

*Village of Barrington
Architectural Review Commission
Special Minutes Summary*

Date: October 23, 2014

Time: 7:00 p.m.

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

In Attendance: Karen Plummer, Commissioner
Scott Kozak, Commissioner
Chris Geissler, Commissioner
April Goshe, Commissioner
Joe Coath, Vice-Chairperson
Marty O'Donnell, Chairperson

Staff Members: Jennifer Tennant

Call to Order

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

Roll call noted the following: Karen Plummer, present; Scott Kozak, present; Chris Geissler, present; April Goshe, present; 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.

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Old Business

ARC 14-09 520 S. Grove Avenue – Public Hearing

Owner: Mary Kay Lauderback
 102 E. Hillside Avenue

Barrington, IL 60010

Applicant: Grand Traditions (Patrick Lytle)
317 W. Main Street
Barrington, IL 60010

The applicant is seeking approval of a Certificate of Appropriateness for construction of a new single-family residence and detached garage in the H-Historic Preservation Overlay District. The property is zoned R-6 Single-Family and is in the H-Historic Preservation Overlay District.

Patrick Lytle of Grand Tradition Homes presented on behalf of the property owner. Mr. Lytle began by referring to the staff report and the comments from the preliminary meeting.

Staff Report Comment #1 – Consider a raised foundation or a partially raised foundation.

Mr. Lytle comments that the topography on this site is tough but they found a way to give one additional step. Chairperson O'Donnell said the Commission appreciates the additional step and the rest of the Commission indicated that they were OK with this.

Staff Report Comment #2 – Consider simplifying the overall design. The Commission expressed concern that there may be too many separate design elements and differing materials.

Mr. Lytle indicated that although the over design of the house is similar the design has been simplified through the elimination of the transom windows and shutters and simplification of the front porch railing. Chairperson O'Donnell indicated that he likes the design. Commissioner Kozak indicated that he thought he initially had a concern with one of the bay windows and a blank wall on the north side. Both items appear to have been addressed.

Staff Report Comment #3 – Consider the varying roof pitches. The Commission is looking for more consistency in roof pitch.

Mr. Lytle stated that they have simplified the roof design and the entire roof is a 12/12 pitch. This was accomplished by adding a flat roof section. The front gable is 14/12 which the Petitioner strongly prefers. Vice-Chairperson Coath indicated that the changes to the roof pitch were acceptable and that the changes look really. The Commission appreciates the Petitioners response to their comments.

Vice-Chairperson Coath strongly recommends that the apron board on the bottom of the windows be removed. He suggested that the Petitioner consider an enhanced sill. Mr. Lytle agreed to take the recommendation.

Staff Report Comment #4 – Casement windows are not appropriate for use in this application. Double hung windows should be used instead of casement windows. Consider more consistency in window sizing throughout.

Mr. Lytle indicated that all windows have been changed to double-hung. Mr. Lytle presented a new type of window from Eagle which is owned by Anderson. The windows are a good product and have simulated divided lites in multiple sizes including 7/8" which he believes is what is preferred by the Commission. The Commission determined that they would consider this window if the manufacture

specification were presented as a final detail. Chairperson O'Donnell is excited to have a potential new window for the Historic District.

Mr. Lytle also indicated that they plan to use a black aluminum clad window. Commissioner Plummer said she thought the black window would be nice with a lighter color house and with the stone for the chimney.

Staff Report Comment #5 – The use of transom windows on second story windows is unusual and should be reconsidered.

Mr. Lytle reported that the transom windows were removed except over the large front window.

Staff Report Comment #6 – The proposed front door height of 8'-0" is too tall. Consider the use of a 7'-0" door with a transom window.

Mr. Lytle explained that he explored a 7'-0" door but really prefers the 8'-0" especially with the windows on this house. Commissioner Kozak and Commissioner Goshe indicated that they were OK with the 8'-0".

Staff Report Comment #7 – Carefully consider the shape and materials selection for the proposed chimney.

Mr. Lytle explained that he feels very strongly about the shape of the chimney. Mr. Lytle presented a sample of rough stone and indicated they were proposing a thick mortar.

Chairperson O'Donnell ask the Commissions if they had any other concerns. Commission Goshe and Commissioner Geissler indicated that they did not have any additional comments.

Commissioner Kozak said he has one concern about he shed dormer on the front elevation that the windows will be very close to the edge. Mr. Lytle indicated that he prefers them as close as possible. The Commission agreed that if the construction method changes significantly that a revised plan will be submitted as a final detail.

A motion was made by Commissioner Geissler and seconded by Commissioner Kozak to approve ARC 14-09 520 S. Grove Avenue subject to the following conditions:

Conditions

1. Remove the window apron board from all windows. Consider an enhanced sill of 1-3/4".
2. Cementitious siding with a 5/8" butt dimension is approved. Cementitious siding with a 5/16" is not approved. At the public hearing, the Petitioner indicated that smooth, clear cedar siding might be used as an alternative to cementitious siding. The use of smooth, clear cedar siding is approved as a preferred alternative to 5/8" cementitious siding.

Final Details

1. Provide manufacture specifications for proposed windows (Eagle). Staff will present to the ARC at a future meeting. Windows should not be ordered until a determination is made on the proposed windows.

2. The Commission expressed some concern over the window placement on the proposed shed dormer. If the constructability of the tight spacing causes the elevation to change significantly, a final detail must be presented to the Commission for consideration.

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

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ARC 14-12 249 W. Russell Street – Public Hearing

Owner: David & Kathleen Trace
 249 W. Russell Street
 Barrington, IL 60010

Architect: Thomas Buckley Architects
 PO Box 95624
 Hoffman Estates, IL 60195

The architect, Mr. Buckley, presented on behalf of the property owners. Mr. Buckley indicated that the main comment from the first meeting was to address the dormer on the east side. He has proposed a shed style dormer with transom windows.

Mr. Buckley also indicated that the trim on the addition will be fypon. Vice-Chairperson Coath indicated that the only issue with fypon is that it might be limiting in profile. Mr. Buckley indicated that it is on the existing house and they are able to match the profile.

Ms. Tennant asked for clarification the existing siding material. The Petitioner indicated that the existing material is vinyl. Ms. Tennant reminded the Commission that the addition could not be sided in vinyl.

Mr. Buckley initially indicated that they would use cementitious siding. However, after discussion about the requirements on cementitious siding he indicated that the addition would be sided in wood.

The exposure of the siding on the addition should match the existing gable ends.

Chairperson O'Donnell indicated the Commission would recommend eventually removing the existing vinyl siding and replace with wood or possibly restore existing wood siding that may be under the vinyl.

Ms. Tennant also asked for confirmation that the windows are wood Marvin Ultimate to match the existing. Mr. Buckley confirmed that the new windows will be wood to match.

Vice-Chairperson Coath asked what the cornice detail is going to be. The existing cornice appears to be covered by the vinyl. The Commission recommended removing a small portion of the vinyl covering the cornice to see if the existing cornice remains. If the original cornice remains, it must be matched on the addition. If the original cornice does not remain the architect should prepare a proposed cornice detail and submit as a final detail.

A motion was made by Commissioner Kozak and seconded by Commissioner Plummer to approve ARC 14-12 249 W. Russell Street subject to the following conditions:

Conditions

1. The Petitioner shall explore the original cornice detail by removing a small portion of the existing vinyl covering. If the original cornice detail exists, the Petitioner is required to match that detail on the addition. If the original cornice detail does not exist, the Petitioner shall present a proposed cornice detail to the ARC as a final detail.
2. The addition shall be sided in wood (smooth clear cedar) siding or cementitious siding with a 5/8" butt dimension. Aluminum and/or vinyl siding are not permitted. Cementitious siding with a 5/16" butt dimension is also not permitted. The Petitioner shall advise Staff of the final siding material at the time of building permit application. The ARC recommends wood. If the vinyl siding on the original structure is ever removed, only wood siding will be permitted.
3. The siding exposure shall match the siding on the existing Dutch gables.
4. All new windows shall be wood. The majority of the existing windows are wood Marvin Ultimate series. The Petitioner shall match the existing windows. Window specifications must be provided at the time of building permit.

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

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ARC 14-04 222 S. Cook Street – Concept Review #2

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

Mr. Carter explained that this is his second time appearing before the Commission for feedback on his building at 222 S. Cook Street. The scope of the project has changed so Staff recommended that he come back to the Commission for addition discussion.

Mr. Carter indicated that he is now planning an addition and Staff has recommended adding windows. Ms. Tennant confirmed that Staff wanted the ARC to provide feedback before Mr. Carter has final plans developed.

Commissioner Goshe asked what the use of the addition was going to be. She stated that she would prefer to be able to look out of the room onto the sidewalk.

Commission Plummer indicated that they are doing great things with landscaping in outside spaces and courtyard type settings. She would also prefer to be able to see out of the space.

Commissioner Goshe asked how close the building is to the neighboring building. How much space will there be between the addition and the neighboring building? She said if you wrap the windows you will still be able to see the sidewalk and the people, you will not be right up against the neighboring building. It also depend how close the neighboring building is to the street. How much of the view is blocked?

Mr. Carter reported that 220 S. Cook street is set back a bit from 222 S. Cook Street.

Ms. Tennant asked how the Commission feels about the store front windows on a building in the Historic District.

Mr. Carter responded he wants to put in floor to ceiling windows even though they are not shown in the drawings.

Chairperson O'Donnell stated there might be an issue with code.

Ms. Tennant responded that there is 18" knee wall so they are not truly floor to ceiling.

Mr. Carter said they are bi-fold windows to open up like a restaurant in the city.

The Commissioners did not have an issue with the store front look of the addition.

Mr. Carter asked if the Commission as OK with the railing and proposed second story deck.

The Commission responded that they were OK.

Commissioner Goshe commented on the raised patio and responded she thinks it would be more successful than a lower patio.

Ms. Tennant commented that the main feedback is to add windows to the blank walls.

Mr. Carter said he got sufficient feedback to proceed. Ms. Tennant replied that he should contact her when he is ready to proceed and she will provide him with a definite timeline.

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New Business

ARC 14-10: 733 S. Hough Street – Public Hearing

Owner: Village of Barrington
200 S. Hough Street

Barrington, IL 60010

Mr. Dolan of Dolan Realty Advisors, LLC presented on behalf of his client Verizon Wireless.

Ms. Tennant explained that this case is different from the cases the Commission normally reviews. Normally the projects we see are located in the B-1, B-4 or Historic District all of which have their own specific standards. Projects outside of these areas are subject to more general standards in the Appendix of the Zoning Ordinance. These standards are much more general in nature and consider things such as the use and screening which is not normally taken into account in the primary districts.

Chairperson O'Donnell commented that if the Commission sees fit they could just adopt Staff's findings as their own.

Mr. Dolan explained the scope of project. Verizon Wireless is planning to install six (6) antennas on the standpipe and therefore needs to construct an accessory equipment shelter. They are planning to screen the shelter with a fence and landscaping to match the neighbors.

Chairperson O'Donnell asked if Mike Szymanski (Village Forrester) would approve the final selection.

Ms. Tennant responded that the final landscaping plan will be reviewed and approved by Mr. Szymanski,

Ms. Tennant also explained that the fence might be 6' or 8' depending on the recommendation of the Commission. The Village prefers a taller fence to screen as much of the shelter as possible.

Chairperson O'Donnell opened public comment.

Mr. Brunell Wollar of 744 S. Cook Street commented that he is a life long resident of Barrington and finds the standpipe as nice to look at. Mr. Wollar asked the Commission to consider the look of the antenna on the standpipe as well as the winds which may pull the antennae off the standpipe and injury school children walking.

Ms. Tennant reiterated that the antennae are not the subject of the ARC, only the shelter.

Mr. Brunell also stated that he is looking out his back windows all the time and the standpipe is a nice site to look at. He also remembers that when the standpipe was built they convinced the Village not to install antennae or put a building on the site. The neighbors agreed to allow police and fire radios.

Chairperson O'Donnell asked if Mr. Wollar has communicated his concerns to the Village because the ARC is only considering the aesthetics of the shelter. The ARC is not going to decide whether or not this is going to happen. All we are looking at is the equipment shelter and the screening.

Ms. Tennant reiterated that the antennae are not the subject of the ARC, only the shelter.

Mr. Wollar said the building should not be allowed at all. If it allowed there will be problems with finding articles of clothing, trash and sleeping bags. The landscaping and fencing will only make the problem worse.

Chairperson O'Donnell asked if the building does exist would Mr. Wollar prefer fencing and landscaping.

Mr. Wollar said he would not prefer any landscaping or fencing. He would also not prefer the whole site to be fenced.

Mr. David Holtermann of 800 S. Cook Street addressed the Commission. Mr. Holtermann is concerned about the aesthetics of the structure and does not believe it fits in with the neighborhood. He would like to see something less industrial or commercial in nature. The surrounding homes are primarily frame structures and no other structures have flat roofs.

Commissioner Plummer asked if the 8'-0" fence would be sufficient to screen the shelter. MR. Holtermann replied no because it is a 10'-0" building.

Ms. Geissler asked Mr. Dolan if Verizon has another options for these types of structures.

Mr. Dolan responded that the buildings are more standardized because there is some mechanical equipment on the outside of the structures.

Commissioner Plummer asked if they have ever put any other type of building anywhere else in the United States.

Mr. Dolan responded they have done brick facades.

Commissioner Plummer asked if it could have a pitched roof. Mr. Dolan responded that a pitched roof would actually make the building taller which they thought they would want to avoid.

Commissioner Plummer also asked if the fence is important. Ms. Tennant explained that the fence is important for security purposes. The Village feels strongly that the fence is necessary.

Commissioner Goshe recommended a brick wall with a stone cap similar to a nice trash enclosure rather than a wood fence.

Ms. Tennant expressed concern that a brick building and/or brick wall would not necessarily fit within the neighborhood as there are no other brick structures.

Commissioner Geissler stated that he wants to exhaust the possibilities for the design of this structure.

Commissioner Kozak said his preference is to minimize the profile of this entire project. He doesn't think the property needs to be completely fenced in. He recommends making a nice looking shed. He

proposed imposing the conditions of requiring cementitious siding with a 4"-6" exposure, gabled roof with a pitch between 4/12 and 6/12 with asphalt shingles.

The other Commissioners agreed.

A motion was made by Commissioner Kozak and seconded by Commissioner Plummer to approve ARC 14-10 733 S. Hough Street subject to the following conditions:

Conditions

1. The equipment shelter shall be sided with cementitious siding with an exposure between four (4) inches and six (6) inches.
2. The equipment shelter shall have a gable roof with a minimum pitch between 4/12 and 6/12.
3. The equipment shelter shall be roofed with architectural asphalt shingles.
4. Final plans for the equipment shelter, fencing and landscaping shall be reviewed by Staff for compliance with these requirements and referred to the Architectural Review Commission if deemed necessary by Staff.

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

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Approval of Minutes

September 10, 2014

Vice-Chairperson Coath made a motion to approve the September 10, 2014 meeting minutes, as amended, Commissioner Plummer seconded the motion. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

September 25, 2014

Vice-Chairperson Coath made a motion to approve the September 25, 2014 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

Adjournment

There being no additional business to come before the Board, a motion was duly made by Commissioner Plummer and seconded by Commissioner Geissler to adjourn the meeting at 9:30 p.m. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

Respectfully submitted,

Jennifer Tennant
Asst. Director of Development Services



Marty O'Donnell, Chairperson
Architectural Review Commission

Approval Date: *November 13, 2014*