

*Village of Barrington
Architectural Review Commission
Minutes Summary*

Date: December 8, 2016

Time: 7:00 p.m.

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

In Attendance: Karen Plummer, Commissioner
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, present; Scott Kozak, present (arrived 7:07 p.m.); 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 16-11: 200 Lageschulte Street – Final Details

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.

Chairperson O'Donnell does not have any concerns with the final details. He asked the commissioners if the dormer is appropriate.

Commissioner Lytle said it looks like they brought the dormers down from the ridge. He said he is okay with it.

Vice-Chairperson Coath and Commissioner Plummer are also fine with it.

Chairperson O'Donnell said that Staff has asked if the detail provided on the revised plans are appropriate.

Vice-Chairperson Coath said he wants to see a detail of the capital as it relates to the lintel. He said you would never find a 1 x 6 on a bungalow capital.

Scott Kozak arrived at 7:07 p.m.

Vice-Chairperson Coath said they should go with a simplified capital. A traditional porch detail with a capital must be added to all porch columns. The neck of the column should be in line with the lintel. The column capital should extend approximately 1/2" on all sides and the column capital should be reduced from 6" to 2" with the addition of a 3/4" quarter round trim piece on the bottom of the capital.

Commissioner Lytle motioned and Vice-Chairperson Coath seconded the motion to approve the final details for ARC 16-11.

Roll Call Vote: Commission Plummer, yes; Commissioner Kozak, yes; Commissioner Geissler, absent; Commissioner Lytle, yes; Commissioner Goshe, absent; Vice-Chairperson Coath, yes; Chairperson O'Donnell, yes. The vote was 5-0. The motion carried.

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New Business

ARC 16-17: 223-229 N. Northwest Highway – Public Hearing

Owner: Jae Sul
10 Revere Drive
South Barrington, IL 60010

Architect: Cornerstone Architecture and Design

The applicant is seeking approval of a Certificate of Approval for alterations to a property in the B-1 General Business District. The Petitioner is proposing to construct a stucco parapet wall and fypon column wraps on the existing front façade of the building.

The architect for the project stated his address, 1901 Raymond Drive in Northbrook, Illinois. He presented the Commission with color samples.

The Commission is fine with the color choices.

Commissioner Lytle said he would like to see a roof plan that shows how it returns back.

Commissioner Kozak thinks the height is okay but thinks there needs to be some detail on the columns.

Vice-Chairperson Coath said maybe there needs to be an appropriate cornice above the columns.

Commissioner Kozak said that the proportions seem tall and it is lacking in detail. The petitioner should come up with something that would add some interest and detail to the store front.

The petition will be continued to January 12, 2017 with the following comments:

1. The proposed façade is too tall for the existing building. Carefully consider the proportions of the façade with regards to the existing building.
2. Carefully consider the proposed columns in relation to the façade above to ensure that the columns are appropriate in size and scale.
3. Consider the addition of a banding cornice on the bottom of the proposed façade.
4. Provide side elevations to show the façade return.
5. Clarify the proposed crown molding detail. The elevations do not match the section detail provided.
6. Clarify the plane of the façade elements.
7. The front edge of the façade should be in line with the neck of the proposed columns. The column capital should extend past the edge of the façade.

Vice-Chairperson Coath motioned and Commissioner Plummer seconded the motion to continue the petition for ARC 16-17 to January 12, 2017.

Roll Call Vote: Commission Plummer, yes; Commissioner Kozak, yes; Commissioner Geissler, absent; Commissioner Lytle, yes; Commissioner Goshe, absent; Vice-Chairperson Coath, yes; Chairperson O'Donnell, yes. The vote was 5-0. 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

Commissioner Plummer made a motion to approve the July 14, 2016 meeting minutes, as amended. Commissioner Kozak seconded the motion. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

July 28, 2016

Commissioner Lytle made a motion to approve the July 28, 2016 meeting minutes, as amended. Commissioner Kozak seconded the motion. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

August 25, 2016

Commissioner Lytle made a motion to approve the August 25, 2016 meeting minutes, as amended. Commissioner Plummer seconded the motion. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

September 22, 2016

The September 22, 2016 meeting minutes were not approved because the appropriate commissioners were not in attendance.

October 13, 2016

Commissioner Lytle made a motion to approve the October 13, 2016 meeting minutes, as amended. Vice-Chairperson Coath seconded the motion. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

October 27, 2016

Commissioner Plummer made a motion to approve the October 27, 2016 meeting minutes, as amended. 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 Lytle and seconded by Commissioner Kozak 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:

January 12, 2014