

*Village of Barrington
Architectural Review Commission
Minutes Summary*

Date: March 10, 2011

Time: 7:00 PM

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

In Attendance: Steve Petersen, Commissioner
Karen Plummer, Commissioner
Patrick Lytle, Commissioner
Scott Kozak, Commissioner

Staff Members: Kevin Kramer, Planner
Jennifer Tennant, Zoning Coordinator
Jean Emerick, Recording Secretary

Call to Order

Commissioner Petersen called the meeting to order at 7:03 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, absent; Chairperson Marty O'Donnell, absent.

There being a quorum, the meeting proceeded.

Chairperson's Remarks

Commissioner Petersen announced the order of proceedings.

Old Business

ARC 11-03 120A W. Main Street

Applicant: Myung-Ki Lee
 110 N Hough Street
 Barrington, IL 60010

Architect: Sarah Ginsberg, Architect
 AMG Construction Group, LLC
 500 Lake-Cook Road, Suite350
 Deerfield, IL 60015

The applicant is seeking a Certificate of Approval. The Petitioner proposes alterations to the façade by replacing the windows and window sill, replacing the front door, removing the awning and adding decorative wood trim to the structure. The property is zoned B-4 Village Center District.

Mr. B. J. Sung, 28740 W. Park Drive in Barrington, architect for the project, said that since the last meeting, he has prepared a set of drawings with more details, including the elevations, a partial floor plan, the sections, and the details of the windows. Since the last meeting, there are a few changes. They have added three recessed canned lights over the sign. There is a change in the exterior color, which they will stain (red mahogany 225) rather than paint white.

Commissioner Kozak asked if Mr. Sung is a registered architect in the State of Illinois.

Mr. Sung said no, but his firm is a professional design firm that is licensed in the State of Illinois. Their registered architect is Sarah Ginsberg. The drawings are prepared by Sarah.

Commissioner Kozak said that overall he likes it. The drawings helped. He asked if the same pilaster detail is on the store front two doors down from 120A W. Main.

Commissioner Petersen asked if it is his intent to match the pilasters on the neighboring storefront. The section doesn't show details for the pilaster. He would like to see a better detail of what it is or bring in the actual product. Staff can bring the detail back to the next meeting after approval tonight.

Commissioner Kozak asked Kevin Kramer, Planner, if he has the actual photographs.

Mr. Kramer said that yes, he has the photos.

Commissioner Lytle asked if on the cut section, through A2 the pilaster section, does the rosette die into the siding?

Commissioner Petersen said it is unclear as to what is going on. He asked that Mr. Sung come back because there may be comments after seeing the new details.

Commissioner Petersen went through the guideline. There were no issues from the commissioners.

Commissioner Plummer asked if it was clear glass in the windows.

Mr. Sung said that it is tempered clear glass.

Commissioner Petersen asked if it has low-e.

Mr. Sung said that he thinks so. That is what it says on the specs.

Commissioner Petersen said that it is fine; it does not violate any ordinance. He said that most windows in the area probably do not have low-e, so he might think about matching the other windows.

Mr. Sung said that the wood stain is for the window, the pilaster, the rosette and the trim on the sign. The sign will be stained with gold lettering.

Ms. Tennant said that there are five units in building. They want to take down the awnings and have all the board signs of approximately the same size.

Commissioner Lytle said they should try to use the same species of wood throughout, as the grain will show through the stain.

A motion was made by Commissioner Plummer and seconded by Commissioner Kozak to recommend approval of ARC 11-03, a Certificate of Approval for alterations to the façade by replacing the windows and window sill, replacing the front door, removing the awning and adding decorative wood trim to the structure with the requirement that they bring back detailed drawings of the pilasters.

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

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New Business

ARC 11-04 525 S. Grove Avenue – Public Hearing

Applicant: David & Susannah Van Dam
 525 S. Grove Avenue
 Barrington, Illinois 60010

Architect: Linda Grubb & Associates
 102 N. Cook Street
 Barrington, Illinois 60010

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 to construction a portico over the front entranceway on the west elevation. The property is zoned R-6 Single Family Residential and is in the H-Historic Preservation Overlay District.

Mr. Van Dam, 525 S. Grove, said they decided to put a portico over the front porch. The current design does not prevent rain from hitting the front door. They are on their third door in the last 20 years. There has been water staining and water has gone into the basement. Also, in the winter,

large icicles form on the roof. It is a dangerous situation when the icicles come crashing down. Ice also forms in thick layers on the stoop. They do not want to change the style of the house.

Commissioner Petersen asked if it was a conforming structure.

Ms. Tennant said that it was a contributing structure.

Commissioner Petersen asked if they are removing any existing trim and ornamentation.

Mr. Van Dam said no; they will build over it the existing structure. It will enclose that part of the structure.

Commissioner Petersen said it does not look like they are removing any historic materials.

Commissioner Lytle said it looks like the pediment will be hidden.

Commissioner Petersen said that the portico may have to be made bigger. Original materials will be encapsulated within the structure. It will be a condition of approval.

Commissioner Kozak said that he loves what is drawn. It's a great idea.

Commissioner Petersen asked if they will match the columns that are on other places on the house.

Mr. Van Dam answered that yes the columns would match the other columns on the house.

Commissioner Plummer said it is very attractive.

Commissioner Petersen said that the scale is appropriate. The building materials are wood and painted white. There were no other comments.

Commissioner Lytle asked if they needed a better detail for the column and capital.

Commissioner Petersen said that as long as they make it a condition that they are to match the existing, they will not need to bring back detail.

A motion was made by Commissioner Kozak and seconded by Commissioner Plummer to recommend approval of ARC 11-04, a Certificate of Appropriateness for construction a portico over the front entranceway on the west elevation.

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

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Commissioner Petersen said that ARC 11-05 will be continued to March 24, 2011.

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Approval of Minutes

February 24, 2011

The Commission was not able to approve the minutes from February 24, 2011, because the appropriate commissioners were not all in attendance.

Commissioner Kozak asked if a resident change out a double-hung window to a casement window in the Historic District.

Ms. Tennant said that they cannot if it is a contributing structure with an original wood window unless it is deteriorated and beyond repair.

Commissioner Kozak asked if the residents at 131 W. Station had called.

Ms. Tennant said yes, that 131 W. Station wants to do some renovations to the front porch, but they are unsure if the porch is original to the house. Commissioner Petersen and Chairperson O'Donnell will go out and determine if it is original.

Ms. Tennant said that in the April newsletter there will be an article about the Historic District. She is encouraging people to call in with questions.

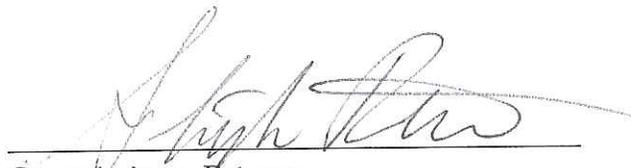
Planners Report

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 7:38 p.m. A voice vote noted all ayes, and Commissioner Petersen declared the motion approved.

Respectfully submitted,

Jean M. Emerick
Recording Secretary



Commissioner Petersen
Architectural Review Commission

Approval Date: April 20, 2011