

*Village of Barrington
Architectural Review Commission
Minutes Summary*

Date: March 9, 2017

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
Natalie Ossowski

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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New Business

ARC 17-06: 503 S. Grove Avenue - Preliminary Review

Owner/Petitioner: Tony Kalebic
970 Williamsburg Park
Barrington, IL 60010

Architect: None

The applicant is seeking approval of a Certificate of Appropriateness for exterior modifications to the existing porch. The structure is a contributing structure in the Historic Preservation Overlay District.

Mr. Jeff Kalebic said they are planning to do some work on the porch. They would like to replace the three posts that are there and the two sections of railing.

Vice-Chairperson Coath asked why they were planning to replace the posts and railing.

Mr. Kalebic said there was a little bit of rot along the bottom. The existing columns are 4 x 4 and they would like to replace them with 6 x 6. They plan to use rough sawn materials to go with the siding on the house.

Ms. Tennant said the porch was not on the plat in 2007.

Vice-Chairperson Coath said it was very likely the structure was there then. He is having trouble reading the drawings because they are not architectural. The roof structure is probably old.

Chairperson O'Donnell said that the Village does not require the railing. He said he thinks it looks nice the way it is now.

Commissioner Lytle thinks the rail appears a bit chunky.

Chairperson O'Donnell said the rail is low. If they replace it, it will need to be higher, according to code it would need to be 36". It would look better to stay low.

Ms. Tennant believes that the posts are not original.

The Commission suspects that they are original posts.

Ms. Tennant said that if this is the case, they would have to be repaired rather than replaced.

Chairperson O'Donnell said they would not approve rough sawn. They would approve smooth.

Mr. Kalebic said the siding is rough sawn, but he has no problem switching to the smooth if that is what the Commission requires.

Vice-Chairperson Coath said the square column is not a great solution. Most houses would have a turned post.

Commissioner Plummer said the side porch has a different column and it is visible from the street. The front columns have to be compatible.

Chairperson O'Donnell offered to go out and look at the project.

Commissioner Lytle suggested that the petitioner look at other historical homes to see how they did the columns.

Chairperson O'Donnell strongly recommends not doing any finger jointed material on the outside of the house because they usually fail.

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ARC 17-05: Brentwood Subdivision – Preliminary Review

Owner: Schon Schurecht & Schurecht Development Group III

Petitioners: M/I Homes of Chicago, LLC
400 E. Diehl Road
Naperville, IL 60563

Architect: BSB Design, Inc.

The applicant is seeking approval of a Certificate of Approval for a 63-unit townhouse subdivision located at the northeast corner of Grove Avenue and Dundee Road.

Mr. Greg Collins with M/I Homes said they have submitted plans for a 65-unit townhouse subdivision at Grove Avenue and Dundee Road. There will be 18 buildings with four different floor plans, 1,584 to 2,200 square feet and one- and two-bedroom units with 2-car garages.

Mr. Dan O'Malley, architect, said they are three and four unit assemblies with traditional front loaded townhomes. They will use natural stone veneer, masonry for more than half the building and then cementitious siding with LP Smart Trim. They will add shutters and have window grids on all four sides of the buildings. The pitches are 10/12. The homes are designed to be maintenance free. They are targeting different buyer profiles as some of the units will have a first floor master bedroom.

Commissioner Lytle described the homes as suburban style. He likes that they are using some brick and stone, not all siding. He would like to see some history in the building. Barrington is not a typical suburban style.

Chairperson O'Donnell does not like the double gable.

Vice-Chairperson Coath wishes there was more architectural substance, more uniqueness, more architectural response.

Chairperson O'Donnell would like to see the aluminum soffit material. He is recommending they use smooth sawn siding.

Vice-Chairperson Coath said the materials should be wrapped three dimensionally and the roof pitches should be consistent.

Commissioner Plummer mentioned that the size of the shutters should be sized to actually cover the window. The Village also requires the use of wood or aluminum clad windows.

Chairperson O'Donnell suggested the petitioner bring in a sample shutter.

Ms. Tennant reminded the Commission that the petitioner can bring in their window choice for review.

Vice-Chairperson Coath said they will require SDLs.

Mr. John Perkins, a representative for the window manufacturer from Indianapolis, said this window is a sample of what they have used to replicate the wood colonial window.

Vice-Chairperson Coath said he would like to see the sample window with the SDL.

Ms. Tennant said they will not approve an apron board.

Mr. Evan Harris from Barrington Commerce Center said he agreed with the Commission that there is lack of theme in the townhouse subdivision. It needs architectural appeal. Barrington Commerce Center is a commercial neighbor to the proposed townhomes.

Ms. Tennant said that the Commission wants to see traditional elements of architecture and an overall theme. Their materials should be three dimensionally wrapped. The windows that they bring back should have a SDL traditional profile or none at all. The trim should be consistent throughout. And the petitioner should explore more garage door options.

Chairperson O'Donnell asked them to bring in their soffit material.

Mr. Collins asked if adaptations of traditional design will be permitted.

Mr. O'Malley said that the styles can be adjusted.

Commissioner Lytle said that as long as they are true to a style, the Commission will be open to it.

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Approval of Minutes

March 10, 2016

Commissioner Plummer made a motion to approve the March 10, 2016 meeting minutes, as amended. Commissioner Lytle seconded the motion. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

September 22, 2016

Vice-Chairperson Coath made a motion to approve the September 22, 2016 meeting minutes, as amended. Commissioner Lytle seconded the motion. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

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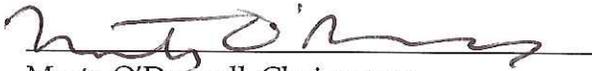
Planners Report

Adjournment

There being no additional business to come before the Board, a motion was duly made by Commissioner Lytle and seconded by Vice-Chairperson Coath to adjourn the meeting at 8:44 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:

April 27, 2017