

*Village of Barrington
Architectural Review Commission
Minutes Summary*

Date: June 9, 2011

Time: 7:00 PM

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

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

Staff Members: Jennifer Tennant, Zoning Coordinator
Kevin Kramer, Planner

Call to Order

Chairperson O'Donnell called the meeting to order at 7:00 PM.

Roll call noted the following: Steve Petersen, present; Karen Plummer, present; Patrick Lytle, present; Scott Kozak, present; Chris Geissler, absent; 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.

Old Business

ARC 08-03 909 East Main Street – Final Details

Applicant: Lutheran Church of Atonement
 909 East Main Street
 Barrington, IL 60010

Architect/Developer: Triumph Development
 Russell Scurto III
 2763 Pinnacle Drive
 Elgin, IL 60124

The petitioner is requesting approval of ARC Final Details on the school building on the west side of the parcel. The property is zoned R-2 Single Family Residential.

The petitioner, Russ Scurto, presented to the Commission the changes from the approved plans which included:

- The roofline along the Multi-Purpose room is changed from angled to straight to prevent water from running onto an existing roof.
- The curved glass along the north wall is squared off to add space and save cost.
- The full masonry wall on the Multi-Purpose room is changed to a precise concrete with brick inlay and a sandstone finish. Additionally, the masonry structure in the front (north elevation) will match the existing brick on the sanctuary space.
- The Multi-Purpose room will be extended west four feet and 16 parking spaces will be lost but the 163 will still be provided with only 92 being required.

Mr. Kramer presented the Staff Report. On August 18, 2008 the Village Board approved Resolution #08-3650 which granted a Certificate of Approval to the Lutheran Church of Atonement ("Applicant") at 909 East Main Street, after the Architectural Review Commission (ARC) recommended approval on July 24, 2008. The applicant is now requesting approval from ARC final detail changes on the school building on the west side of the parcel. Staff has reviewed the changes and recommends approval of the final detail changes.

The record reflected there was no one there from the public for participation.

Commissioner Petersen expressed concerned that the mass of the multi-purpose building is too large on the second story and would prefer to see the brick continue all the way up the building. He did not like the look of the sand precast panels. He stated that he understood there is a budget but is concerned of the look from Lake-Cook Road.

Commissioner Lytle wondered what the brick would look like.

Mr. Scurto explained that the process of making a precast wall involves laying out the bricks in a mould and pouring a concrete over them to create a panel. The brick will stand out an extra ¼" from the concrete and other precast panels.

Commissioner Lytle asked for clarification that the whole wall will be panels and not just the top portion of the wall.

Commissioner Petersen suggested some type of vertical pier of brick in the precast mould every twenty-four (24) feet.

Chairperson O'Donnell asks the Commission if the wall massing and material is the only point of contention from the changes proposed. All respond yes.

Commissioner Lytle suggests a horizontal band to break up the top portion of the wall.

Commissioner Petersen said that would be too many layers on the building. He then asked Staff about the permit process and if the ARC approval will hold up the process because he did not want to slow down the architect.

Staff said the ARC could approve with the condition that the panels be brought back to the Commission before work on that portion of the project began.

Chairperson O'Donnell said the petitioner could bring back new drawings with the right colors, samples of the precast walls and detailed drawings of the upper story of the multi-purpose building that shows a splitting of the large mass.

A motion was made by Commissioner Petersen and seconded by Commissioner Kozak to recommend approval of ARC 08-03 Final Details, with the condition that the petitioner return to the ARC for approval of revised drawings with the proper color, samples and splitting of the mass on the second story of the multi-purpose room.

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

#####

New Business

ARC 11-06 539 South Cook Street – Preliminary Review

Applicant: Marilyn Mitchell
539 S. Cook Street
Barrington, IL 60010

Architect: cbiidesigns
Ken Harris
4n221 Ferson Creek Road
St. Charles, IL 60174

The applicant is seeking preliminary review for alterations to a contributing structure in the Historic Preservation Overlay District. The petitioner is proposing to remove the existing deck and construct a screened porch. The property is zoned R-6 Single Family Residential and is in the H-Historic Preservation Overlay District.

Scott Stonebreaker, contractor, presented the Petition to the Commission. The property owner was not present. Mr. Stonebreaker explained that they propose to remove the existing deck and vinyl sliding door and replace with a screened porch and wood French-style doors.

Ms. Tennant explained that several components on the rear of the structure were not constructed in accordance with previously approved architectural plans. The new homeowner plans to remove those components, such as the sliding door and replace them with more appropriate styles and materials.

Commissioner Petersen questioned the muntin pattern on the proposed doors and asked if it was consistent with the rest of the house. After reviewing pictures of the house, the Commissioners asked Mr. Stonebreaker to consider an alternate muntin pattern for the doors to be more consistent with the rest of the house.

Commissioner Lytle questioned the length of the post of the left elevation and suggested that the plans be revised to bring the post all the way to the ground.

Commissioner Coath questioned the porch skirting. Mr. Stonebreaker said that there was not much room at the bottom of the porch but that the drawings do not accurately reflect the distance between the bottom of the porch and the ground. The Commission requested that properly scaled drawings be presented at the public hearing.

The Commissioners discussed the use of composite decking and Hardie trim. The Commissioners agreed that both materials were appropriate on an addition to a contributing structure.

The record reflected there was no one there from the public for participation.

The Commission requested that the following items be brought back for review at the public hearing: properly scaled elevations showing all requested revisions including section details for the eaves, screens and posts.

ARC 11-10 150 W Main Street – Final Details

Applicant: Jensen & Jensen Architects
 Walter Sydor
 2000 Spring Road, Suite 620
 Oak Brook, IL 60523

The petitioner, Walter Sydor of Jensen and Jensen Architects, presented to the Commission the proposed changes to the Jewel-Osco, 150 W Main St, façade. The petitioner proposed to replace the existing Jewel-Osco signage with new corporate signage. The “Food Drug” & “Drug Food” will be changed to “Wine & Spirits” and “Osco Pharmacy”. The main sign will remain the same size. Also two “Graphic Panels” will be added to the façade and all trim will be repainted white.

Mr. Kramer presented the Staff Report. On May 24, 2011 the Plan Commission reviewed the applicants (Jewel -Osco) request for an amendment to the sign section of the planned development ordinance #93-2492. The Commission approved the request with the condition

that ARC approve the wall signage at Jewel-Osco. Therefore, staff would like the ARC to consider the proportions of the letter signage, the appropriateness of the graphic panels and the proportion and framing of the graphic panels.

The record reflected there was no one there from the public for participation.

Commissioner Petersen asked if the proposed frame around the letters was going to be changed to white and how often the graphics were updated.

Mr. Sydor replied the letter framing is currently a bronze color and will be changed to white and the graphics had a life of ten to fifteen years.

Commissioner Lytle expressed that he did not like the look of the graphic panels. They appeared very cartoon-like.

Commissioner Coath said he liked the graphic panels and how they helped to break up the large brick façade of the building.

Commissioner Kozak felt the panels were too large and asked if others felt the same. Commissioner Kozak thought the panels would fit more appropriately if they were 7' x 7', 6 inches smaller would help.

A motion was made by Commissioner Petersen and seconded by Commissioner Coath to recommend approval of ARC 11-10 final details, on the condition that the petitioner reduces the size of the graphic panels to seven (7) feet by seven (7) feet.

Roll Call Vote: Commissioner Petersen, yes; Commission Plummer, abstain; Commissioner Lytle, no; Commissioner Kozak, yes; Commissioner Geissler, absent; Vice Chairperson Coath, yes; Chairperson O'Donnell, yes. The vote was 4-1. The motion carried.

#####

Approval of Minutes

May 12, 2011

Commissioner Petersen made a motion to approve the May 12, 2011 meeting minutes, Commissioner Lytle seconded the motion.

#####

Planner's Report

Mr. Kramer and Ms. Tennant presented the Planner's Report. The two cases for the next meeting will most likely be rescheduled for the July 14, 2011 meeting. At this time, Commissioner Plummer voiced her displeasure with the look of the Kyriaki (301 W. Northwest Hwy) outdoor café area as well as the aesthetics of many signs throughout the Village. Ms. Tennant explained that the Kyriaki outdoor café wall was allowed without ARC approval because it was not a permanent knee wall and

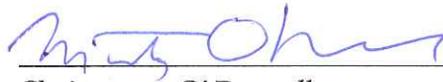
will be removed at the end of the season. Additionally, Ms. Tennant explained that Staff is currently working on an enforcement campaign to bring all temporary signage into compliance.

Adjournment

There being no additional business to come before the Board, a motion was duly made by Commissioner Petersen and seconded by Commissioner Coath to adjourn the meeting at 8:40 p.m. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

Respectfully submitted,

Kevin Kramer
Planner



Chairperson O' Donnell
Architectural Review Commission

Approval Date:


July 14, 2011