

*Village of Barrington
Architectural Review Commission
Minutes Summary*

Date: September 24, 2015

Time: 7:00 p.m.

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

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

Staff Members: Jennifer Tennant
Jean Emerick

Call to Order

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

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

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New Business

ARC 15-17: 407 E. Main Street – Preliminary Review

Owner: G-Squared Properties, LLC,
51 Oak Ridge Lane
Deer Park, IL 60010

Petitioner: Greg Crowther
51 Oak Ridge Lane
Deer Park, IL 60010

Architect: Sullivan, Goulette & Wilson, LTD

The applicant is seeking approval of a Certificate of Approval in order to construct a 12-unit multi-family residential building. The property was recently rezoned from B-4 Village Center District to B-5 Village Center East District. The subject property is approximately 9,702 square feet.

Mr. Greg Crowther, petitioner, said he has owned the property since 2003. They went through the zoning process in 2007, offices first floor and residential above. They recently spoke with Staff and decided to come back with a plan for all residential. They adapted the old building form and revamped it in line with the new zoning, 12 luxury condominiums. It will include underground parking and front access off of Lake-Cook frontage. On the east side will be handicapped access and an elevator core. It is an all masonry building except for the porch elements. There is outdoor space for each condominium.

Chairperson O'Donnell asked which option they prefer.

Mr. Jeff Goulette, architect, said they are presenting two options. Option #1 has a split roof, which was suggested by the ARC with the original concept of the building. It would be a constructional challenge as well as a water management challenge. In Option #2 there is more breakdown in the scale of the mass with the porches and bays that ornament the front of the building.

Commissioner Goshe asked how does the height of the building relate to the height of the church next door.

Mr. Crowther said it is similar to the church.

Chairperson O'Donnell asked if it is similar to the height of the original building.

Ms. Tennant said it is actually 5 feet taller, but the Zoning Ordinance has changed during this time and now they allow taller buildings. The zoning allows for 48 feet, this is 48' 7".

Chairperson O'Donnell said this is an appropriate place in town for a three-story building.

Ms. Tennant said the Zoning Ordinance still has a stipulation that the third floor should be set back 8 feet. The petitioner will ask for a variation and Staff recommends approval.

Commissioner Goshe said she would prefer a flat roof but she is fine with what they have presented. You would not see it from the sidewalk anyway.

Commissioner Kozak asked what the ceiling heights are.

Mr. Crowther said there are 10 foot ceilings for all three floors.

Chairperson O'Donnell asked for the Commission's opinion on the setback.

Vice-Chairperson Coath is fine with what is presented.

Chairperson O'Donnell said the Commission will want them to use standard size bricks.

Mr. Crowther said they would like to transition on the sides.

Ms. Tennant said that use of standard-sized bricks was a condition of the original approval.

Chairperson O'Donnell said the west elevation has no windows.

Mr. Crowther said it is a building code requirement. When you are within 5 feet of a lot line, you can't have windows.

Ms. Tennant said she thought it was the church's desire. She will consult the building inspector.

Vice-Chairperson Coath said do not change the scale of the brick. Sometimes there is face brick on the front and common brick on the sides and back, but not to change the scale of the brick.

Commissioner Kozak asked how far the building is away from the east wall of the church.

Mr. Crowther said about 8 feet.

Vice-Chairperson Coath said he likes the continuous roof. He said to make sure the entry reads as an entry, some brick embellishment above. He would like to see 2-inch brick mold on the masonry openings.

The Commission prefers Option #2 for the roof.

Commissioner Goshe asked them to describe the materials of the façade.

Mr. Goulette said the base wall is brick. The brick is ornamented with coins and stone detailing. There are brick lintels with soldier coursing above the main windows. There are two bays that project forward, which will be clad in wood or cementitious siding with traditional detailing. The three-story porches have pilasters and railings in wood or cementitious. There will be asphalt shingles. The windows will be an aluminum clad wood product with cast stone sills. The lower railings will be metal or cementitious.

Commissioner Kozak asked about the eaves.

Mr. Crowther said they will be molded fiberglass or aluminum.

Chairperson O'Donnell asked how many parking spots were required per unit.

Mr. Crowther said they actually have a couple of extra parking spots than are required.

Commissioner Kozak asked about the side elevations where they are showing a sill on top of the band.

Mr. Goulette said that the sill floats above the sill course. They find it to be an effective constructional detail.

Commissioner Kozak asked if the bands are cast stone material or brick.

Mr. Goulette said cast stone.

Commissioner Kozak said he did not like the sill on top of the band. There should be a break between the band and the sill or the band should be the sill.

Mr. Goulette said it would be cost prohibitive.

Commissioner Goshe said she is fine with how it is detailed.

Commissioner Kozak said he prefers a brick band. It will look better.

Mr. Goulette likes it the way it was designed, but he would be equally happy with doing it as a soldier course.

Ms. Tennant said they should bring in a detail of it with the final submittal.

Commissioner Kozak thinks they should drop the band lower or go with the brick.

Mr. Goulette said they will take the comments under advisement and study the details.

Ms. Tennant said it looks like the Commission is in agreement with the concept, size, and scale, and roof option #2 is preferred. They will need the details to go over at the public hearing, final material samples, wall sections, and window details.

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Approval of Minutes

September 10, 2015

Commissioner Kozak made a motion to approve the September 10, 2015 meeting minutes. Commissioner Goshe 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 Goshe and seconded by Commissioner Kozak to adjourn the meeting at 7:53 p.m. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

Respectfully submitted,

Jean Emerick
Recording Secretary



Marty O'Donnell, Chairperson
Architectural Review Commission

Approval Date: *November 12, 2015*