

*Village of Barrington
Architectural Review Commission
Minutes Summary*

Date: December 8, 2011

Time: 7:00 PM

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

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

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

Call to Order

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

Roll call noted the following: Steve Petersen, present; Karen Plummer, present; Patrick Lytle, absent; 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

None

New Business

ARC 11-17: 507 S. Hough Street – Final Approval

Applicant: Diane Boand
529 S. Hough Street
Barrington, Illinois 60010

Architect: Joe Coath
413 S. 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 repair the existing front porch. The property is zoned R-7 Two-Family Residential and is in the H-Historic Preservation Overlay District.

Vice Chairperson Coath left the Board Room at 7:04 pm.

Ms. Diane Boand, the petitioner, presented her case for 507 South Hough Street. The front porch needs to be revamped and put up to code. They will use the existing roof and just raise it. They will use the existing pillars.

Chairperson O'Donnell asked if any of the Commissioners had any questions.

A motion was made by Commissioner Petersen seconded by Commissioner Plummer to approve ARC 11-17, 507 South Hough Street, a Certificate of Appropriateness for alterations to a property in the H-Historic Preservation Overlay District. The petitioner is proposing to repair the existing front porch.

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

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ARC 11-18: 212 East Hillside Avenue – Preliminary Review

Applicant: Stan & Peggy Olszewski
212 E. Hillside Avenue
Barrington, Illinois 60010

Architect: Archadeck of Chicagoland
740 Carriageway Court
Palatine, Illinois 60067

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

construct a screened porch on the north (rear) elevation. The property is zoned R-6 Single-Family Residential and is in the H-Historic Preservation Overlay District.

Vice Chairperson Coath reentered the meeting at 7:07 PM.

Mr. Stan Olszewski presented his petition for 212 East Hillside Avenue. They wish to add a screened porch, which will match the rest of the house.

Mr. Olszewski's architect said the porch will be built above the existing deck on the rear of the home. The addition was built in the 1990's, the house was built in the 1880's. They wish to mimic the look of the back of the house. It will be an open structure, posts and rails and screens. The roofline will match the existing.

Chairperson O'Donnell said he realized this was only a preliminary review. He asked what they would bring back for the final.

The architect said they will do full structural plans and asked what other details the Commission would like to see.

Commissioner Petersen said he would challenge if the drawings were really in keeping with the style. Someone in the future might want to make the addition look more like the original.

Chairperson O'Donnell explained that they are building on an existing deck.

Commissioner Petersen said he would like to see a wall section. He needs to know that the building materials are and if they are appropriate.

The architect said he will present them with wall sections at the final review.

Commissioner Kozak said he thinks the style shown is not appropriate for the district. There is no definition between the upper portion and lower portion. The railing and post should not see through the screen. He would like to see one elevation showing everything together and a wall section cut through to know how it is being built.

Commissioner Petersen said the garage section has a very distinctive frieze board that he does not see on the rendering.

Commissioner Kozak said the roof needs to drop down more or keep it level with the existing eave.

Vice Chairperson Coath said he agrees with most that has been said. He thinks the screening panelization could be done in a more traditional manner.

Commissioner Petersen said he thinks the detail needs to be worked out. The massing is appropriate.

Mr. Olszewski said he would like to drop the roofline.

Chairperson O'Donnell said the Commission is okay with the massing.

The architect asked about the railing and posts and for clarification.

Commissioner Kozak said he thinks it looks awkward, maybe a half-wall or paneling instead of railing.

Commissioner Petersen said they need to integrate the railing so it matches the existing height. He wants to see a horizontal element through it. The Commission needs to see a wall section through the eave and through the rake wall. And they need elevations showing how the mass is broken up.

Vice Chairperson Coath said maybe three bays might be in better proportion.

The architect said the walls will be cedar. The decking will be treated pine. They will match the existing.

Commissioner Petersen said to include the grade of cedar or pine they will be using and it should match the existing smooth cedar or pine.

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ARC 11-19: 125 South Hough Street – Final Approval

Applicant: Charles Van Fossen
321 W. Northwest Highway
Barrington, IL 60010

Architect: SJW Architects & Associates
3 Westbrook Corporate Center, Suite 235
Westchester, IL 60156

The petitioner is seeking final approval for alterations to the existing façade which include additional windows, new awnings and relocation of the front entrance on the property located at 125 South Hough Street. The Petitioner proposes a façade that is designed to fit the historic character of the Village Center by including features like glass muntins for the transom

windows, raised windows with detail below and accent trim around the front window and door. The property is zoned B-4 Village Center District.

Ms. Fabiana Belous, Starbucks Manager, and Stan Weisbrod, Architect, presented the petition. Ms. Belous said that Starbucks is trying to get away from the cookie cutter style of their stores. They have three new concepts. They do not like the existing façade.

Chairperson O'Donnell said on the floor plan it looks like there is an exterior door on the south wall.

Ms. Belous explained that they were ready to present the petition and then the landlord offered them more space if they wanted it, so they needed to redo the plans for the added space.

The architect said the first solution was for less interior space. They have now added another entrance on the other side. They looked at the styles of stores from the turn of the century. The older stores have raised-up storefronts and in the transom, they created a muntin look. The intention is to make it look like a storefront at the turn of the century.

Chairperson O'Donnell said they were hoping to have a final approval tonight. He asked if they are intending to use Fypon.

Ms. Belous answered that yes, they would like to minimize maintenance.

Chairperson O'Donnell asked if the petitioner could pull a permit without final details.

Mr. Kevin Kramer said the Commission can approve subject to final details. The petitioner would need the details before their permit would be approved anyway.

Commissioner Petersen said he would like a vertical as well as a horizontal section. They need to see the profile.

Commissioner Plummer asked if the canvas awning would be identical to what they already have.

Ms. Belous said it would be the same green with a flap.

Commissioner Petersen asked that they get a mockup drawing from the awning company.

Commissioner Plummer asked what color the glass would be.

Ms. Belous said that it would be transparent clear everywhere.

Commissioner Plummer asked if the panels were black or dark green. She asked that they bring in detail on the door and color samples.

A motion was made by Commissioner Petersen seconded by Commissioner Plummer to approve ARC 11-19, 125 South Hough Street, alterations to the existing façade which include additional windows, new awnings and relocation of the front entrance on the property located at 125 South Hough Street with the following conditions:

1. Section details of the wall, window, door, jamb and awning be presented to the ARC as final details.

Roll Call Vote: Commissioner Petersen, yes; Commission Plummer, yes; Commissioner Lytle, absent, Commissioner Kozak, yes; Commissioner Geissler, absent; Vice Chairperson Coath, yes; Chairperson O'Donnell, yes. The vote was 5-0. The motion carried.

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ARC 11-14: 630 West Northwest Highway – Final Details

Applicant: Wickstrom Auto Group
600 W Northwest Highway
Barrington, IL 60010

Architect: Ware Malcomb
1900 Spring Rd, Ste 200
Oak Brook, IL 60523

The applicant is seeking approval for final details to the addition on 630 West Northwest Highway. The Petitioner proposes to add a car wash to the north side of the current administration building. The property is zoned B-1 General Business Service District.

Mr. Kramer said that they are bringing the car wash forward as part of the Planned Development. The Commission is only to look at the carwash.

Vice Chairperson Coath asked if this is a fairly common structure.

Mr. Colin Wickstrom answered that yes it is, it would be like a Fast Eddies, a conveyer system. Its purpose is if you bring in your car for service, you get a car wash. It will match the Chrysler building.

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Approval of Minutes

October 25, 2011

Commissioner Plummer made a motion to approve the October 25, 2011 meeting minutes, Commissioner Coath seconded the motion. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

November 17, 2011

Commissioner Plummer made a motion to approve the November 17, 2011 meeting minutes as amended, Commissioner Kozak seconded the motion. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

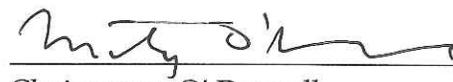
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Adjournment

There being no additional business to come before the Board, a motion was duly made by Commissioner Plummer and seconded by Commissioner Kozak to adjourn the meeting at 8:06 p.m. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

Respectfully submitted,

Jean M. Emerick
Recording Secretary



Chairperson O' Donnell
Architectural Review Commission

Approval Date: January 26, 2012