

*Village of Barrington
Architectural Review Commission
Minutes Summary*

Date: November 12, 2015
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
Patrick Lytle, 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 7:04 p.m.

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

#####

Old Business

ARC 15-17: 407 E. Main Street – Public Hearing

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, owner, and Mr. Jeff Goulette, architect, were present for the public hearing. They cleaned up some of the detailing regarding the comments from the Commission at the last meeting. They provided photos of buildings in Chicago where they used modular brick on the front and utility brick on the sides. They cleaned up sill detailing on the side elevation. They turned the horizontal sills to a soldier course of brick and left the limestone sills under the windows.

Mr. Crowther would like to focus on the features on the front elevation and not on the sides to help keep the cost down. The sides are not strong or visible and do not add value to the project.

Chairperson O'Donnell thinks the brick is the biggest issue. He likes the project and wants it to happen. The brick can transition behind a downspout, so you will not notice the difference around the corner.

Mr. Crowther mentioned another option called king brick. It is modular-like; it is a little taller and a little wider. He would be okay with using this brick on the whole building.

Commissioner Goshe asked if they used both sizes, would they use the same color selection on the sides.

Mr. Goulette said yes.

Commissioner Goshe said she would prefer to see a different color on the sides.

Vice Chairperson Coath suggested they do a face brick and a common brick on the sides. There should be a color difference.

Mr. Goulette thinks that the color should be the same all the way around. If they used the king they would use it all the way around.

Chairperson O'Donnell is not sure he wants to set precedence with the king brick.

Commissioner Coath thinks they should stay away from the king brick. He would rather see modular on the front and utility on the sides.

Commissioner Kozak said you can see all the way around the building. They have not allowed utility before. He is not sure how the transition would look.

Commissioner Plummer said you always have to think that what is next door may not be there some day. It may someday be visible all the way around.

Chairperson O'Donnell strongly recommends standard size bricks. The Commission should consider Staff's recommendation, which is standard sized brick.

Vice-Chairperson Coath said the right brick goes a long way. Deer Park used all great brick and it is well worth it.

Commissioner Plummer said this project will set a standard in the community, because it is very visible.

Mr. Crowther said this building is highly detailed. He is concerned that he needs to find a way to affordably build it.

Commissioner Lytle asked the architect if he think it would look better with the utility brick.

Mr. Goulette said no, but it makes the project feasible.

Commissioner Lytle thinks that modular looks better, but he feels that it is an okay precedent for the sides, if they are going to set it, for the economy of the project.

Commissioner Goshe said she is okay with it. She would like all standard brick better. She thinks the color on the side can and should be different. It would accentuate the architecture on the front and back of the building.

Commissioner Lytle feels the brick color needs to come back before the Commission.

Vice-Chairperson Coath agrees with Commissioners Lytle and Goshe. He would agree to modular on the north and south facades and utility on the sides. He likes the idea of creating a greater color difference between the front and sides.

Mr. Crowther said he would consider it.

Chairperson O'Donnell agrees with everything said.

Commissioner Plummer would like the brick color to be a final detail.

Commissioner Kozak is not in favor of the utility brick. He may consider the king brick. He prefers them to use all standard-sized brick.

Vice-Chairperson Coath is not in favor of the king brick.

Staff does not recommend king on the front elevation.

Chairperson O'Donnell noted that they will approve utility, but only on secondary facades.

Ms. Tennant said the Plan Commission has requested of the ARC to consider the variation from this petitioner for a taller fence height than what is allowed by code. PC is recommending to not go higher than 42 inches, but they would like the ARC's input. What is allowed by code is 36 inches. The petitioner have asked for a 48" fence. PC is asking the ARC for a final recommendation on the fence height.

Chairperson O'Donnell will not support anything higher than 42".

Commissioner Lytle can appreciate the scale, but 48" is more pedestrian friendly.

Commissioner Goshe and Vice-Chairperson Coath recommended 42".

Commissioner Kozak has no problem with a 48" fence.

Vice-Chairperson Coath asked about the brick mold on the east and west facades.

Mr. Crowther has no problem augmenting the front and rear elevations but did not feel there was a lot of value added on the sides.

Commissioner Kozak said he does not think you could see it when you walk by.

Commissioners Goshe, Lytle, and Plummer are okay with no brick mold on the sides.

Staff is fine with no brick mold on the sides only.

Ms. Tennant said according to the building inspector, there could be windows on the front of the west elevation because the building is far enough away. If they want to add windows, they can bring it back as a final detail.

Ms. Tennant reviewed the Commission's recommendations.

- modular brick on front and rear facades
- utility brick on the sides, no king brick
- color selections will come back
- 4' 8" wrapping around front and back
- 42" fence maximum height
- okay with no brick mold on the sides only
- final material selections (porches and windows)
- Commission strongly recommends the windows on the west elevation

Chairperson O'Donnell asked for public comment. There was none.

A motion was made by Commissioner Plummer and seconded by Commissioner Lytle to approve ARC 15-17, a Certificate of Approval in order to construct a 12-unit multi-family residential building with the Commission's conditions and recommendations.

Roll Call Vote: Commission Plummer, yes; Commissioner Kozak, no; Commissioner Geissler, absent; Commissioner Lytle, yes; Commissioner Goshe, yes; Vice-Chairperson Coath, yes; Chairperson O'Donnell, yes. The vote was 5-1. The motion carried.

#####

2016 ARC Meeting Schedule

Commissioner Plummer made a motion to approve the 2016 ARC Meeting Schedule. Commissioner Goshe seconded the motion. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

Approval of Minutes

September 24, 2015

Commissioner Coath made a motion to approve the September 24, 2015 meeting minutes as presented. Commissioner Kozak seconded the motion. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

October 8, 2015

Commissioner Lytle made a motion to approve the October 8, 2015 meeting minutes as presented. Commissioner Plummer seconded the motion. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

Commissioner Lytle recused himself from the meeting at 8:02 p.m.

#####

New Business

ARC 15-19: 637 S. Grove – Concept Review

The Petitioner for 637 S. Grove Avenue is seeking guidance from the Architectural Review Commission on a conceptual design for an addition to the subject property.

Ms. Tennant said Mr. Patrick Lytle is the developer and the owner was not present. The addition is large, so the Commission should consider the mass, as well as the architectural style of the addition compared to the house, the architectural style of the front porch, and the glass curtain wall.

Chairperson O'Donnell likes the connector and how the addition looks like a second home.

Commissioner Goshe said she is okay with the connector being mostly glass, but the styles are so mixed. She would like the window styles to remain the same. It looks so modern in the center.

Chairperson O'Donnell said he has no objection to the mass. He likes the open porch.

Ms. Tennant said they are planning to leave the roof and sidewalls of the porch and open it up in the front.

Commissioner Goshe said on the entry she would rather see tall windows than the sets of double doors. The entry should be more prominent.

Vice-Chairperson Coath said the steps are too large.

Chairperson O'Donnell said the French doors should be windows and the stairs should not be 16 feet wide. The porch should stay true to the Craftsman style that exists.

Vice-Chairperson Coath said if they open it up they will need some type of a guard rail or they could leave the solid wall that is there.

Commissioner Kozak said he is okay if they open it up if they keep the Craftsman style.

Ms. Tennant said the comments from the Commission include: the porch should stay true to the original style of the house, consider a traditional opening, and no arch.

Vice-Chairperson Coath said the side of the porch is the present entry.

Chairperson O'Donnell said the windows in the center should match.

Chairperson O'Donnell recommended they keep the fenestration as much as possible.

Commissioner Kozak said you cannot see the glass from the street. It is set back and appropriate. He is okay with it depending on the materials they are using.

Ms. Tennant said there is a split opinion on the glass connecting wall; it is an important feature.

#####

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 Kozak to adjourn the meeting at 8:33 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: December 10, 2015