sign.

Chairperson O'Donnell said if the trees are saved, he is in agreement with raising the sign.

Chairperson O'Donnell said he reviewed the packet carefully and he accepts the staff's review. He asked about refacing the existing sign and would like more detail. Looks like they plan to make a nice brick based monument sign. Our preference would be to match that sign.

Ms. Jones stated that the new sign is attractive with a brick base. It is difficult to tell from the photograph what the existing sign is.

Chairperson O'Donnell would like signs to be consistent. He also asked that the church install better screening for the mechanicals. The landscaping plan looks adequate.

Mr. Beechick said they would just paint the existing sign, he thinks that it has a stone or brick base that cannot be seen because of vegetation, which will be removed.

Chairperson O'Donnell said that the Village will want to know details of the sign. How it will weather, etc. The church will need to clarify how they will update the sign.

Chairperson O'Donnell stated that the other issue is the screening of the mechanicals. There should be a better way to hide it than the chain-link fence.

Commissioner Coath asked if the sign on the building is internally lit. Is there a maximum wattage in the sign ordinance?

Commissioner Lytle said that the church needs to come forward with more detail on the signage.

Ms. Jones said if ARC is okay with refacing the sign then the church does not have to bring back details. They need clearer direction on the screening.

Commissioner Lytle said he wants a measure of the light output and the Commission should clarify that we want them to better the screen, but not lock them into a specific type.

Mr. Beechick said their intention is to put new copy on the sign. They would use the existing sign, create new colors and use the existing up-lighting from the ground.

Chairperson O'Donnell said he is okay with the signs as proposed. The Village will have to look at the height.

Ms. Jones said that she believed that staff would support a variation for height on the sign.

Chairperson O'Donnell said that the screening should be of metal, cementitious, or masonry – no plastic. He asked if there was anyone from the public who wished to speak. There was no one.

A motion was made by Commissioner Plummer and seconded by Commissioner Lytle to recommend approval of ARC 09-06; Orchard Evangelical Free Church, 1301 S. Grove Avenue (Non-Historic) with the signage plans as submitted with a recommendation for the Plan Commission to approve the change in the height for the sign. The screening for the mechanical equipment shall be with the above listed materials.

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

#####

Old Business

ARC 09-05 Fischer Addition, 648 S. Cook Street (Historic) Preliminary Meeting
Petitioner: Rick and Geetha Fischer, Owners
Sarah Petersen, S.A. Petersen Architects

The petitioner is seeking approval of a Certificate of Appropriateness for alterations to a property in the H-Historic Preservation Overlay District. The Petitioner is proposing alterations to the structure by constructing two gabled dormers to the front and rear of the home in the same style as the two existing side dormers. Petitioner is also proposing revisions to the rear elevation (relocating windows and adding a door). The property is zoned R-6 Single Family Residential and is in the H-Historic Preservation Overlay District.

Sarah Petersen of S.A. Petersen Architects presented the petition for the Fischer Addition. It is for two dormers only. It is a Craftsman bungalow with two dormers that face south and north. They want to add dormers that face east and west. This addition will add another bedroom and bathroom on the second floor. The siding and windows will match the existing dormers. They would also like to get rid of the chimney. They have a small footprint, this would gain them some space. The brick chimney has structural issues, it expands and contracts with the weather.

Chairperson O'Donnell said they could recreate the chimney. Mr. O'Donnell said would like it to look convincing.

Ms. Petersen said because of the reconfiguration on the back, they will be putting in two new windows, the bathroom window and the dormer. There is no aluminum on the house. Most of the windows are original. She would like to use two casements in the dormers because it will allow her to use a narrower window, it will mimic the look of a double-hung. It looks convincing from the ground.

Chairperson O'Donnell said that for the next meeting they would like to see sections with detail and also detail of the chimney.

Ms. Petersen confirmed that there would be new on the addition.

Mr. O'Donnell said that they like round gutters. If they replace siding, it has to match.

#####

ARC 08-21 Olsen Addition, 526 S. Grove (Historic) Final Meeting
Petitioner: Karen Olsen, Owner
Sarah Petersen, Architect

The petitioner is seeking approval of a Certificate of Approval for alterations to a property in the Historic District. The Petitioner is proposing alterations to the rear of the structure by constructing a two-story addition and the addition of a front porch. The property is zoned R-6 Single Family Residential and is in the H-Historic Preservation Overlay District. The Petitioner received ARC approval of the rear addition on July 24, 2008. The Petitioner received a front yard setback variation for the front porch from the ZBA on October 7, 2008 and Village Board approval on November 10, 2008. The Petitioner has returned to ARC for final approval on the front porch.

Ms. Petersen, S.A. Petersen Architects, represented Karen Olsen, 526 S. Grove. They have gone ahead and built. The contractor goofed on the capitals of the columns; they are too chunky with too much overhang. They need to use smaller trim board. She will bring back a picture or submit a final detail.

Commissioner Coath has a concern; he would like to check the capital base detail. What is on it? Is it all rough sawn?

Ms. Petersen explained that they don't have the crown on the fascia board. The cap is too thick and sticks out too far and the column looks too chunky. If it is downsized, it will look a lot better. The crown has not been put on yet. Bradley Homes is the contractor. They also need a variance for the small porch.

Ms. Pack, Zoning Coordinator, said that they approved the rear addition and gave it a COA, and said that they could modify it after going to the Zoning Board.

They will give detail to Ms. Pack and she will send a memo to the Commission.

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

A motion was made by Commissioner Coath and seconded by Commissioner Plummer to recommend approval of ARC 08-21; Olsen Addition, 525 S. Grove Avenue (Historic).

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

#####

Approval of Minutes
March 12, 2009

There was not a quorum for approval of the March 12, 2009 minutes.

March 26, 2009

A motion was duly made by Commissioner Lytle and seconded by Commissioner Pummer to approve the minutes from March 26, 2009 as amended. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

Other Business

ARC 08-20 Kraus Addition, 546 S. Cook Street (Historic) Final Meeting
Petitioner: Kaia and Matt Kraus, Owners
Linda F. Grubb, Linda F. Grubb and Associates

On October 23, 2008 the ARC recommended approval of the proposed plans for the Anderson Garage addition with the following conditions: That the petitioner returns to the ARC for final approval of the selected porch columns. The ARC recommends the style of Roman/Doric.

The Petitioner has researched the subject with their architect and would like to remain with Chadsworth column as presented at the October 23, 2008 meeting. The Petitioner has defended their selection with "A Field Guide to American Houses," (Virginia & Lee McAlister, 1984). The Petitioner is requesting approval of the Chadsworth column.

Chairperson O'Donnell said he loved the research that they did.

Commissioner Coath said was hoping there was a better choice out there.

Ms. Kraus said that with the Hartman Sanders column the proportions were off and the Chadsworth was the best match.

Chairperson O'Donnell said that he is ok with it.

Ms. Kraus said that the windows are another issue.

John Dawson of Dawson Builders was present to talk about the windows.

Ms. Kraus said that in the original drawing, they had the Alpine combination storm windows, triple track over the existing windows, and the same on the back. The problem it is that it is too redundant in the back of the building. If they want the house is to look uniform, then the storms on front should match those on the back. They asked if they can replace the original windows on the north and the south. They are in horrendous condition and some have Plexiglas.

Chairperson O'Donnell reminded them that they do not allow replacement of the windows.

Commissioner Coath said that if the wood is beyond maintenance, which they seldom see, they would consider replacing.

Chairperson O'Donnell said they would be happy to go out and look at windows to see if they truly should be replaced. The windows are historic materials.

Ms. Krauss asked if it is not as important for them to match the windows as it is to retain the original windows.

Commissioner Plummer said that if existing the windows need to be replaced with new ones that need to be compatible with what is there.

Mr. Dawson asked if they only replaced half of the windows, would they be able to move the windows to one side of the house so that they will match.

Chairperson O'Donnell said that they should first identify the windows that need to be replaced. They will be happy to look at the windows to determine if they are bad. The law requires that they try to keep the original windows.

Mr. Coath said they can use any storm or screen that they like, but the Commission suggests the Alpine because it has the look of the old window.

Mr. O'Donnell asked if this is the first time the windows have been brought up.

Ms. Pack answered, yes.

Mr. Coath and Mr. O'Donnell will go out next week to look at the windows.

Ms. Plummer said it will affect the value of the house if they take out the old windows. It is a benefit to the homeowner to keep the historic windows.

Chairperson O'Donnell gave them his cell phone number and they will set a time to look at the existing windows.

#####

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 Lytle to adjourn the meeting at 8:24 p.m. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

Respectfully submitted,

Brooke Jones, Development Planner
Jennifer Pack, Zoning Coordinator
Jean Emerick, Recording Secretary

Chairperson Marty O'Donnell
Architectural Review Commission

Approval date: