Village of Barrington
Architectural Review Commission
Minutes Summary

Date: September 22, 2016

Time: 7:00 p.m.

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

In Attendance: April Goshe, 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, absent; April Goshe, present; 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 16-02: **322 N. Hough Street – Final Details**

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

Adam Thoma, project architect, presented the proposed window casing and trim details. Mr. Thoma stated that the proposed window casing and trim details have not changed but the drawings have been updated to reflect the approved window. They are proposing a brick mould only at the patio doors due to the fact that the doors have to be recessed for ADA compliance.

Vice-chairperson Coath stated that the sills are shown as cast stone. He prefers natural limestone.

Ms. Tennant explained that cast stone is permitted and was approved. The ARC only recommended the use of natural stone.

Vice-chairperson Coath said he does not really like the window that was selected and the brick mould is a way to improve the window. They are essentially proposing a punched opening which used to be prohibited. He wants to work with them but they need at least two inches of brick mould.

Mr. Thoma stated that they would reduce the glass opening, they would not make the cut outs larger. This would reduce the overall amount of glass on the building. Mr. Thoma asked if the ARC is only asking for brick mould on the brick portions of the building or if they want to see a brick mould on the aluminum portions as well.

Vice-chairperson Coath stated that other buildings in the Village has really suffered from not having a brick mould. The Gallagher building and Village Hall are two examples.

Commissioner Goshe said she likes the idea of a brick mould but does not want to see the amount of glass reduced on the building.

Commissioner Lytle said he agrees with Commissioner Goshe and already prefers a thinner window and does not want to see any additional loss of glass.

Chairperson O'Donnell said he thinks the approved window looks good, much better than something with narrow styles and rails.

Commissioner Lytle stated that old steel windows did not have a brick mould. Although this window does not read like a steel window, it is very chunky.

Chairperson O'Donnell said that overall he likes the window and the window is already approved so they can use it.

Vice-chairperson Coath said ideally there will be a total of two inches on each side of the opening.

Chairperson O'Donnell said this only applies to the opening, not the muntin between the windows.

Ms. Tennant asked the Commission to clarify on which sections of the building the brick mould will be required.

Vice-chairperson Coath responded that it will only be required on the four-sided front portion of the brick portion of the buidling. Not the whole brick section, just the four-sided front portion.

Commisioner Lytle said since they are using this window maybe it deserves a brick mould.

Chairperson O'Donnell asked if the manufacture can make an integrated brick mould.

Mr. Thoma he is nearly certain that the manufacture cannot do it. He asked what type of material and profile the Commission is requesting. He concerned about adding a separate piece, it will be double seams with double caulk. They need direction from the Commission on material. The building could really suffer from the addition of a separate piece of brick mould.

Commissioner Lytle said he recommends working with the manufacture.

Commissioner Goshe said what about aluminum or metal.

Vice-chairperson Coath said that other windows are set-up for a brick mould. Marvin aluminum clad windows would work and have a brick mould option.

Mr. Thoma said he would like to explore all the options with the Commission as long as everyone is here.

Commissioner Lytle asked if they can upgrade the front windows to come with a brick mould.

Commissioner Goshe said it is up to them to come up with an idea and bring it back and present it to the Commission. The Commission is not going to come up with the solution. She said she strongly recommends enlarged and accurate elevations depicting the proposed solution.

Commissioner Goshe motioned and Vice-chairperson Coath seconded the motion to deny the proposed final details (window trim and casings) for ARC 16-02.

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

# # # # # #

Approval of Minutes

March 10, 2016

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

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.

September 8, 2016

The September 8, 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 Lytle and seconded by Commissioner Goshe to adjourn the meeting at 8:15 p.m. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

Respectfully submitted,

Jennifer Tennant
Asst. Director Development Services

Marty O'Donnell, Chairperson
Architectural Review Commission

Approval Date:
March 9, 2017