

*Village of Barrington
Architectural Review Commission
Minutes Summary*

Date: January 24, 2013

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, Commissioner
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 meeting to order at 7:01 PM.

Roll call noted the following: Steve Petersen, present; Karen Plummer, present; Patrick Lytle, absent; Scott Kozak, present; Chris Geissler, present, (arrived 7:25 pm); 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 12-04: 205 Coolidge – Final Details

Owner: Graham & Megan Whalen
205 Coolidge Avenue
Barrington, IL 60010

Architect: Homes by Pinnacle
100 Illinois, Suite 200
St. Charles, IL 60174

The applicant is seeking approval of a Certificate of Appropriateness for construction of a new single-family residence in the H-Historic Preservation Overlay District. The property is zoned R-6 Single Family Residential and is located within the H-Historic Preservation Overlay District. On May 28, 2012, the ARC approved a Certificate of Appropriateness for ARC 12-04, 205 Coolidge Avenue subject to the verification of the following final details: porch Column, porch railing, exterior lighting, and crown molding. In addition to the required final details, the Petitioner is also proposing the addition of two doors on the rear elevation and one window on the left elevation.

Mr. Graham Whelan, petitioner, introduced Chris Kisarau, his architect. Mr. Kisarau said on the back elevation of the previous submittal where they had two windows flanking the fire place, they would like to have two doors to go out from the family room to the patio. They will be the same width as the windows were. On the front of the house, the windows are at 7'6", they would like the front door to also be 7'6". They would like to add a window to the family room on the left side elevation. The builder submitted details for railings and the columns.

Commissioner Kozak asked what will be wrapped around the header.

Mr. Kisarau answered hardy board.

Commissioner Petersen said the header should be 10 inches.

Vice Chairperson Coath said the finished lintel should be 10 inches. He also said that he does not like the railing.

Commissioner Kozak said that they should use a typical railing profile and balusters that match. It needs to fit in with the existing buildings in the Historic District.

Commissioner Petersen suggested they look at railings on houses in the neighborhood, take pictures, and bring the pictures back to the Commission.

Ms. Tennant said they will get the photos from the petitioner and she will send them to the Commission for approval via email.

The Commission had no concerns with the exterior lighting.

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New Business

ARC 13-02: 505 N. Northwest Highway (Library) – Final Approval

Petitioner: Barrington Area Library
505 N. Northwest Highway
Barrington, Illinois 60010

Architect: Engberg Anderson, Inc. (Shaun Kelly)
320 East Buffalo Street
Milwaukee, WI 53202

The applicant is seeking approval of a Certificate of Approval for alterations to the existing Barrington Area Library. The petitioner is proposing to relocate the existing interior staircase to the exterior wall of the building and make the staircase one of the main architectural features of the building. In addition, the Petitioner is also proposing to add one emergency exit door to the Northwest Highway frontage and infill space in the loading dock. The property is zoned P-L Public Lands.

Mr. Shaun Kelly, architect for the Library, said they are undertaking a project to renovate the plumbing and bring it up to code and to renovate the interior of the Library to enhance the services it provides. One of the issues that they wanted to solve is the bottleneck by the restrooms and the main staircase. They plan to remove the main staircase in the center of the building. They are proposing to add a staircase to the exterior of the building. They plan to mimic the style that is already there and intend to match the existing materials.

Commissioner Plummer asked where the door is.

Mr. Kelly said it will remain in the same place. They will add an egress door along Northwest Highway. The brick base will have a dark bronze finish, which will match the metal of the mullions.

Commissioner Kozak asked what the material for the new structure is.

Mr. Kelly said it will have a brick base, the tree column will be wood, the windows are aluminum clad, it will have a wood deck, and there will be asphalt shingles on the roof. The intention is to use the same wood finish that is currently on the building, but they are planning to clad everything in aluminum trim. The existing windows are exposed wood, which are heavy on maintenance.

Vice Chairperson Coath mentioned that the old building had a natural aesthetic that brought it character.

Commissioner Geissler arrived at 7:25 pm.

Commissioner Kozak said he likes how the roof matches the roof of the entry.

A motion was made by Commissioner Petersen and seconded by Commissioner Plummer to approve ARC 13-02, a Certificate of Approval for alterations to the existing Barrington Area Library to relocate the existing interior staircase to the exterior wall of the building and make the staircase one of the main architectural features of the building, to add one emergency exit door to the Northwest Highway frontage, and to infill space in the loading dock.

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

ARC 13-03: 1421 S. Barrington Road - Preliminary

Petitioner: Marquardt Family, LLC
1077 Wakefield Dr
Elgin, IL 60120

Architect: Bleck & Bleck Architects, LLC
200 E Church St
Libertyville, IL 60048

The petitioner is seeking preliminary review and comments from the ARC at this preliminary meeting, and ultimately a Certificate of Approval (COA), for exterior alterations to the existing façade at 1421 South Barrington Road. The changes will reflect the corporate specifications of the automobile brands and primarily affects the west façade (front) of the building. The property is zoned B-1 General Business Service District.

Bob Bleck, Bleck & Bleck Architects from Libertyville, said he has been working with the Marquardt group. The auto manufacturer has design standards for dealerships to adopt to make a uniform statement. Mr. Beck presented a scheme based on the standard provided. It has a hip roof structure with a parapet around the perimeter. There is concern about structural aspects. They are hoping for feedback from the Commission.

Chairperson O'Donnell said he likes the old design better.

Mr. Bleck said that when seeing it in person, it looks a lot better than on paper.

Vice Chairperson Coath does not like it.

Commissioner Kozak said does not think the manufacturer would like it either.

Vice Chairperson Coath said they should try to play off the existing building.

Mr. Bleck said that rather than a full revamping, they would like to work off of the existing.

Chairperson O'Donnell said for the record, the Commission does not like the building as presented. They want to work with Marquardt. He considers that it is a great asset to Barrington.

Commissioner Geissler asked what critical design standards GM has to see.

Mr. Bleck said the blue accents, the layers of white, and the arch. The play between the brand standards and dealership names need to balance. They show logos above the entrance. They would like to retain the existing stone and timbers.

Commissioner Plummer said it does not fit into the community

Commissioner Petersen said it does not fit the architectural style of the building or the area around it.

Vice Chairperson Coath said they should revisit the best parts of the original building.

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Approval of Minutes

December 6, 2012

Commissioner Petersen made a motion to approve the December 6, 2012 meeting minutes, as amended, Commissioner Kozak seconded the motion. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

December 13, 2012

Commissioner Kozak made a motion to approve the December 13, 2012 meeting minutes, as amended, Commissioner Plummer seconded the motion. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

Planners Report

Mr. Kramer asked if there would be a quorum on February 14, 2013. Chairperson O'Donnell will be out-of-town. The remainder of the Commission said they will be available.

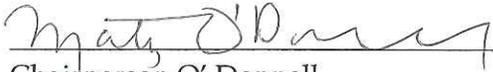
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Adjournment

There being no additional business to come before the Board, a motion was duly made by Commissioner Petersen and seconded by Commissioner Plummer to adjourn the meeting at 8:02 p.m. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

Respectfully submitted,

Jean Emerick
Recording Secretary


Chairperson O' Donnell
Architectural Review Commission

Approval Date: *February 28, 2013*