

*Village of Barrington
Architectural Review Commission
Minutes Summary*

Date: April 13, 2017

Time: 7:00 p.m.

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

In Attendance: Scott Kozak, Commissioner
Patrick Lytle, Commissioner
Joe Coath, Vice-Chairperson
Marty O'Donnell, Chairperson

Staff Members: 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, absent; 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 15-17: 407 E. Main Street – Final Details

Owner: G-Squared Properties
LLC, 51 Oak Ridge Lane
Deer Park, IL 60010

Petitioner: Greg Crowther
51 Oak Ridge Lane
Deer Park, IL 60010

Architect: Sullivan, Goulette & Wilson, LTD

On November 12, 2015, the ARC recommended approval of a Certificate of Approval for 407 E. Main Street for the construction of a 12 unit multi-family residential building. The approval was contingent on the final details listed below:

1. The use of architectural style shingle is required.
2. ARC strongly recommends the addition of windows on the west elevation where they are permitted by the building code. If the west elevation is altered, a revised elevation must be presented to the Architectural Review commission as a final detail prior to the issuance of a construction permit for the building.
3. The final exterior material selections and final color selections for the trim, balconies and window projections must be presented to the ARC.
4. The final brick color for the north and south (front/rear) facades must be presented to the ARC.
5. The final brick color for the east and west (side) facades must be presented to the ARC.
6. The final window and door selections must be presented to the ARC.
7. A revised rendering showing the brick transition from the north/south elevations to the east/west elevations must be presented to the ARC.

Mr. Greg Crowther, G-Squared Properties, said they added windows in response to the interior furniture layout. He noted the brick transitions from modular (front and back) to utility (sides) on the revised drawings and presented the brick color (Glengarry Autumn Haze). It will transition in an expansion joint in the wall.

Mr. Crowther displayed a sandstone colored aluminum material for the fascia/soffit and balcony details with an integrated gutter.

Mr. Crowther had an example of a vinyl, single hung window. It has a similar check rail to the Marvin Ultimate window and has a sloped sill.

Vice-Chairperson Coath wants to see a SDL with real shadows.

Commissioner Lytle agrees with Vice-Chairperson Coath. It is a beautiful building and the windows will be an investment.

Mr. Crowther said they can do a one over one.

Commissioner Kozak said he would prefer the muntins. He is okay with one over one for the whole building or with muntins on the front and one over ones on the sides.

Vice-Chairperson Coath is not a fan of vinyl, but the window is not bad.

Commissioner Lytle said he prefers when the jam liner is the same color as the exterior of the window.

The Commission strongly recommends SDLs.

Mr. Crowther said the balcony materials are an Azek material that will be painted to match the buff limestone color. There is dark colored aluminum railing and knee walls on the first and second floor balconies.

Commissioner Kozak motioned and Commissioner Lytle seconded the motion to approve the final details for ARC 15-17 based on the comments, conditions, and recommendations from the Architectural Review Commission.

Roll Call Vote: Commission Plummer, absent; Commissioner Kozak, yes; 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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New Business

ARC 17-04: 300 Raymond Avenue – Public Hearing

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

The Petitioner is seeking approval of a Certificate of Approval for the construction of two additional accessory structures at the existing Public Works Facility. The State of Illinois regulates the Village of Barrington's Wastewater Treatment Facility, which makes up a large portion of the grounds at 300 Raymond Avenue. Due to State of Illinois requirements, the Village must construct an additional structure for the purpose of wastewater treatment. The proposed structure will be 1,352 square feet and will be located at the southern portion of the subject property. The second proposed accessory structure will be a sludge pad and enclosure located at the northwest corner of the property. This structure will be 2,400 square feet. The proposed metal structures are designed to be low maintenance and will be contained within the existing site. The additional structures will not be visible from the public right-of-way and are well screened from the neighboring residential properties.

Chairperson O'Donnell said Staff has done a great job and he is prepared to accept the Village findings as his own. He asked for public comment. There was none.

Commissioner Lytle motioned and Commissioner Kozak seconded the motion to approve the final details for ARC 17-04 a Certificate of Approval for the construction of two accessory structures at the existing Public Works Facility.

Roll Call Vote: Commission Plummer, absent; Commissioner Kozak, yes; 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 16-09: Roslyn Meadows Subdivision – Public Hearing Continued from March 23, 2017

Owner: Bourns, Inc.
550 W. Northwest Highway
Barrington, IL 60010

Petitioner: Roslyn Meadows, LLC
c/o Moises Cukierman
605 N. Michigan Avenue
Chicago, IL 60611

Architect: BSB Design, Inc.

The applicant is seeking approval of a Certificate of Approval for an 18 unit townhouse subdivision on the west side of Cumnor Avenue, just south of Roslyn Road. This public hearing has been continued from March 23, 2017.

Commissioner Lytle motioned and Vice-Chairperson Coath seconded the motion to continue ARC 16-09 to April 27, 2017.

Roll Call Vote: Commission Plummer, absent; Commissioner Kozak, yes; 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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Old Business cont.

ARC 17-02: 643 S. Grove Avenue – Public Hearing

Owner: James Brown
643 S. Grove Avenue

Barrington, IL 60010

Petitioner: Dean Snow
220 S. Cook Street
Barrington, IL 60010

Architect: R.M. Swanson Architects
1930 Amberly Court
Lake Forest, IL 60045

The applicant is seeking approval of a Certificate of Appropriateness for an addition and alterations to the existing primary contributing structure and construction of an addition to said contributing garage in the H-Historic Preservation Overlay District.

Mr. Dean Snow, the petitioner, thinks they have addressed the Commission's concerns from the preliminary hearing.

Ms. Ossowski said the Commission wanted the petitioner to consider the scale and mass of the proposed chimneys, especially the design of the chimney caps. She said it has been reduced in the final plan.

Vice-Chairperson Coath believes that on the north side it should have stone shoulders. It is a recommendation rather than a requirement.

Mr. Snow has no problem with it. He will match the existing casing and sill detail on the windows to the original.

The Commission made a recommendation that is the apron situation is not as it should be; Mr. Snow will correct it.

The Commission recommends the use of smooth, clear cedar on the addition over the use of cementitious siding.

Commissioner Kozak motioned and Commissioner Lytle seconded the motion to approve the final details for ARC 17-02 a Certificate of Appropriateness for an addition and alterations to the existing primary contributing structure and construction of an addition to said contributing garage.

Roll Call Vote: Commission Plummer, absent; Commissioner Kozak, yes; 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 17-03: 507 S. Grove – Public Hearing

Owner/Petitioner: Brian & Leigh Niven
507 S. Grove Avenue
Barrington, IL 60010

Architect: Mark Swanson
536 Summit Street
Barrington, IL 60010

The applicant is seeking approval of a Certificate of Appropriateness for construction of a second story addition, small rear addition and other exterior alterations to the existing primary contributing structure in the H-Historic Preservation Overlay District.

Mr. Mark Swanson, architect, said they offset the porch to hide it from the front elevation and they replaced the flat roof and it is better with the overhang

Ms. Ossowski said the chimneys have been modified. One small flue has been completely removed.

Mr. Swanson said the rear chimney was just the furnace flue, so they replaced the furnace and got rid of the flue. He presented a sample of the brick.

Ms. Ossowski said the window is aluminum clad and it is approved. The new doors are wood.

Mr. Swanson said there is a mix of windows because all of them have been replaced over time. The owners would like to replace all of the windows on the front.

Ms. Ossowski said they will have an inspection to see if any of the windows can be removed.

Chairperson O'Donnell said they highly recommend replacing the casement windows in the dining room, and a strong recommendation to put crowns on.

Mr. Swanson said he will know more when they pull the aluminum. He is fine with the recommendation to go back to a crown.

Ms. Ossowski said they can just make it a final detail. The requirement for the casing to be more than 4 ¼".

Mr. Swanson said the windows are fairly narrow that is why they have the narrower trim.

Commissioner Kozak motioned and Commissioner Lytle seconded the motion to approve the final details for ARC 17-03 a Certificate of Appropriateness for construction of a second story addition, small rear addition and other exterior alterations to the existing primary contributing structure.

Roll Call Vote: Commission Plummer, absent; Commissioner Kozak, yes; 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 1, 2017

Commissioner Kozak made a motion to approve the March 1, 2017 meeting minutes, as amended. Commissioner Lytle seconded the motion. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

March 9, 2017

They were not able to approve the March 9, 2017 minutes as the appropriate Commissioners were not in attendance.

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Planners Report

Adjournment

There being no additional business to come before the Board, a motion was duly made by Commissioner Kozak and seconded by Commissioner Lytle to adjourn the meeting at 8:30 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:

May 11, 2017