

***Village of Barrington  
Architectural Review Commission  
Minutes Summary***

Date: September 8, 2016

Time: 7:00 p.m.

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

In Attendance: Karen Plummer, Commissioner  
Patrick Lytle, 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, absent; Chris Geissler, absent; April Goshe, absent; 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 05-28: 303 S. Hough Street – Final Details**

**Owner/Petitioner:** J2K2, LLC  
323 West Main Street  
Barrington, Illinois 60010

**Architect:** Heitman Architects, Inc.

The applicant is seeking approval of a Certificate of Appropriateness for demolition and alterations to a property in the H Historic Preservation Overlay District. The Petitioner is proposing to restore an open porch, replace windows, repair/replace siding, demolish lean-to addition, demolish detached garage, and construct a new garage. The property is zoned R-7 Two Family Residential and is in the H Historic Preservation Overlay District.

Mr. Chris Wichman, architect, said the biggest question is the direction that the garage would face, will it face Hough Street or will it face the house. If they face the doors toward the house there are two issues: 1. there will need to be a new curb cut and 2. There will be almost no back yard.

Chairperson O'Donnell said he believes that the Commission agreed to both directions.

Mr. Wichman said they would like the garage to face the street. It is supposed to match the existing garage. The details he is proposing is to match the details of the house. It would involve the siding around the top and the detail around the eave and the size of the frieze board and whether they have the crown molding on the fascia piece. The garage door used to be sliding, they want to go to an overhead door. He wants to know how close they need to match the existing garage doors.

Vice-Chairperson Coath is not happy with the windows on the garage door. They are not true muntins, they look like snap-ins.

Mr. Wichman said they can do them as true muntins.

Commissioner Plummer said the preference is for a true divided light but simulated divided lights are acceptable.

Commissioner Plummer motioned to approve final details for ARC 05-28. Commissioner Lytle seconded the motion.

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

#####

**ARC 15-02: 1600 E. Main Street – Final Details**

**Owner:** The Village Church of Barrington  
1600 E. Main Street  
Barrington, IL 60010

**Petitioner:** Bob Schroeder (Church Representative)  
1600 E. Main Street  
Barrington, IL 60010

**Architect:** Skiffington Architects, LTD.  
250 North Trail  
Hawthorn Woods, IL 60047

The applicant is seeking approval of a Certificate of Approval for an addition to the south, north and east façades of the existing church building. The property is zoned R-3 Single-Family Residential.

Mr. Bob Schroeder, facilities director, said they had talked about doing the trash enclosure in a face brick. In pricing it out, the trash enclosure would cost close to \$20,000. He brought a sample of a rusticated cinder block. Or they would reconsider going back to the original proposal of a wood structure that would match the gates.

Ms. Tennant said Staff's preference is brick, but the Commission can decide. The idea is to match the building. Would a wood structure be more appropriate?

Chairperson O'Donnell said he like the block because of permanency.

Mr. Schroeder said they would choose the color to closer match the red brick. They will landscape around it. He asked if they could use composite board rather than wood for the fence.

Ms. Tennant said the fence material would have to be a solid core material. They would need to see a sample.

Mr. Schroeder said they will stay with the wood.

Commissioner Plummer motioned and Commissioner Lytle seconded the motion to approve final details for ARC 15-02.

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

#####

**ARC 16-02: 322 N. Hough Street – Window Presentation**

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

**Petitioner:** Monroe Residential Partners LLC  
1101 W. Monroe, Suite #200  
Chicago, IL 60607

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

The applicant is seeking approval of a Certificate of Approval for the construction of a 64 unit multi-family residential building and related site improvements. The property is zoned B-4 Village Center District. The subject property is approximately 1.2 acres.

Mike Obloy, Monroe Residential Partners, presented a window sample. It is a composite wood window. They can get it to match the storefronts. It is economical for the project and a step up in quality for the building. There are options to do the SDLs in various configurations.

Commissioner Lytle motioned and Commissioner Plummer seconded the motion to approve ARC 16-02 for the Anderson 100 Series window to be brought back for casing details.

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

#####

**New Business**

**ARC 16-15: 214 W. Station – Public Hearing**

**Owner/Petitioner:** Mark A. Cascia  
214 W. Station Street  
Barrington, IL 60010

The applicant is seeking approval of a Certificate of Appropriateness for exterior modifications including reconstruction of the existing front porch/stoop. The structure is a contributing structure in the Historic Preservation Overlay District.

Mark Cascia, the petitioner, 214 W. Station, has owned the house since 1993. He proposing to replace the brick stoop with a cedar wood landing and wood steps and a paver brick as a walkway. They hired Shamrock Landscaping to repair the stoop when they saw that the bricks were coming loose. The contractor started to deconstruct the stoop. The petitioner was not aware of the Historic Guidelines in Barrington, as he had purchased his home before they were approved. They wanted to rebuild what was there before. He knew they needed a building permit. They want to replace the brick with a cedar wood decking material and a cedar railing and skirting. The want to build on the concrete foundation. They will renew the landscaping around the porch.

Chairperson O'Donnell suggested the petitioner have the steps come off of the front of the porch rather than the side. It would improve the appearance of the porch.

Ms. Tennant said they cannot get too close to the property line.

Vice-Chairperson Coath thinks the design is austere. He suggested a profiled handrail, rounded over edges. They will need to use clear cedar. They should use a higher grade of fir flooring.

Mr. Cascia asked if they can apply sealers or stains.

Chairperson O'Donnell said they can do any color they wish.

Vice-Chairperson Coath suggested they use wider boards on the skirting or it will look like balusters, perhaps 1 x 4. He also suggested the baluster cap to be a 1-1/4" – 1-1/2" cedar cap with a cove detail.

Ms. Tennant said they will need a new site plan if they change the configuration of the stairs; it needs to be scale.

Commissioner Plummer motioned and Vice-Chairperson Coath seconded the motion to approve ARC 16-15 for a Certificate of Appropriateness for exterior modifications including reconstruction of the existing front porch/stoop with the following conditions and recommendations:

#### Conditions

1. All porch material shall be smooth, clear, cedar with the exception of the porch flooring which shall be T & G Fir as proposed.
2. A 1-1/8" cove shall be installed under the porch floor overhang.
3. The porch skirting shall be 1" x 4" vertical boards with 3/4" spacing between boards.
4. The baluster cap shall be a 1-1/4" – 1-1/2" cedar cap with a cove detail.

#### Recommendations

1. Modifying the porch configuration from a side entry porch to a front entry porch provided the modification is compliant with all building and zoning codes.

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

# # # # #

**Approval of Minutes**

***March 10, 2016***

The March 10, 2016 meeting minutes were not approved because the appropriate commissioners were not in attendance.

***June 23, 2016***

Commissioner Lytle made a motion to approve the June 23, 2016 meeting minutes. Commissioner Plummer seconded the motion. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

***July 14, 2016***

The July 14, 2016 meeting minutes were not approved because the appropriate commissioners were not in attendance.

***July 28, 2016***

The July 28, 2016 meeting minutes were not approved because the appropriate commissioners were not in attendance.

***August 25, 2016***

The August 25, 2016 meeting minutes were not approved because the appropriate commissioners were not in attendance.

Chairperson O'Donnell said that a business at Main and Wool Street replaced vinyl with vinyl siding. The permit must have been issued in error.

Ms. Tennant answered that this is correct. It is being dealt with internally.

Commissioner Plummer is concerned about the Commission being understaffed. It is an extra burden on the other commission members.

Ms. Tennant said they were working on finding a replacement.

**Planners Report**

*Adjournment*

There being no additional business to come before the Board, a motion was duly made by Commissioner Lytle and seconded by Commissioner Plummer to adjourn the meeting at 8:30 p.m. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

Respectfully submitted,

Jean Emerick  
Executive Assistant

Approval Date: October 13, 2016