Village of Barrington
Architectural Review Commission
Minutes Summary

Date: June 23, 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.

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Old Business
ARC 16-04: 621 S. Grove Avenue – Final Details

Owner/Applicant: Erin and Sherman Shechtman
621 S. Grove Avenue
Barrington, IL 60010

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

The Petitioner is seeking approval of a Certificate of Appropriateness for the construction of an addition to a noncontributing structure in the Historic Preservation Overlay District. The property is zoned R-6 Single-Family Residential and is located in the H-Historic Preservation Overlay District. The Petitioner is proposing to construct a one-story screened porch on the rear façade of the existing primary structure. The structure will be compatible with the existing structure with all materials and details to match the rear façade of the house. The current use of the property is single-family residential and the parcel is approximately 7,817 square feet. All plans are subject to a final building, engineering and zoning review and approval prior to the issuance of a building permit.

Ms. Tennant said that the petitioner was not present. She said the only change was the changing out the siding on the gable for glass.

A motion was made by Commissioner Lytle and seconded by Commissioner Plummer to approve ARC 16-04 final details for a Certificate of Appropriateness for the construction of an addition to a noncontributing structure in the Historic Preservation Overlay District.

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.

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ARC 16-05: 142 W. Lake Street – Final Details

Owner/Applicant: Steve and Katherine Tracy
142 W. Lake Street
Barrington, IL 60010

Architect: Sherman Construction
62 Surrey Lane East
Barrington Hills, IL 600010

The Petitioner is seeking approval of a Certificate of Appropriateness for an addition to a contributing structure in the Historic Preservation Overlay District. The Petitioner is proposing to construct a rear addition to the existing structure. The Petitioner is seeking approval of both a one-story rear addition and a two-story rear addition. All plans are subject to a final building, engineering and zoning review and approval prior to the issuance of a building permit. The property is zoned R-6 Single-Family Residential and is located in the H-Historic Preservation Overlay District. The current use of the property is single-family residential and the parcel is approximately 8,604 square feet.

Ms. Tennant said there is a detail with the siding and the skirt board projecting ¾" from the face of the brick. They provided a porch section detail and the eave detail with the half round gutter.

Vice-Chairperson Coath said they prefer to see a crown with the cornice on the lower section.

Ms. Tennant reminded the Commission that it is on an addition at the back of the house. She said they also changed the brackets to be more substantial due to the Commission's recommendation.

A motion was made by Commissioner Lytle and seconded by Commissioner Plummer to approve ARC 16-05, final details for a Certificate of Appropriateness for an addition to a contributing structure in the Historic Preservation Overlay District.

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.

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ARC 16-02: **322 N. Hough Street– Public Hearing**

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.

Mr. Adam Thoma of HKM Architects said the project is essentially similar to the last time the Commission saw it at the preliminary meeting. The biggest change is there was a modification to Liberty Street, there is a wider right-hand turn lane. They made a modification to the entry sign. There is a new loading configuration. They have ample parking beyond what is required. They have provided sections.

Chairperson O'Donnell said the Commission liked the building. He said the windows were an issue and it does not appear that they have chosen a window, so it should be a final detail once they choose one.

Commissioner Lytle asked Mr. Thoma to explain the presentation materials, specifically the grillwork.

Mr. Thoma said there were two different balconies on the property, one along Hough Street with a solid panel and the side balcony will have the mesh. They will have the same finish as the windows.

Mr. Thoma presented the tumbled brick they intend to use. They are considering a reclaimed Chicago Common brick. He also presented a small piece of granite. Then he showed a cast stone product they intend to use. It is intended to match Indiana limestone.

Vice-Chairperson Coath recommends they use Indiana limestone because it has natural characteristics and will wear better.

Commissioner Lytle said the limestone would be better.

Ms. Tennant said that cast stone is permitted by the ordinance.

Mr. Thoma said they would consider Indiana limestone. They would have to do a pricing analysis.

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

Vice-Chairperson Coath is concerned that the Commission will need window sections. It should include casing and sash profile. It should come back with the final window detail.

A motion was made by Commissioner Lytle and seconded by Commissioner Plummer to approve ARC 16-02, a Certificate of Approval for the construction of a 64-unit multi-family residential building and related site improvements based on the Commission's recommendations and final 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.

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ARC 16-08: 235 Coolidge Avenue – Public Hearing Continued from June 9, 2016

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

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

Chairperson O'Donnell asked for a motion to continue ARC 16-08 to July 12, 2016.

A motion was made by Commissioner Plummer and seconded by Commissioner Lytle to continue ARC 16-08 to July 12, 2016.

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

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New Business

ARC 16-10: 508 S. Cook Street – Public Hearing

Owner/Petitioner: Scott and Michelle Solberg
508 S. Cook Street
Barrington, IL 60010

Architect: No Architect

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

Vice-chairperson Coath commented that the porch skirting should be inset approximately one inch.

Chairperson O'Donnell asked if they were planning to make any other improvements to the porch.

Mr. Solberg said they were planning on renovating the porch in a few years.

Chairperson O'Donnell asked if they could recommend that he porch skirting be moved now but that it would definitely be moved in the future when the porch is renovated.

A motion was made by Commissioner Plummer and seconded by Commissioner Coath to approve ARC 16-10, a Certificate of Appropriateness for the replacement of the existing porch skirting on a contributing structure in the Historic Preservation Overlay District.

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

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ARC 16-11: **200 Lageschulte Street – Preliminary Review**

Owner: Topper 200 LLC (Charles Kraft)
25 Honey Lake Road
North Barrington, IL 60010

Architect: John M. Behrens
823 Wedgewood Drive
Crystal Lake, IL 60014

The Petitioner is seeking approval of a Certificate of Approval for the construction of two commercial structures and a rear addition to a current building on a property in the M-A Manufacturing Artisan District. The site will also include a parking lot, landscaping, and sidewalks.

Charles Kraft, owner of the site and John Behrens, architect, presented their proposal.

Mr. Kraft explained that the site, 200 Lageschulte, currently contains one commercial building used by the business, The English Daisy. The proposal includes a rear addition for the current building on the site. Mr. Kraft stated that the proposal will also include two new commercial buildings. One of the buildings is a 1,500 square foot art studio and gallery and the second is a 4,000 square foot youth center building.

Mr. Behrens explained that that the buildings were designed in a similar way that complimented the existing street make up.

Commissioner Plummer recommended that the rear portion of the youth center have windows on all sides.

Mr. Behrens explained that typical gathering spaces and auditoriums do not have many windows letting in natural light.

Vice-Chairperson Coath would like to see more traditional details on the proposed buildings. Crown molding, windows with a traditional profile, and traditional column details are recommended. Dog-eared returns are not recommended.

Chairperson O'Donnell stated that he would like to see a more uniform style throughout the development. The proposed art studio and gallery building should be designed similarly to the existing English Daisy building. The other Commissioners agreed.

Commissioner Lytle recommended removing the stone façade on the art studio and gallery building.

Chairperson O'Donnell recommended either integrating or separating the sections of the youth center. There are two distinct sections of the building, the front coffee shop and the rear gathering space. The two sections should relate to each other.

Vice-Chairperson Coath recommended that the front portion of the youth center match the rear. The front has a pitched roof and the rear has a flat roof. The easiest solution is to change the front portion to a flat roof design as well. The other Commissioners present agreed with this comment.

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Approval of Minutes
Minutes could not be approved due to lack of quorum.

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 Lytle to adjourn the meeting at 9:00 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:
September 8, 2016