

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

Date: July 12, 2007

Time: 7:00 p.m.

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

In Attendance: Marty O'Donnell, Chairperson
Joe Coath, Vice Chairperson
Mimi Troy, Commissioner
Steve Petersen, Commissioner
Patrick Lytle, Commissioner
Michael Ward, Commissioner

Staff Members: Brooke Zurek, Planner
Rosita Cruz Stein, Recording Secretary

Call to Order

Mr. O'Donnell called the meeting to order at 7:05 p.m.

Roll call noted the following: Marty O'Donnell, Chairperson, present; Joe Coath, Vice Chair, present; Mimi Troy, present; Steve Petersen, present (arrived 7:10); Karen Plummer, absent; Mike Ward, present; Patrick Lytle, present.

There being a quorum, the meeting proceeded.

Chairperson's Remarks

Mr. O'Donnell announced the order of proceedings, and moved case ARC 06-40 (Mirochnik Restoration) to the second item on the agenda as the petitioner was not present at the start of the meeting.

Old Business

ARC 07-05: Flint Creek Corporate View, 700 W. Main Street (Non-Historic) Final Public Meeting
Petitioner: Mark Nosky, Stewart-Nosky (Architect); and Meg George, Bell, Boyd & Lloyd (Attorney for Owners)

The Petitioner is seeking a Certificate of Approval (COA) for the redevelopment of a commercial site. The property is zoned B-3 Office District.

Meg George of Bell, Boyd & Lloyd introduced the people expected to speak on behalf of Wamberg Family Partnership.

Mark Nosky of Stewart-Nosky presented the petition for case ARC 07-05. Mr. Nosky submitted additional plan A1.3 and A3.3 to the ARC and staff. Mr. Nosky reviewed the five (5) recommendations on the staff report and addressed each point. The five (5) points are:

1. Review of the plant list for deer resistant materials.
2. Review of the pre-cast lighting base on SP1.1.
3. Review incorporating the detail on the pre-cast of the building onto the sign.
4. Review of placement and screening of mechanical units.
5. Reviews of design of brick refuse enclosure.

Dave McCallum of David R. McCallum Associates, landscape architect for the project, addressed point number one. The plant varieties in question have been changed to address the ARC concerns about deer resistant materials.

Mr. Nosky addressed the four (4) remaining points in detail, including the proposed roof top screening plans. The ARC reviewed the plans presented.

Ms. Troy clarified the roof materials and asked the petitioner if they are willing to paint the mechanical units to match the asphalt shingles.

Mr. Coath agreed with Ms. Troy, and asked the petitioner what the backside view will be. Mr. Nosky replied that there isn't much to see from the backside because of the woods.

Mr. Nosky then reviewed the refuse enclosure and stated that the owner prefers the brick material. The refuse will be in between the buildings. Mr. McCallum added that the refuse enclosures will be pretty well screened with the landscaping.

Mr. Nosky pointed out that there is one change to the facade of the building. There will be EIFS in between the windows along the front facade. The EIFS will be high up on the building. Mr. O'Donnell clarified that the EIFS proposed will not be low enough to touch. Mr. Nosky replied that is correct.

Mr. Nosky further stated that the fascia material will be concrete board.

Mr. Coath asked for details of the fascia. Mr. Nosky presented the details to the ARC. Mr. Coath questioned the scale of the fascia. Mr. Nosky replied that, in terms of the scale of the building, it will not be out of place – adding that they have struggled with the fascia board and this was the best solution. Mr. Coath is concerned that it has too much bulk.

Ms. Troy noted that the notes on the plans were incorrect. The petitioner shall revise the plans to reflect the following: (1) E9 – identify the fascia board as concrete board; (2) E6 – is an EIFS material

Ms. Troy questioned if the monument sign should have an address on it. Ms. Zurek replied that it is not a requirement on the sign ordinance.

Mr. Nosky presented samples of the pre-cast materials to be used on the signs.

Ms. Troy asked staff to verify the sign ordinance with regards to addresses on monument signs. Ms. Zurek verified the sign ordinance stating that addresses are not required on monument signs.

Mr. O'Donnell asked for public comment. None were voiced.

Mr. Nosky then presented the site lighting plan to the ARC. Mr. Lytle is concerned that the property is lacking lighting at the east entrance. Mr. Nosky replied that they believe there will be sufficient lighting.

All Commissioners present agreed on the following conditions for ARC 07-05:

1. The petitioner shall revise the notes to reflect:
 - a. E9 - identify the fascia board as concrete board
 - b. E6 – is an EIFS material
2. If necessary, the petitioner shall take appropriate measures to paint the mechanical units to match the roof top subject to Staff's approval.

Mr. Ward moved to approve ARC 07-05 with the above conditions. Ms. Troy seconded the motion.

Aye: Lytle, Ward, Petersen, Troy, O'Donnell, Coath. Nay: None. Absent: Plummer. Motion carried.

ARC 06-40: Mirochnik Restoration, 603 S. Hough (Historic) Final Details
Petitioner: Jim Mirochnik, Owner; and Bernie Schmidt

The Petitioner has proposed two (2) changes to the ARC approved plans for the restoration of the contributing structure at 603 South Street. Revised plans (Sheets 1 through 7) and comments from the petitioner and a copy of the approved north/west elevation have been provided. Please review the following proposed modifications to determine if they are acceptable and are in general conformance with the Certificate of Approval.

1. Upon construction/demolition it was discovered that the structure existing vestibule was not original to the house. Furthermore, it was determined to be rotted beyond repair. The petitioner believes that at the time of original construction, an open porch extended to where the vestibule stands today.
2. In order to break up the massing of the house, the petitioner would like to add half round shingles to the gable ends on the north and west elevations of the original house.

Jim Mirochnik and Bernie Schmidt presented the two (2) proposed changes to the ARC.

Mr. Schmidt presented pictures of the existing vestibule and identified three key points that proves the vestibule is not part of the original home: (1) the foundation (2) the floor joice in the vestibule went into the porch which indicates that at one point it was built as a floor (3) the exterior wall. Mr. Schmidt added that, in an architect's opinion, it was a porch that was later enclosed. He then presented the new plans to the ARC.

Ms. Troy asked if the front door is original. Mr. Schmidt replied that the front door has already been approved by the ARC.

Mr. O'Donnell stated that the preference of the ARC is to restore the original porch. Mr. Schmidt replied that the original porch could not have been saved as it was rotted.

Mr. O'Donnell asked the timing of the petitioner's communication with the Village. Mr. Schmidt explained that as soon as they received a call from their superintendent regarding the rotted columns and then the vestibule problem, Jim Mirochnik contacted Brooke Zurek for guidance.

Mr. Coath asked for details of the new porch. Mr. Schmidt replied that they are copying the original porch exactly. Mr. Coath questioned how this will be accomplished. Mr. Schmidt stated that they have many pictures of the original porch and will duplicate it. Mr. Coath asked if these pictures have been presented to the ARC. Mr. Schmidt replied that they have been presented with the original plans.

Ms. Zurek excused herself to retrieve the original case file to verify that detailed porch pictures were presented.

After review of the original case file, all Commissioners present agreed that there is enough documentation on the original porch for the petitioner to duplicate it.

Mr. Mirochnik moved onto the proposed fish scale shingles. Mr. Mirochnik presented six (6) pictures of homes in historic districts with the fish scale shingles to the ARC.

Ms. Troy asked the petitioner to verify the material of the proposed fish scale shingles. Mr. Schmidt replied cedar.

Mr. Mirochnik further explained the reasoning for proposing the fish scale on the home. They believe it will add to the curb appeal of the home.

Mr. O'Donnell asked the Commissioners for their input on the proposed fish scale shingles.

Mr. Coath stated that he is concerned that the fish scale is a Queen Anne style and does not match the gabled ell style of the home. Mr. Mirochnik replied that he believes the home is a Queen Anne style.

Mr. Lytle agreed with Mr. Coath's assessment of the fish scale adding that he believes it is a gabled ell style home as well. Ms. Zurek verified that the home is a gabled ell Folk Victorian style home.

Mr. Ward added that because the home is not a Queen Anne home, he does not recommend using the fish scale shingles.

All Commissioners agreed that the fish scale shingles are not acceptable for this style home.

After discussion of the final details for ARC 06-40, the Commissioners agreed on the following:

1. The alterations to the front porch/vestibule are in substantial compliance with the Certificate of Appropriateness subject to the following condition:
 - The newly proposed porch shall match the style, dimensions, and materials of the existing porch. Photographic documentation and the actual materials from the existing porch shall be used to model the design of the new porch.
2. The proposed fish scale shingles are not appropriate to the style of the gabled ell Folk Victorian house. The proposed shingles are not permitted.

New Business

ARC 07-19: Foundry Signage, 756 W. Northwest Highway (Non-Historic) Public Meeting

Petitioner: Charles P. Riesterer, Grund & Riesterer Architects

The petitioner requests approval of an amended Master Sign Plan. The petitioner is proposing two new monument signs for the site: a

directory sign for The Foundry and a monument sign for the Northern Trust Bank. The site is located in the B-1 General Business Service District.

Chuck Riesterer of Grund & Riesterer presented the proposed plans for two (2) new monument signs at the Foundry. Mr. Riesterer reviewed the reasons for requesting these signs – mainly, greater exposure for the tenants of The Foundry. Mr. Riesterer further reviewed, in detail, the dimensions, style and landscaping plans for the monument signs. The monuments signs are for The Foundry and Northern Trust Bank.

Mr. Ward questioned the location of the Northern Trust monument sign asking the petitioner if they have reviewed other locations on the property. The monument sign near the retention pond looks out there on its own and a bit awkward.

Mr. Riesterer replied that they have reviewed other options and this was the best option for Northern Trust.

Mr. Coath questioned the lighting of The Foundry sign. Mr. Riesterer clarified that the light will come through the letters on the sign.

Mr. Coath stated concern about the form of the roof on the Foundry sign. Mr. Riesterer replied that they have tried to tie it in with the other signs on the property.

Mr. Coath recommends a hipped roof with the same slope on all four sides for The Foundry monument sign.

Ms. Troy asked how the Northern Trust sign will be illuminated. Mr. Riesterer clarified that just the letters will be back lit.

Mr. Ward clarified that the ARC is just approving the Northern Trust sign at the location near the retention pond. Mr. Riesterer replied that is correct.

Mr. O'Donnell asked for public comment.

Janet Meyer, President of the Chamber of Commerce, approached the podium. Ms. Meyer thanked the ARC and The Foundry for their dedication to this project. She added that they have worked very hard with The Foundry on this sign plan.

Mr. O'Donnell asked for further public comment. None were voiced.

All Commissioners present agreed on the following condition for ARC 07-19:

1. For The Foundry monument sign, the hipped roof shall have the same slope on all four sides.

Mr. Petersen moved to approve ARC 07-19 with the above condition. Mr. Lytle seconded the motion.
Aye: Lytle, Ward, Petersen, Troy, O'Donnell, Coath. Nay: None. Absent: Plummer. Motion carried.

ARC 07-20: Baldassano Alterations, 515 S. Hough St. (Historic) Public Hearing
Petitioner: Anthony Baldassano, Owner

The applicant is seeking approval of a Certificate of Appropriateness for alterations to a property in the H-Historic Preservation Overlay District. The petitioner is proposing several alterations to the single family house, including but not limited to replacing doors, windows, and siding. The property is zoned R-7 Two Family Residential and is in the H-Historic Preservation Overlay District.

Tony Baldassano presented the proposed plans for ARC 07-20. The goal of these alterations is to bring the home back to its historic state.

Mr. Baldassano stated they are requesting to replace the windows on the rear elevation with Kolbe & Kolbe wood windows, and to remove the aluminum siding and shutters, and restore the original cedar siding. They have reviewed the historic guidelines and are following them.

Mr. Baldassano then reviewed the porch. They are keeping the post they can salvage and will match the other post to the original post. Due to the height of the porch, they are proposing to add a cedar railing for both safety reasons and code requirements.

Mr. O'Donnell opened the discussion to the Commissioners.

Ms. Troy asked what material is on bottom of the porch. Mr. Baldassano replied concrete pad and brick.

Mr. Petersen asked if the petitioner is removing the aluminum fascia. Mr. Baldassano replied that they are and will be replacing it with wood.

Mr. Petersen recommends that the petitioner match the depth and thickness of the original window trim.

Mr. Coath questioned the window sills. Mr. Baldassano stated that they will match the thickness and depth of the original sills.

Mr. Coath asked the height on the new railing for the porch. Mr. Baldassano replied 34 inches to match the code requirements.

Mr. Coath recommends a 2 foot, 8 inch height for the cedar railing. Mr. Baldassano stated that they are open to that recommendation if it is allowed by zoning and code.

Mr. Coath advised the petitioner to be aware if power washing the original cedar siding as it could be destroyed.

Mr. Lytle asked if the ARC was okay with the small window in the gable on the second floor. Mr. Baldassano stated that the reason for the small window is because that is a bathroom.

Mr. Lytle questioned the proposed front door asking if it matches the style of the house.

Mr. Coath stated that he believes the current door could be the original front door and believes the petitioner can restore it.

Mr. Lytle added that the form of the proposed new door does not match the style of the home.

Mr. O'Donnell requested public comment. None were voiced.

After discussion and review, the Commissioners agreed on the following conditions:

1. The new window trims and sills shall match the depth and thickness of the existing window trims and sills.
2. If permitted by building code, it is recommended that a two (2) foot, eight (8) inch high rail be used for the front porch.
3. If the front door is original, it shall be restored and reused. If the front door is not original, it may be replaced with a wood door of similar style and dimensions as the existing front door.

Commissioner Petersen made a motion to approve ARC 07-20 based on the Findings of Fact from the staff report and the above conditions. Mr. Lytle seconded the motion.

Aye: Lytle, Ward, Petersen, Troy, O'Donnell, Coath. Nay: None. Absent: Plummer. Motion carried.

Approval of Minutes

The meeting minutes from June 28, 2007 were reviewed. No changes were noted.

Mr. Lytle moved to approve the June 28, 2007 meeting minutes as presented. Mr. Petersen seconded the motion.

Roll Call Vote: Mr. O'Donnell – yes; Mr. Coath – yes; Mr. Ward – yes; Mr. Lytle – yes; Mr. Petersen – yes. Ms. Troy – abstain. Motion carried 5-0.

Adjournment

Mr. Ward moved to adjourn the meeting. Mr. Petersen seconded the motion.

Aye: Troy, Petersen, Lytle, Ward, Coath, O'Donnell. Nay: None. Motion carried.

Meeting adjourned at 9:05 p.m.

Respectfully submitted,

Rosita Cruz Stein
Recording Secretary

Marty O'Donnell, Chairperson
Architectural Review Commission