

*Village of Barrington
Architectural Review Commission
Minutes Summary*

Date: October 27, 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; 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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ARC 10-06: 316 Dundee Avenue – Final Details

Owner: Aaron Perkins, 316 Dundee Avenue, Barrington, IL 60010

The Petitioner is seeking final details approval for a previously approved detached garage at 316 Dundee Avenue in the Historic Preservation Overlay District.

Chairperson O'Donnell said before they get started he would like to point out that the driveway is insufficient for parking vehicles and that there is no overnight parking permitted in the Village. This is not under the ARC's consideration but would like the property owner to be aware.

Ms. Tennant confirmed that there is no overnight parking allowed on Village streets.

Mr. Perkins stated that Staff has already advised him of this regulation during their initial review.

Vice-Chairperson Coath said he recommends removing the pilasters.

Mr. Perkins said that he would be willing to remove the pilasters and add a corner board.

Vice-Chairperson Coath asked what is the height of the proposed overhead garage doors?

Mr. Perkins replied that they are shown at 9'-0" but they could probably do an 8'-0" door which may be more appropriate.

Vice-Chairperson Coath stated that it should be a condition of the approval that the overhead garage doors should be reduced from 9'-0" to 8'-0" in order to accommodate a casing over the doors.

Vice-Chairperson Coath also stated that there needs to be windows on the garage. He doesn't know how the original garage got approved without windows but it would not be approved today without windows.

Chairperson O'Donnell suggested that they add two windows on the north (rear) elevation and one window on each of the side elevations.

Commissioner Lytle said he is not as worried about the backyard (rear elevation) but at a minimum they need one on each of the side elevations.

Chairperson O'Donnell said that all sides of the garage will be visible and he will not vote to approve the revisions without windows on all elevations.

Commissioner Lytle stated that a condition should be added that one window is added to the rear and both side elevations with a strong recommendation that two windows are added to the rear.

Vice-Chairperson Coath said that the service door should be a traditional style wood door with panels.

Chairperson O'Donnell suggested that lites be added to the door as shown in the original approval.

Mr. Perkins said he was OK with a panel door but does not want lites in the door.

Vice-Chairperson Coath asked for more information on the section details for the garage. He said that they need to be drawn, it is too important to just assume the details.

Ms. Tennant said that she had the sections from the addition to the house in 2010. Ms. Tennant provided the sections for the Commission's review.

Vice-Chairperson Coath said that a section specific to the garage should be drawn.

Mr. Perkins asked if he needed to return to present the requested revisions.

Ms. Tennant stated that he could submit the revisions with a letter giving staff permission to present to the commission on his behalf if he is unable to attend. Ms. Tennant stated that Mr. Perkins mentioned previously that he has a standing commitment on Thursday evenings which makes attending the ARC meetings difficult.

Commissioner Plummer motioned and Commissioner Lytle seconded the motion to approve the final details for ARC 10-16 with the following conditions:

Recommendations:

1. The ARC recommends removing the proposed pilasters in favor of a standard corner board detail.

Conditions:

1. The overhead garage doors shall be reduced in height from 9'-0" to 8'-0".
2. At least one (1) window shall be added to the rear and side elevations. The ARC recommends adding two (2) windows to the rear elevation.
3. A wood panel door shall be used for the service door.

Final Details:

1. A section detail for the garage must be provided.
2. A window casing detail and garage door casing detail must be provided.
3. The final window selection for the required windows must be provided. All windows shall be wood or aluminum clad wood windows with approved historic dimensions.

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/101 W. Liberty Street – Final Details

Owner: Village of Barrington, 200 S. Hough Street, Barrington, IL 60010

Petitioner: Monroe Residential Partners, LLC, 1101 W. Monroe Street, Chicago, IL 60607

Architect: HKM, 43 S. Vail Avenue, Arlington Heights, IL 60005

Mike Obloy from Monroe Residential Partners said that he is here to discuss the outstanding item for the project which is the brick mould. He also needs the ARC to clarify which sections of the building would require a brick mould if one ends up being required.

Mr. Obloy continued by stating that there are a lot of examples of historic buildings, especially conversions, without brick moulds. The majority of these buildings are very successful without a brick mould.

Vice-Chairperson Coath commented that the brick mould will contrast the "new" and "old" portions of the building and make the story of the building more believable.

Mr. Obloy said that they cannot add brick mould to the patio doors because the ADA requirements.

Vice-Chairperson Coath asked why they can't add it and drop the doors?

Commissioner Lytle said that he is not happy with the proposed brick mould because it is flush with the sash. He prefers a more slender window profile. The brick mould will make the selected window appear too chunky.

Vice-Chairperson Coath said that the 4" stone sill must be maintained. It should not be reduced. This should be a condition. He also said that the Anderson sill should be used on the bottom rather than a brick mould all the way around the window.

Commissioner Lytle said as long as they are talking about materials, he would like to reiterate that he strongly prefers the use of real limestone rather than cast stone.

Mr. Obloy asked for clarification on what sections of the building the brick mould will be required.

Vice-Chairperson Coath said it would apply to all four sides of the front section of the "original" brick building.

Ms. Tennant indicated that she would include a highlighted site plan with the approval to clarify any issues.

Vice-Chairperson Coath motioned and Commissioner Plummer seconded the motion to approve the final details for ARC 16-02 subject to the following conditions:

1. The brick mould shall be installed on the front portion of the "original" section of the building only. A highlighted site plan indicating which elevations are required is attached.
2. The Anderson sill detail should be used on the bottom of the windows in lieu of a 4-sided brick mould as proposed.
3. The stone sill shall remain at four inches (4") as originally proposed and approved on all windows on all sections of the building.

Roll Call Vote: Commission Plummer, yes; Commissioner Kozak, absent; Commissioner Geissler, absent; Commissioner Lytle, no; Commissioner Goshe, absent; Vice-Chairperson Coath, yes; Chairperson O'Donnell, yes. The vote was 3-1. 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 22, 2016

The August 25, 2016 meeting minutes were not approved because the appropriate commissioners were not in attendance.

October 13, 2016

The October 13, 2016 meeting minutes were not approved because the appropriate commissioners were not in attendance.

Approval of 2017 ARC Meeting Schedule

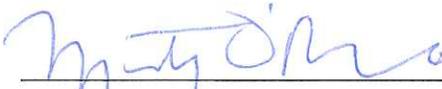
Commissioner Plummer made a motion to approve the 2017 ARC Meeting Schedule. Commissioner Lytle seconded the motion. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

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 8:15 p.m. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

Respectfully submitted,

Jennifer Tennant
Asst. Director of Development Services



Marty O'Donnell, Chairperson
Architectural Review Commission

Approval Date:

December 8, 2016