

*Village of Barrington
Architectural Review Commission
Minutes Summary*

Date: May 26, 2016

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

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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Old Business

ARC 16-03: 239 W. Russell Street – Public Hearing

Owner/Applicant: Matthew and Crystal DiDomenico
239 W. Russell Street
Barrington, IL 60010

Architect: Meyer-Wichman

The Petitioner is seeking approval of a Certificate of Appropriateness for an addition and alterations to the contributing primary structure and contributing accessory structure in the Historic Preservation Overlay District. The Petitioner is proposing to construct a large two-story rear and side addition to the existing primary structure. The Petitioner is also proposing to relocate the existing one-car contributing garage and construct a large side addition to the existing structure.

Mr. Chris Wichman, representing Meyer and Associates, said they tried to make all the ARC recommended changes. The trim will be wood. They plan to shore up the garage and move it. Mr. Wichman asked if they need to show them a bid of how they intend to move it.

Chairperson O'Donnell said what is most important is that they do not disassemble it.

Mr. Wichman said that he is sure the builders will outsource the moving of the garage. The siding will be painted and the chimney will be brick. They will drop off samples of the brick they intend to use. The foundation is a speckled cedar block, which they would not be able to match so they have decided on brick, probably a traditional red brick.

Vice-Chairperson Coath suggested rusticated block, but brick is okay.

Chairperson O'Donnell said this can be a final detail.

Mr. Wichman said on the porch, the soffit will match the rest of the house. He was looking for direction on the columns and the spindles. They will need to have a rail to be compliant with code.

Ms. Tennant said that if it is under 30 inches they will not need a rail. It can be a final detail.

Chairperson O'Donnell said they should match what is on the front porch.

Vice-Chairperson Coath said they should try to get near the dimensions of the front columns, which are deliberately skinny. Then they should use square spindles with two pieces for the top and bottom.

Chairperson O'Donnell said they should show the Commission a section on the rail. They should match the detail on the front.

A motion was made by Commissioner Kozak and seconded by Commissioner Goshe to approve final details for ARC 16-03.

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

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

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

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

There was a presentation featuring vinyl windows. Mr. Mike Obloy, partner with Monroe Residential Partners in Chicago, said he would discuss 322 N. Hough Street in Barrington. There were also representatives from MGM Industries present. Mr. Obloy noticed that there were vinyl windows on the second floor of the Village Center building. He said it is a very similar window to the one they are proposing. He distributed photographs. Most of these windows have a white track that is visible when there are no screens in place. Even a wood window will show the white track when no screen is in place. The vinyl window he is proposing has a less visible track due to its color. If the Commission approves the project, the manufacturer can make it a closer color to the aluminum storefront system.

Joe Gaskins, MGM from Andersonville, gave a brief history of the company. They have been in business since 1965 and began providing vinyl windows in 1985. The paint has reflective pigments in it. Their design is traditional. They are designed to look like an architecturally correct wood window.

Chairperson O'Donnell said his main concern is how it will hold up compared to an aluminum clad. How will it look ten years from now? Does it need to be repainted for maintenance?

Mr. Gaskins said that it can be repainted since it has already been treated. He thinks the aluminum clad would fade quicker. It has been used on furniture in Florida for a long time with the same paint process and it holds up. It will fade a little over time.

Commissioner Goshe asked what kind of warranty they have on their product.

Mr. Gaskins said they have a ten year warranty.

Commissioner Goshe said she was surprised that they did not have a longer warranty on a window. Have they done weather testing?

Mr. Gaskins said they have used the same paint on different products, like furniture. It has not faded in eight years.

Commissioner Goshe asked if they can refinish their windows. She asked if the warranty also covered the finish as well as the assembly.

Mr. Gaskins said the finish is ten years, the glass is twenty years, they vinyl has a lifetime warranty. They will add another clear coat to more closely match the aluminum storefront.

Commissioner Goshe asked if they are proposing to do a combination of the anodized store front with the vinyl windows.

Mr. Obloy said there are three places where they will have to have an aluminum product because of the size of the item.

Ms. Tennant asked if the patio door would be aluminum.

Mr. Obloy said no, vinyl product is what is proposed. If the vinyl is not approved they would go with all aluminum. The problem would be that the storefront companies would not be the same as the window companies, so the products may not match exactly.

Vice-Chairperson Coath said his concern is there is a brick mold, but no sash.

Mr. Obloy said that the windows they will be installing will be a lot larger than the examples they brought in, so the profiles are exaggerated. He can bring in another series, like those used on the Aurora Metra Station.

Ms. Tennant said they could propose an aluminum clad or wood window of any proportion.

Chairperson O'Donnell said that typically the Village does not like vinyl windows.

Ms. Tennant said that Staff has reviewed it and that outside of the Historic District and on large multi-family projects vinyl would be an acceptable window. They would still be subject to scrutiny by Staff or the Commission.

Commissioner Goshe asked what color they had chosen for the windows and the aluminum storefront systems.

Mr. Obloy answered anodized bronze.

Commissioner Goshe is concerned because there are two different products that the finishes will appear different.

Mr. Obloy thinks you will not be able to see a difference walking down the street or driving by in a car. He does not think they will match perfectly, but he believes they will complement each other.

Commissioner Kozak said it comes so close, but there is something off. He asked where the windows have been used in residential areas.

Mr. Gaskins said they have been used in several places in the area.

Commissioner Kozak said he is more interested in seeing something that has been installed for a while. Chicago weather is different from Nashville.

Ms. Tennant said the presentation was included in tonight's agenda because when they have the public hearing, they did not want to overshadow the whole project by talking only about windows.

Mr. Obloy said the other option they have explored but have not presented is an all-aluminum window. The vinyl is what they are proposing.

Commissioner Kozak said he is opposed to it, but his experience is from years ago and he understands that technology has changed.

Ms. Tennant said that an all-aluminum window is still a variation from the Zoning Ordinance.

Chairperson O'Donnell said he has no objection to the vinyl. He wished it looked like a double-hung window.

Vice-Chairperson Coath said that North Hough Street has a traditional type architecture.

Mr. Obloy said he does not want to engineer the vinyl window to the point where it will cost the same as aluminum clad or wood.

Vice-Chairperson Coath said there needs to be a sash profile on all four sides of the window.

Commissioner Kozak said Barrington deserves to hold up the qualities that we have been enforcing all along. Wood and wood clad have endured.

Chairperson O'Donnell would be prepared to approve a vinyl window if it looked like wood. Not all aluminum or aluminum clad would be approved if brought to the Commission.

Commissioner Goshe said she is not opposed to the vinyl. She is impressed by the method of producing the finish.

Ms. Tennant said they will need some window samples for the public hearing.

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Approval of Minutes

May 3, 2016

The Commission was unable to approve the May 3, 2016 minutes as the appropriate Commissioners were not in attendance.

Planners Report

Ms. Tennant wanted to discuss the ARC's mission outside of the Historic District. This will apply to this project and the Roslyn Meadows project coming up. The ARC has two roles; the first is a decision making body in the Historic District and second a recommending body outside of the Historic District. The Village Board is the decision making body on all multi-family commercial projects. Ms. Tennant distributed the standards that they should apply when making decisions. The Appearance Code is not an officially adopted ordinance of the Village. She said there are guidelines to give consideration to things like landscaping and the neighborhood and the site as a whole. The design standards are an actual code. They don't deal with measurements. They deal with material for the exterior, roof shape, etc. When they bring something to Staff, they should make their recommendation based on the ordinances of the Village. If ARC thinks something is inappropriate, the course of action is to recommend a text amendment to the Zoning Ordinance.

Commissioner Kozak said he would not deny a window just because it did not have the specific historic appearance and details.

Ms. Tennant said this applies to all materials not just windows.

Commissioner Kozak asked to clarify how the standards are chosen. They were using R-8 standards on this project when it is actually R-5.

Ms. Tennant said they are asking to rezone to R-8. There are no design standards for the R-5.

Commissioner Kozak said he thought there should be different standards if it is a Planned Development.

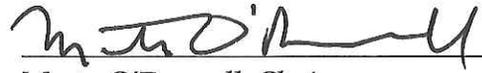
Ms. Tennant said that the Plan Commission would be reviewed with standards for a Planned Development. Whenever more than two exceptions from the Zoning Ordinance are necessary, they will need a Planned Development. The petitioner will come to the ARC for a preliminary, then go to the Plan Commission for possible rezoning before coming back to the ARC.

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 9:10 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:

July 14, 2014