

*Village of Barrington
Architectural Review Commission
Minutes Summary*

Date: January 12, 2017

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; 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 15-02: 1600 E. Main Street (Village Church of Barrington) – Final Details

Owner: The Village Church of Barrington
1600 E. Main Street
Barrington, IL 60010

Petitioner: Bob Schroeder (Church Representative)
1600 E. Main Street
Barrington, IL 60010

Architect: Skiffington Architects, LTD.
250 North Trail
Hawthorn Woods, IL 60047

On January 28, 2016, the ARC recommended approved a Certificate of Approval for the Village Church located at 1600 E. Main Street. The final approval was conditional upon several details being brought back to the ARC for final approval. The scope of the project has been reduced therefore the Petitioner is requesting approval of the revised plans at this time.

Staff finds that overall concept is similar enough to the original project to warrant final details consideration rather than a new case and public hearing.

At this time the Petitioner has elected not to proceed with any improvements to the front of the building. The Petitioner is now proposing a simplified version of the rear addition for consideration. Consistent with the originally approved project, the Petitioner is proposing to match all existing building details and materials including matching the existing brick.

Mr. Bob Schroeder, Facilities Director, presented the final elevation for the building, which they have scaled back on the radius.

Commissioner Kozak said that overall it looks consistent. The steps that lead up to the side door are unusual.

Mr. Schroeder said they were proposing the stairs for safety, rain, snow, etc., which would run through the steps rather than be icy and dangerous.

Commissioner Kozak said in the other plans, there was a brick base and a brick stair.

Mr. Schroeder said that the stairway is basically a fire exit for the room on the second level.

Commissioner Kozak said he would be okay with it if it was landscaped and you couldn't see it.

Mr. Schroeder thinks they could easily landscape the area.

Commissioner Lytle said brick columns rather than steel posts would help it.

Vice-Chairperson Coath agrees that it is a problem and will stand out.

Ms. Tennant said the petitioner can go back to the original plans for the stairway that were approved.

Commissioner Plummer questioned about the new window configuration.

Mr. Schroeder said that the eliminated window turned out to be in a closet.

Chairperson O'Donnell said he likes the bricked-in window; it shows the evolution of the building.

Vice Chairperson Coath said the lintel is not sitting properly on top of the column; the lintel needs to be brought in so it fits properly over the column.

Chairperson O'Donnell said the capital should extend beyond the lintel.

Mr. Schroeder said the rear elevation has a flat portico and gable roof. He asked if they can carry the flat roof all the way across into the side of the existing building. He is also thinking about a vestibule.

Commissioner Kozak said they could peak something over the door.

Chairperson O'Donnell they will have to bring back these details.

Vice-Chairperson Coath noted on the new north entry, there is a problem with the placement of the columns relative to the corner.

Commissioner Lytle motioned and Commissioner Kozak seconded the motion to approve the final details for ARC 15-02.

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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ARC 16-17: 223-229 N. Northwest Highway – Public Hearing Continued from
December 8, 2016

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 from Cornerstone Architecture and Design said he had the comments from the last meeting.

Chairperson O'Donnell said it looked like the petitioner had done what the Commission asked. The columns were the only thing that did not change, but the proportion changed.

Commissioner Lytle said they have addressed the issues and it looks better.

Commissioner Kozak would have liked to see a little more detail. He thinks that columns are still a little skinny.

Commissioner Kozak motioned and Commissioner Plummer seconded the motion to approve ARC 16-17 a Certificate of Approval for alterations to a property in the B-1 General Business District with the condition that they choose the next size up on the column.

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 16-18: 211 N. Northwest Highway – Public Hearing

Owner: 211 Northwest Highway LLC
1382 Greco Lane
Schaumburg, IL 60173

Architect: TBanks Designs
2941 South Bay Lake
Springfield, IL 62704

The Petitioner is seeking approval of a Certificate of Approval for exterior alterations to an existing structure in the B-1 General Business District. The Petitioner is proposing to install a new mixed material façade, metal awning structure and modify several side window openings on the existing

building. All plans are subject to a final building, engineering and zoning review and approval prior to the issuance of a building permit.

Mr. Phil Davis, Manager of 211 N. Northwest Highway, said they are looking to do a façade change. The building is currently brick that has been painted a couple of times. He would like to do a LP shake above the windows and the two sides of the windows. Then he would like to use stone on the front and the sidewall where the driveway is. On the rear and left side they would like to do a board and batten and lap siding for the remainder.

Chairperson O'Donnell thinks it is a vast improvement.

Ms. Tennant said the metal awning is not considered signage, so it is an architectural feature and would like the Commission to consider it.

Mr. Davis presented examples of the trim and shake products.

Commissioner Kozak asked if all the windows on the north were coming out.

Mr. Davis said that was correct. The windows are already covered up on the inside of the building. He is not sure yet how they will attach the awnings.

Chairperson O'Donnell said he does not have an issue with the awnings covering up the transoms.

The Commission is concerned about how the stone will look at the corners.

Vice-Chairperson Coath mentioned the cornice above the west elevation projecting over the brackets, he asked if on the face of it it is lap siding.

Mr. Davis said it is wood shake.

Chairperson O'Donnell would like to recommend they go with smooth siding and battens. He then asked for comments from the public, there were none.

Commissioner Kozak motioned and Commissioner Lytle seconded the motion to approve ARC 16-18 a Certificate of Approval for exterior alterations to an existing structure in the B-1 General Business District based on the Commission's recommendations.

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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Materials Review

Materials review of Renewal by Anderson Double Hung Fibrex windows for use throughout the Historic Preservation Overlay District.

Mr. Steve Gilliana, Renewal by Andersen Window representative, said what brought them here was a property at 238 Russell on which they had installed windows in 2007 and 2008. They were called back to add four more windows, two on the back of the house and two on the side of the house. Through the permitting process, they realized they needed to have the windows approved. Renewal by Anderson makes, sells, installs, and services the windows. This product is not available in the retail venue. The property at 238 Russell is not an historic home. They have compared their window specs with windows in Evanston and Oak Park. He demonstrated his window. There are a variety of grille patterns. The rails and styles match up to an old window.

Commissioner Lytle did not want to approve Renewal by Anderson windows across the board for the Historic District because the frame would not necessarily match the jamb.

Mr. McNamara would like to come back to show the Commission the full scale of how they match the window with the jam.

Ms. Tennant is hesitant with the color restrictions. They would have to get the jam liner approved by the ARC if there are restrictions.

Commissioner Plummer motioned and Commissioner Lytle seconded the motion to approve the Renewal by Anderson Windows with the restriction that the sash would have to match the jam liner.

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.

Approval of Minutes

March 10, 2016

The March 10, 2016 meeting minutes were not able to be approved because the appropriate commission members were not in attendance.

September 22, 2016

The September 22, 2016 meeting minutes were not able to be approved because the appropriate commission members were not in attendance.

December 8, 2016

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

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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 Kozak to adjourn the meeting at 9:16 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:

March 1, 2017