

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

Date: September 13, 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
Karen Plummer, 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 7:03 p.m.

Roll call noted the following: Marty O'Donnell, Chairperson, present; Joe Coath, Vice Chair, present; Mimi Troy, present (arrived 7:07); Steve Petersen, present (arrived 7:05); Karen Plummer, present; Mike Ward, present; Patrick Lytle, present.

There being a quorum, the meeting proceeded.

Chairperson's Remarks

Mr. O'Donnell announced the order of proceedings.

Old Business

ARC 07-21: Barrington Automotive, 200 W. Northwest Highway (Non-Historic) Final Details
Petitioner: Scott Hiss, Owner

The petitioner is seeking a Certificate of Approval (COA) for alterations to a commercial site. The property is zoned B-1 General Business Service District.

Mr. Scott Hiss presented the final details petition to the ARC. Mr. Hiss informed the Commissioners of the eave on the front facade that has been completed by the contractor. The eave is eight (8) inches instead of the originally proposed thirty (30) inches. He understands that this was supposed to be brought back to the ARC for final approval; however the contractor completed it. He apologizes for this.

Mr. Hiss further explained the completion of the brick masonry on the front facade. Mr. Hiss stated that he had to make a decision on whether to complete the work or not, and chose to complete the brick work.

Mr. Hiss then reviewed the items he would like approval from the ARC this evening. He presented the color samples for the metal window frame and the exterior of the building. He noted his preferences to the Commissioners.

After review of the color samples presented, the ARC agreed on the following colors:

- Metal window frame: the dark bronze color presented is acceptable.
- Exterior: the *darker green sample presented* for the window trim is acceptable; and the *middle green sample presented* for all other exterior (including block walls, soffit, fascia and frieze) is acceptable.

The Commissioners reviewed the existing decorative lintels and found them acceptable.

The Commissioners reviewed the proposed canopy for the entryway. The proposed canopy is acceptable.

The Commissioners reviewed the soffit (front roof overhang).

Mr. Coath recommends that the petitioner make sure that the grovel stop remains painted, and recommends adding a 1" x 4" trim to the outermost edge to protect it. Mr. Coath also recommends using a smooth finish wood to match the fascia.

After further discussion, the ARC requires the following:

1. The soffit shall have a smooth finish wood to match the fascia.
2. The petitioner shall add a 1" x 4" trim on the outer edge of the fascia.

Other

1. Tropical Smoothie Café:

Ms. Zurek presented a proposed sign to the ARC from Tropical Smoothie Café - a new tenant at Flint Creek. The tenant is requesting use of their corporate colors. They are proposing to use the sign presented (circular with purple, green and yellow lettering). Ms. Zurek reviewed the Master Sign Plan for Flint Creek which states that tenant signs shall have white lettering, unless otherwise approved by the ARC.

Mr. O'Donnell requested input from the Commissioners.

Mr. Petersen believes that the Master Sign Plan should be adhered to and the tenant shall have white lettering for their sign. Mr. Petersen stated that if the ARC allows one variation to the Master Sign Plan, then they must allow all corporate signs in the Village.

Ms. Troy asked for clarification on the location of the proposed signs. Ms. Zurek clarified the locations.

Ms. Plummer asked if this approval would be for all buildings. Ms. Zurek replied this approval would be only for this tenant in this building.

Ms. Plummer asked if this proposed sign would meet the new sign ordinance. Ms. Zurek replied that she is not sure because the new sign ordinance is not complete.

Mr. O'Donnell requested a vote on the proposed Tropical Smoothie Café sign from the Commissioners.

Six (6) of the seven (7) Commissioners, voted against the proposed Tropical Smoothie Café sign presented. The Commissioners recommend that the tenant use a white sign as stated in the Flint Creek Master Sign Plan.

2. Special Meeting on 09/20/2007:

Ms. Zurek informed the ARC that the special meeting scheduled for September 20, 2007 is cancelled. The Hough-Main project is tentatively scheduled for the October 13, 2007 regularly scheduled ARC meeting. Ms. Plummer informed staff that she will not be in attendance at the October 13, 2007 meeting.

Approval of Minutes

The meeting minutes from September 6, 2007 were reviewed. Corrections were noted.

Mr. Lytle moved to approve the September 6, 2007 meeting minutes with the noted corrections. Mr. Ward seconded the motion.

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

Adjournment

Mr. Petersen moved to adjourn the meeting. Ms. Plummer seconded the motion.

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

Meeting adjourned at 7:50 p.m.

Respectfully submitted,
Rosita Cruz Stein
Recording Secretary

Marty O'Donnell, Chairperson
Architectural Review Commission