

*Village of Barrington
Architectural Review Commission
Minutes Summary*

Date: October 13, 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 04-05: 1529 S. Grove Avenue – Final Details

In 2004, the ARC recommend approval of a four building office development for 1525-1531 S. Grove Avenue (Barrington Commerce Center). To date, two of the four approved buildings have been constructed. The ARC approval for the other two buildings is not expired and therefore the remaining two buildings can be constructed at any time. However, a condition of the ARC approval is that each building is presented to the ARC prior to the issuance of a building permit.

The property owner has elected to construct a one-story building on the 1529 S. Grove Avenue site. The building will use an identical architectural style to the approved buildings, only slightly modified for the one-story adaptation. Staff finds that the proposed one-story building is in substantial conformance with the originally approved two-story building.

All materials and colors have already been approved. All materials will match the original materials used on the first two buildings.

Ms. Tennant said the original approval said that any building, whether it was two-story or not, would have to come back to the Commission. The petitioner has elected to put in a one-story version. They had approval to build four buildings and two have been built.

Chairperson O'Donnell said there are no issues with massing because it is less.

Vice-Chairperson Coath said there is a water table of stone on the front elevation. He said it doesn't have a good place to end.

Mr. Evan Harris, president of Barrington Commerce Center, said on the 1531 building the stone table goes around the front and the side, but not around the rear and right side. They will have landscaping all around the exposed areas.

Chairperson O'Donnell asked if it goes all around on the existing two buildings.

Mr. Harris said no, the stone does not go all around the buildings.

Chairperson O'Donnell said on the approved plans it has it on all four sides.

Mr. Harris said they are now proposing to have the field stone only on the front.

Vice-Chairperson Coath said it would be a good idea to replicate the plans.

Mr. Harris said 1525 and 1531 have the field stone on the front and one side.

Commissioner Lytle thinks the water table is not as tall as the old, but he is okay with it.

Mr. Harris is okay with putting it all the way around.

Commissioner Plummer motioned for ARC 04-05 and Commissioner Lytle seconded the motion to approve final details with the conditions:

1. The stone water table shall be continued on all four (4) sides of the building.
2. If lighting fixtures are installed on the building they shall be compatible in style with the lighting fixtures on the existing buildings.

3. All architectural details on the building including windows and muntin patterns shall match the existing buildings. Any deviations on any architectural details shall require ARC review and consideration prior to construction of said component.

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 15-09: 238 Coolidge Avenue – Final Details

Owner/Applicant: James Carlstrom
 121 Joan Drive
 Barrington, IL 60010

Architect: Steve Klumpp
 Ar-K-Teks
 300 N. 11th Street
 Wheeling, IL 60090

The Petitioner is seeking final details approval for the previously approved project.

Ms. Tennant said that the plans refer to matching the existing detail. They said the addition will be hardy board, and she asked if it would be possible to match the existing cornice details with hardy board.

Mr. Jack Lageschulte said he does not think hardy board can be used that way.

Vice-Chairperson Coath asked if the porch capitol was part of the detail. It can be simple. He would like to see this detail.

Commissioner Lytle said it should have a one-quarter to three eights inch reveal beyond the siding. He asked that the petitioner bring the capitol detail to Staff for approval. The lintel above the capitol should be more than the neck.

Commissioner Lytle motioned and Vice-Chairperson Coath seconded the motion to approve final details for ARC 15-09 with the stated conditions.

1. All eave/cornice details on the addition shall be wood to match the material and profile of the original details. If you are proposing to use a cementitious product for the trim on the

addition, you will need to provide documentation and product samples showing that an exact profile match of all require components can be achieved.

2. The proposed porch capital is not approved. A revised porch capital must be submitted for consideration.

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 16-11: 200 Lageschulte Street – Public Hearing Continued from Sept. 22, 2016

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 a redevelopment project located at 200 Lageschulte Street. The site currently consists of one (1), single story frame building and a gravel parking lot. The existing building is occupied by the consignment shop, The English Daisy. The Petitioner is proposing a rear addition to provide needed storage space for the business. The existing building is 1,900 square feet with a proposed addition of approximately 500 square feet. The redevelopment project will also consist of two new buildings on each side of the existing building, and an improved parking lot. The northernmost building is a 4,000 square foot youth center. The youth center will be a single story building with a rear component that will be one and a half stories. The proposed building to the south of the existing building is a one story, 1,500 square foot art studio and gallery. The improved parking lot will be leased to high school students as well as serve the art studio, consignment shop, and youth center.

Mr. Kraft said that Staff had summarized the recommendations very well. The plans were revised to answer the Commission's comments.

Chairperson O'Donnell stated that they have been very cooperative.

Ms. Ossowski mentioned the highlighting of the windows on the gathering space.

Commissioner Lytle said it looks better

Vice-Chairperson Coath said where the limestone sills are, the Commission should recommend 4-inch dimension.

Ms. Ossowski asked how should they transition the cedar shake siding on the English Daisy.

Mr. Kraft said they will do shake all the way around.

Ms. Tennant Window said the casing is to match the existing with the blind windows.

Commissioner Lytle thinks the shed dormer feels heavy. It could come down a little on the roof.

Vice-Chairperson Coath said the lintels were added, and they need to develop a capitol. It should be a more traditional porch detail.

Commissioner Lytle motioned and Commissioner Plummer seconded the motion to approve ARC 16-11 for a Certificate of Approval for a redevelopment project located at 200 Lageschulte Street with the following conditions:

1. A traditional porch detail with a capital must be added to all porch columns. This detail must be brought back to the ARC for final details review and consideration.
2. Youth Center Building – The proposed limestone sill must have a dimension of 4”.
3. Art Studio & Gallery Building – The dormer on the north elevation must be adjusted to have a lower pitch, pulled off the ridge, and
4. English Daisy Addition – All new cedar shake siding on the addition must match the existing cedar shake siding on the existing building.
5. English Daisy Addition – The blind windows on the addition must match the casing on the existing windows on the existing building.

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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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

Commissioner Plummer made a motion to approve the September 8, 2016 meeting minutes as amended. Commissioner Lytle seconded the motion. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

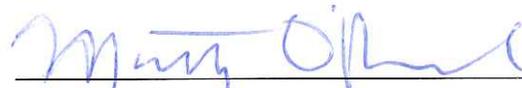
Planners Report

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 8:00 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: *December 8, 2016*