

*Village of Barrington  
Architectural Review Commission  
Minutes Summary*

Date: May 8, 2014

Time: 7:00 p.m.

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

In Attendance: Karen Plummer, Commissioner  
Scott Kozak, Commissioner  
April Goshe, Commissioner  
Joe Coath, Vice-Chairperson

Staff Members: Jean Emerick  
Jennifer Tennant

**Call to Order**

Vice-Chairperson Coath called the meeting to order at 7:00 p.m.

Roll call noted the following: Karen Plummer, present; Scott Kozak, present; Chris Geissler, absent; April Goshe, present; Vice-Chairperson Joe Coath, present; Chairperson Marty O'Donnell, absent.

There being a quorum, the meeting proceeded.

**Chairperson's Remarks**

Vice-Chairperson Coath announced the order of proceedings.

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**Old Business**

**ARC 14-02:** Hough-Main Redevelopment – Final Approval

**Owner:** Village of Barrington  
200 S Hough Street  
Barrington, IL 60010

**Developer:** Arthur Hill & Co.  
900 Clark Street

Evanston, IL 60201

**Architect:** HKM Architects+Planners, Inc.  
43 S. Vail Avenue  
Arlington Heights, IL 60005

The petitioner is seeking a Certificate of Approval for a one-story alternate proposal for the redevelopment of the site at the southwest corner of Hough and Main Streets. The Petitioner proposes to construct three buildings on the site; one on the west side, in a similar location as the former Chuck Hines store (Building #1); and two buildings on the corner of Hough and Main Streets (Buildings #2A & #2B). The proposed alternate design is for all one-story buildings. The property is zoned B-4 Village Center District.

Mr. Mark Hopkins, HKM Architects+Planners, said he is here to answer questions from the Commission.

Ms. Tennant said there were not many issues from last time. There was a request for a few more measurements on the details and to consider the cornice.

Mr. Hopkins said they prepared an alternate cornice detail. He distributed the detail to the Commissioners. D6 shows the detail that reduces the profile of the fascia board, raises the gutter in proportion to the fascia board, and decreases the projection of the eave from 16 inches to one foot. The purpose was to reduce the visual impact with respect to the remainder of the facade.

Commissioner Kozak asked if the eave is about 18 feet up and asked if they had a preferred detail.

Mr. Hopkins answered yes. His preferred detail is a stronger overhang. They could go either way. They could raise the gutter to get the same cornice affect. They could raise the gutter on the fascia board to show some fascia board under the gutter.

Commissioner Kozak said he likes raising the gutter up. He is not sure they need to reduce the fascia board. He does not have a preference.

Vice-Chairperson Coath said he like the raising of it, maybe if they go up 2 ½ inches underneath it might bear more likeness to the traditional cornices in the neighborhood. He would encourage the D6 detail. The scale is more in keeping with the local scales.

Commissioner Goshe said she prefers D6, because it minimizes the visual profile, with the gutter raised 2 ½ inches. She wondered if there were any concerns with the flashing being so shallow.

Commissioner Plummer said she prefers a deeper overhang because it keeps water off the people below.

Commissioner Kozak asked if they could go with the 1' 4" overhang soffit and 1 x 10 fascia board and raise the gutter 2 ½".

The Commissioners agreed.

Vice-Chairperson Coath said he thinks the 1' 4" is too big. The D6 with the 2 ½" exposure under the gutter is what he prefers.

There were no objections.

Commissioner Goshe said the store front is prefinished, the copings, the trim pieces, and the flashing are all prefinished. She asked if they are all to match.

Mr. Hopkins said the storefront system is champagne anodize and everything else is the reddish color.

Vice-Chairperson Coath is concerned about the offsets at the parapet, D4, the offsets are corbelling at ½". He thinks this is a little small.

Mr. Hopkins said he can do ¾" for a stronger shadow line.

Vice-Chairperson Coath is more comfortable with that.

Commissioner Goshe asked what the roofing membrane is that they are using on the back of the parapet wall.

Mr. Hopkins said when there is a vertical parapet, they are going to roll the TPO up and under. They have asphalt going up on the roofs and they come down where they are visible.

A motion was made by Commissioner Kozak and seconded by Commissioner Plummer to approve ARC 14-02, a Certificate of Approval for a one-story alternate proposal for the redevelopment of the site at the southwest corner of Hough Street and Main Street, with the change to D6 typical eave masonry alternative detail and the corbel change to ¾".

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

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**ARC 13-21:** 213 W. Russell Street – Public Hearing

**Owner:** Mr. & Mrs. Charles Csaczar  
217 N. Salem Rd.  
Ridgefield, CT 06877

**Architect:** Mark Swanson  
563 S. Summit Street  
Barrington, IL 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 open the enclosed front porch and construct a large two-story addition. The property is zoned R-6 Single-Family and is in the H-Historic Preservation Overlay District. The current use of the property is residential and the parcel is approximately 7,344 sq. ft.

Mr. Mark Swanson, architect for the Csaczars, said they are matching the existing house as best as they can. They have color samples and materials to present to the Commission. They will be using Marvin wood windows. They will be using 2 1/2" clear cedar siding.

Commissioner Kozak said he saw that they resized the window so it did not interfere with the roof. On sheet 14, it shows a window and one on the next gable, where the top of the trim of the window is cut. His preference is that they just pull off the trim rather than cut it.

Mr. Swanson said they may be able to nudge it to get enough clearance.

Commissioner Goshe asked if they were replacing all of the windows.

Mr. Swanson said there are three original windows that will stay, unless they are not functional.

Commissioner Goshe said she likes it.

Vice-Chairperson Coath asked if they knew the dimension of the existing board casing.

Mr. Swanson said they will adapt to what they find as they pull things off.

Vice-Chairperson Coath suggested not doing an apron board on the exterior of the windows. He asked if the columns are square tapered.

Mr. Swanson answered yes and they will copy those.

Vice-Chairperson Coath asked if the lentil is out to the outer edges of the capital projection. It should be in.

Mr. Swanson said it will be in.

A motion was made by Commissioner Kozak and seconded by Commissioner Plummer to approve ARC 13-21 a Certificate of Approval for alterations to a property in the H-Historic Preservation Overlay District with the recommendation to extend the crown molding over the window in the southwest corner in the rear and to drop the apron board.

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

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**ARC 14-01:** 526 S. Grove Avenue - Public Hearing

**Owner:** Rob and Andrea Connors  
526 S. Grove Avenue  
Barrington, IL 60010

**Architect:** S.A. Petersen Architects, Sarah Petersen

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 large three-story rear addition including a basement level garage bay and two-story living space with an open porch at the rear. The property is zoned R-6 Single-Family and is in the H-Historic Preservation Overlay District. The current use of the property is residential and the parcel is approximately 7,344 sq. ft.

Ms. Sarah Petersen said she has addressed the Commission's comments. They added a 12" offset on the south wall. They added windows on the south elevation into the family room on either side of the fireplace. She wants to address the board and baton and the brick on the base of the house. They did not want to put painted brick on the south elevation because of the cost. She suggested a concrete liner with a brick pattern and then paint it. Around the house, they would like to use board and baton. The walls of the garage are a story out of grade, so they are not really a foundation. They should be expressed as a wall. They would like to continue the board and baton on top of the existing concrete wall.

Commissioner Goshe asked if the profile of the concrete liner is the same as brick.

Ms. Petersen said she believed it is.

Vice-Chairperson Coath asked if they have looked into the product.

Ms. Petersen said she called a couple of concrete companies. Their intent is to give texture to the face of the foundation. On the south elevation, there is a retaining wall and railroad ties that break things up from the old house to the east.

Commissioner Kozak asked why the concrete goes up so high.

Ms. Petersen said it doesn't have to. They would be fine with framing it. They could lower the whole foundation, frame it, and put the board and baton on.

Commissioner Kozak asked if the existing foundation is painted. The other brick retaining wall is not painted.

Ms. Petersen answered that's correct and the chimney is not painted. She added that they had hail damage in the recent storm and will be taking off the old siding and restoring the old wood.

Commissioner Kozak said he likes the look of the base as painted brick, but fears the concrete liner may look too perfect. He thinks there should be a board between the siding and the brick on the south elevation.

Commissioner Plummer said she likes it, especially the board and baton in the garage area. If the brick form looks okay, she has no problem with it.

Commissioner Goshe said she is fine with the brick the full height of the wall or partial.

Vice-Chairperson Coath said he is fine with the trial of the brick. He mentioned that on the columns on the ground floor beneath the back porch that the capital should be projecting.

A motion was made by Commissioner Kozak and seconded by Commissioner Plummer to approve ARC 14-01 a Certificate of Approval for alterations to a property in the H-Historic Preservation Overlay District with two requirements: 1. Add a band board between the concrete with the brick pattern and the siding on the south elevation, and 2. Move the lower level columns on the rear of the house out 2 inches.

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

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**New Business**

**ARC 14-04:** 222 S. Cook Street – Concept Review

**Owner:** Kevin Carter  
222 S. Cook Street  
Barrington, Illinois 60010

Mr. Carter has requested the opportunity to informally discuss plans for exterior modifications to the building at 222 S. Cook Street, primarily window and door replacement and reconfiguration. There are no plans available at this time. This property is zoned B-4 Village Center District and is a noncontributing structure in the Historic Preservation Overlay District. The property is located at the northwest corner of Cook and Lake Streets in the downtown area.

Mr. Kevin Carter, 220 South Cook Street, wanted to know the ARC's opinion about the changes he would like to make. The downstairs has been empty for several years. He is not sure what historical significance the building has. He wants to put in a coffee shop as phase one (7am to 4pm) and an evening business, such as a wine bar as phase two. The front door, which steps out toward Lake Street, he wants a double entry for insulation. He would like to build out the steps, add a canopy, and have two doors at the top of the steps.

Commissioner Goshe said it will not work, because the door will swing out and block the patrons from entering. They need more clearance on the top step so patrons can step around the door.

Mr. Carter asked if the ARC is okay with the concept.

Ms. Tennant asked if he knows where the property line is. He has to make sure it is all on private property.

Commissioner Kozak said as long as it is done appropriately with the style of the building, he would not have a problem with it.

Mr. Carter wants to replace between two and four of the windows on the north side of the building, creating fuller floor to ceiling windows that open in or out.

Commissioner Kozak verified with Ms. Tennant that the building is non-contributing. The Commission does not have the authority to stop them from replacing the windows.

Commissioner Goshe said they would need a railing on the outside of the windows because of the step down to the lower grade.

Mr. Carter said he would also like to take the window out on the north elevation underneath the canopy and side it.

Commissioner Kozak is ok with it.

Mr. Carter said to make room for a paver patio and wrought iron railing, he would like to move the AC units to the south side of the building and stack them. He would like to cut a door in the side of the building and add a landing stoop to the paver patio. He would also like to turn the lower bay window into a service window.

Commissioner Kozak asked if he was intending to make it a raised patio. Otherwise, the person on the inside would have to bend down to use the service window.

Mr. Carter said he would put one or two steps up to the window.

Ms. Tennant said the patio is not a problem. They would have to screen the AC units if they stack them. The property line is probably a foot back from the sidewalk. They should think about putting the patio about a foot back from the sidewalk.

Mr. Carter said another possibility is to move the AC units in the back where the planters are.

Commissioner Goshe said he should take a look at the toilet area per the new 2012 guidelines. It may have to be larger.

Ms. Tennant said she will show the plans to the building inspectors to get their comments.

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Approval of Minutes

April 24, 2014

Commissioner Kozak made a motion to approve the April 24, 2014 meeting minutes, as amended, Commissioner Plummer seconded the motion. A voice vote noted all ayes, and Vice-Chairperson Coath declared the motion approved.

Planners Report

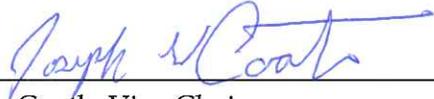
Ms. Tennant will not be at the next meeting; Ms. Ossowski will be covering the meeting.

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 8:16 p.m. A voice vote noted all ayes, and Vice-Chairperson Coath declared the motion approved.

Respectfully submitted,

Jean Emerick  
Recording Secretary

  
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Joe Coath, Vice-Chairperson  
Architectural Review Commission

Approval Date: