

*Village of Barrington
Architectural Review Commission
Minutes Summary*

Date: May 12, 2016

Time: 7:00 p.m.

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

In Attendance: Karen Plummer, Commissioner
Scott Kozak, 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, present; 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.

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Old Business

ARC 15-18: 208 W. Lake Street – Final Details

Owner/Applicant: Don and Jennifer Macdonald
208 W. Lake Street
Barrington, IL 60010

Architect: Joseph Meyer, Structural & Professional Engineer
135 Park Ave.
Barrington, IL 60010

The applicant is seeking final details approval on a previously approved project.

Chairperson O'Donnell recused himself from the meeting at 7:02 p.m.

Mr. Chris Wickman, architect, was present to go over final details of the garage. The exposed rafter detail – they have taken the fascia off, so now they have all the details exposed. They eliminated the dormers on the front. They added two windows to the rear of the garage. They will replicate existing. The service door will be reused. They don't know what the original siding was, so they are proposing a standard cedar lap siding.

Ms. Tennant said that when they get closer to building, Staff can come out and inspect the original siding to see the best option.

Vice-Chairperson Coath said ideally they should preserve the existing siding on the preserved portion of the garage.

Ms. Tennant confirmed they will match existing profile or they will use 4-inch exposer smooth clear cedar so they will not need to come back before the ARC.

Mr. Wickman said the window they are taking out, they are planning to replace on the side. The two garage doors on the front will be replaced.

A motion was made by Commissioner Lytle and seconded by Commissioner Kozak to approve final details for ARC 15-18.

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

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Chairperson O'Donnell rejoined the meeting at 7:10 p.m.

New Business

ARC 16-08: 235 Coolidge Avenue – Public Hearing

Owner/Applicant: Kristen Kujawski
235 Coolidge Avenue
Barrington, IL 60010

Architect: Purnell Architects, Inc.
1607 North Avenue
Round Lake Beach, IL 60073

The Petitioner is seeking approval of a Certificate of Appropriateness to modify the existing front porch and stairs.

Ms. Kristen Kujawski, owner, was present for the public hearing.

Chairperson O'Donnell said it looks like they want to open up and have a stair that goes back into the house. He thinks they have an issue.

Commissioner Kozak agrees that they need to do something. It appears that the stairs lead down to something unsafe.

Commissioner Lytle said it still looks like there is a railing missing.

Commissioner Kozak said they will need to see what the rest of the stairs will look like before they can approve it.

Chairperson O'Donnell asked Ms. Tennant if there was enough here for the petitioner to get a permit.

Ms. Tennant said it should be a pretty short project.

Chairperson O'Donnell asked if they could just approve the concept.

Ms. Tennant said they are also redoing the porch, so the Commission should look at that also.

Commissioner Lytle said a square wrap around capital would be an appropriate detail for the columns, a 1 x 4 wrapped around the top and possibly the bottom.

The Commission wants to see the landscape plan to see how the remaining stairs will come down. They also would like a drawing of the posts, top and bottom. Ms. Tennant will send them a letter indicating what they will need before they return.

The petitioner should consider the following prior to the next meeting date:

1. Provide accurate plans depicting the full stair condition. This should include the landing and the landscape steps as well as any additional required railings.
2. All materials shall be wood.
3. Provide a section detail for the proposed porch header and column. The section should accurately address the lentil, column, capital and base. The ARC recommends a 1" x 4" capital and base but is open to architecturally appropriate suggestions from the architect.

A motion was made by Commissioner Plummer and seconded by Commissioner Lytle to continue ARC 15-08 to June 9, 2016.

Roll Call Vote: Commission Plummer, yes; Commissioner Kozak, yes; Commissioner Geissler, absent; Commissioner Lytle, yes; Commissioner Goshe, absent; Vice-Chairperson Coath, yes; Chairperson O'Donnell, yes. The vote was 5-0. The motion carried.

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ARC 16-09: Roslyn Meadows Subdivision – Preliminary Review

Owner: Bourns, Inc.
550 W. Northwest Highway
Barrington, IL 60010

Petitioners: Roslyn Meadows, LLC c/o Moises Cukierman
605 N. Michigan Avenue
Chicago, IL 60611

Architect: BSB Design, Inc.

The Petitioner is seeking approval of a Certificate of Approval for a 21-unit townhouse development with associated site improvements. The development will be comprised of seven buildings in varying configurations [(2) two-unit buildings, (3) three-unit buildings and (2) four-unit buildings]. The development will include sidewalks and landscaping consistent with Village regulations.

Mr. Moises Cukiermann and Mike Laube, home builders, presented their proposal.

Mr. Joe Mashick said the site is 3.3 acres. The Sunrise facility is to the south of their site on Cumnor and Roslyn. The site is bounded by the GE Plant and to the east is a residential neighborhood. They are proposing 21 attached single family units. It is set up as a residential neighborhood and they intend to integrate it into the surrounding neighborhood. They have loosened up the density as it progresses to the east. They will appear as large single family homes. They meet and exceed the zoning requirements in R-8. There are no driveways facing Cumnor.

Ms. Sharon Dickson, landscape architect, there will be entrance monumentation. There are existing trees on the site and they will need to remove one. They will remove five along Scott Street because they are dead. They will add parkway trees along Cumnor Avenue and along their private drive through the site. There will be a 6-foot high fence, board-on-board, along the west side of the property, and there will be trees and landscaping in those backyards adding to the landscape buffering to the west. There will be large landscape beds along Cumnor Street. The southeast corner of the property is a naturalized detention basin. The stormwater will be funneled to that area. All homes and buildings will be landscaped around the foundation. There will be decorative street lighting.

Mr. Jeff Morchrome discussed the architecture of the proposed homes. They wanted to choose architecture that will fit in with the surrounding neighborhood. They have two-, three-, and four-unit buildings with the larger ones up against the parking lot. The smaller buildings face Cumnor Avenue. They are mixing up the units with two and single car garages. The first floor windows will be six-foot with a nine-over-nine muntin pattern. The second floor will be five-foot windows with six-over-six muntins. There will be decorative entry doors and custom garage doors. There will be screening between units. Some will have extended wrap-around porches, 10-foot deep. They will be using LP Smart Trim, which is a wood composite. They are proposing shutters.

Chairperson O'Donnell said they probably would not approve 5/16 hardy board. It is not a realistic material. He will not approve any artificial graining.

Ms. Tennant said 5/8 is not required outside of the District.

Chairperson O'Donnell said the Commission would need to see the window they chose. It will probably need to be a simulated divided light. He would rather see aluminum clad than vinyl.

Commissioner Kozak was at a neighborhood meeting and his major concern is that all the proposed buildings are identical. He would like to see some variety, introduce some other materials. He is not as concerned about the massing, more with the overall quantity of them. He asked if there are other options that would bring in more character and variety.

Chairperson O'Donnell said this development will go in the middle of an existing neighborhood.

Commissioner Lytle said the massing is typical of what he sees in town.

Vice-Chairperson Coath said it looks like a typical townhouse development and said that it is understandable that these homes would appear homogeneous. The materials and the details are more important. He is okay with the massing, possibly lowering the pitches.

Commissioner Kozak would like to see some variety between the buildings.

Commissioner Plummer thinks the architect has addressed the massing by choosing the buildings that look like single family residences for the front of the development. She does not like the windows. She thinks they are a modern feature.

Mr. Morchrome said they were chosen to draw the eye up.

Vice-Chairperson Coath said it is eccentric but he thinks it needs it.

Chairperson O'Donnell called for public comment.

Ms. Sheila Feltz, 20826 N. Cumnor Avenue, said she lives about four houses north. She does not think this development matches the scale and character of the neighborhood. She does not think it will be aesthetically pleasing.

Ms. Faye Sunnott is concerned about the street lights. She does not like the fencing as it seems to separate the homes from the neighborhood.

Commissioner Lytle said there are some large houses in the neighborhood. He would like to see how they compare to these homes.

Ms. Tennant said that these buildings do not have any unusual proportions.

Ms. Cora Groble, 708 Exmoor, does not think it fits in with the neighborhood.

Vice-Chairperson Coath asked how you make a townhome development like an individual lot. It is not the same.

Mr. Moises Cukierman said they will come to the next meeting with typical windows. The issue of the siding is far more important. He believes that the site plan was embraced by Staff. It will be expensive architecture. He thinks it is Barrington worthy. Most townhouses in other communities do not cost what these will to build. They will not be able to use the thicker siding. He has never been involved in a townhouse development where the buildings were not uniform. These houses will be sold in the high 4's and low 5's. They will not be able to satisfy every buyer. He cannot afford to put up heavier siding.

Commissioner Kozak believes that townhomes with this appearance are not appropriate here.

Mr. Cukierman said most single-family homes would prefer homes surrounding them. It is a good density as a buffer to the GE parking lot.

Vice-Chairperson Coath would like to see other options for the siding. He is hoping for a good solution for the siding problem. He would like to see a profile on the crown. He recommends the horizontal returns to return back to the house wall. He does not think it is realistic to ask for individual products. He is okay with the vinyl shutters if they are hung properly.

Commissioner Lytle said when he thinks of townhome communities he thinks of sameness. He appreciates the buffering. The sameness does not bother him. He said they may want to consider cedar for the siding.

Chairperson O'Donnell asked if the cap on the fireplace is possibly tile. Plumbing vents should be shielded.

Mr. Cukierman said the cedar siding may last 100 years but it requires a lot of maintenance. The homeowner's fees would need to go up.

Chairperson O'Donnell said consider the siding and the exposure. Overall he likes the architecture of the complex.

The majority of the Commission is okay with the uniformity.

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Approval of Minutes

March 10, 2016

They were unable to approve the March 10, 2016 minutes as the appropriate Commissioners were not in attendance.

Planners Report

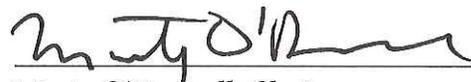
Ms. Tennant said that ARC 16-02: 322 N. Hough Street – Vinyl Window Presentation will be at the next meeting.

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 9:15 p.m. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

Respectfully submitted,

Jean Emerick
Executive Assistant



Marty O'Donnell, Chairperson
Architectural Review Commission

Approval Date:

June 9, 2014