

*Village of Barrington
Architectural Review Commission
Minutes Summary*

Date: July 28, 2016

Time: 7:00 p.m.

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

In Attendance: 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, absent; 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.

#

Old Business

ARC 15-04: 615 S. Grove Avenue – Final Details

Owner/Petitioner: John and Shannon Gigerich
615 S. Grove Avenue
Barrington, IL 60010

Architect: Sarah Petersen
93 Carriage Road
Barrington, IL 60010

On April 9, 2015, the ARC approved a Certificate of Appropriateness for 615 S. Grove Avenue for the construction of a rear addition and detached garage. The Petitioner is requesting the following modifications to the approved plans for the proposed detached garage:

1. Add a stone chimney to the pool house/screened room
2. Eliminate a screen panel on the south elevation in favor of a solid panel
3. Add a pergola and brackets over the south bay garage door

Commissioner Kozak said he was not present when this petition was voted on. His concern is with the cupola that the chimney will be too tall.

Vice-Chairperson Coath said they could remove the cupola if the chimney is too tall.

Commissioner Lytle motioned to approve final details for ARC 15-04 with the recommendation that if the chimney is too tall, the cupola or the chimney would be removed. Commissioner Kozak seconded the motion.

Roll Call Vote: Commission Plummer, absent; Commissioner Kozak, yes; 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 16-09: **Roslyn Meadows Subdivision** – Public Hearing Continued from July 14, 2016

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 applicant is seeking approval of a Certificate of Approval for a 21-unit townhouse subdivision on the west side of Cumnor Avenue, just south of Roslyn Road.

Chairperson O'Donnell called the meeting to order and asked for a motion to continue the petition to the Architectural Review Commission meeting on August 23, 2016.

Commissioner Kozak motioned and Commissioner Lytle seconded the motion to continue ARC 16-09 to August 23, 2016.

Roll Call Vote: Commission Plummer, absent; Commissioner Kozak, yes; 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 16-11: 200 Lageschulte Street – Second Preliminary Review

Owner/Petitioner: 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.

Ms. Ossowski said the Commission saw the original plans at the July 23, 2016 meeting. There was discussion about integrating the two sections of the youth center building. The Commission would like them to match, suggesting to make the front portion a flat roof. The petitioner and the architect have chosen to do a pitched roof on both.

Chairperson O'Donnell thinks it is a nice building and noticed that the windows had been replaced recently.

Commissioner Lytle has no issue with the storage shed. He strongly suggests that they add a window because it seems long.

Mr. Kraft said they will use that building for storage. They replaced the windows in the front and put in an air conditioning system. The back area will not be for retail purposes; it is where they will store things. They tried to put windows in the garage door on the back of the property.

Vice-Chairperson Coath said a window would look better for anyone who views the building from a distance.

Mr. Kraft asked if they could handle it with landscaping.

Vice-Chairperson Coath said that landscaping comes and goes, they are looking for a permanent solution.

Commissioner Kozak said he was going to recommend landscaping. A window would also be good, like the one on the art studio with the awning. It would be good to break it up a little. He is not concerned because you can't see it from the street.

Vice-Chairperson Coath said in cases where someone did not want a window, they could build a blind shuttered window or a fake window.

Mr. Kraft said they would be happy to consider the window.

Vice-Chairperson Coath said both the back elevation and the left elevation have issues in this regard. Will they replicate the cornice detail on the existing building? They should duplicate what is there.

Mr. John Behrens, architect for the petitioner, said that is what they intend to do. They will put cedar shake siding on the front and lap siding on the rest.

Commissioner Kozak said the original part of the building can remain cedar shake and the addition can be lap siding.

The Commission suggested that the siding be consistent. Commissioner Kozak suggested that they justify the switch from cedar shake to lap siding by staggering the addition one foot to the north.

Mr. Kraft said cedar shake is not common anymore and it is quite expensive.

Ms. Tennant clarified that they should match all cedar shake siding or off-set and do the lap siding. They should also match the existing cornice.

Commissioner Kozak said he is more concerned about the siding wrapping at the corners.

Ms. Ossowski said there was a comment that it should complement the existing English Daisy building and be more traditional in nature. She said there was a comment to remove the stone on the front façade and it is shown as such on the new revised plans.

Commissioner Lytle said the skylight locations bother him, because of how they change and shift.

Mr. Behrens explained that the two in the center building shift down because they are over the sitting area. The ones in the front and the back are more centered on the large gallery and the studio space.

Commissioner Lytle suggested a shed dormer or windows on the wall instead.

The Commission prefers a dormer or a high window or making the skylights in line.

Mr. Gray Smith, 314 West Lincoln Avenue, thinks having a consistent finish on the walls is preferable.

Vice-Chairperson Coath said it looks like the building needs a frieze board. He said the top of the windows could be the frieze. He said he would like to see a detail of the capital and the base.

Ms. Ossowski said on the youth center building, the comments were on the roof style and to add windows on all elevations of the rear 1 ½ story gathering space.

Vice-Chairperson Coath likes the integration of the buildings better, both with hip roofs. They will want to see a section on the cornice. This building also needs a frieze and lintel.

Commissioner Lytle said he prefers the shape of the old one better.

Vice-Chairperson Coath said the in-plane changes in material happens on both sides, which needs to be resolved. They could do an offset.

Commissioner Kozak is not concerned with the right side because it won't be seen much.

Commissioner Lytle said on the front elevation he thinks they still have some space for windows in the upper level. It would be helpful if they had four sets of windows that were centered above the first story windows.

Commissioner Kozak is okay with the north elevation as it is. He reminded them to use standard size brick rather than industrial.

Vice-Chairperson Coath suggested they consider the distance from the top of the windows to the cornice which is hurting the scale of the building. He suggests they go to 8 foot doors.

The following are the conditions and recommendation from the ARC.

Youth Center Building

1. Consider the addition of windows on the front elevation of the gathering space. Four sets of windows centered above the first story windows is recommended.
2. Consider raising the windows and door on the second story of the gathering space to 8'.
3. Address the in-plane material change from brick to concrete block.
4. The use standard sized bricks on the front (coffee shop) portion of the building is required.
5. The addition of a frieze board and lintel on the entire building is required, including the covered entrances.
6. Consider highlighting the windows on the gathering space.

Art Gallery/Studio Building

1. Consider removing the center skylights above the sitting area and adding a shed dormer.
2. The addition of a frieze board and lintel on the entire building is required, including the covered entrances.

English Daisy Addition

1. Consider the addition of windows on the rear and left elevations of the addition. Tall windows or blind windows are acceptable.
2. Consider the siding on the addition by using all cedar shake siding or adjusting the position of the addition so that the use of lap siding is more appropriate.

3. Matching the cornice detail on the existing building is required. This must be shown on the final plans.

The final submittal must include wall sections and section details for all covered entrances and porches. The final materials must be indicated on the plans, including the window and door selections.

#####

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

The June 23, 2016 meeting minutes were not approved because the appropriate commissioners were not in attendance.

Planners Report

Adjournment

There being no additional business to come before the Board, a motion was duly made by Commissioner Kozak and seconded by Commissioner Lytle to adjourn the meeting at 8:10 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: *December 8, 2016*