

*Village of Barrington  
Architectural Review Commission  
Minutes Summary*

Date: April 27, 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: 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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**Old Business**

**ARC 16-09:** Roslyn Meadows Subdivision – Public Hearing Continued from Apr 13, 2017

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

**Petitioners:** 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.

Mr. Moises Cukierman said they came before the Plan Commission in April 2016 with 21 units for this development. The Commission asked Roslyn Meadows to have a meeting with the Roslyn Road Homeowners Association to work out a compromise. They were not able to reach a satisfactory compromise. Roslyn Meadows took out three units, from 21 units to 18 units. The neighborhood had complained of flooding. The developers switched the roadway about 25 feet to the north, which enabled them to increase the size of the detention pond and they will install a pipe under Cumnor which will capture some of the stormwater and route it to the detention pond. The Plan Commission asked Mr. Cukierman if they could reduce the units further. After conferring with his partners, they agreed to a 16-unit development. All the documents still reflect 18 units. There will be four 3-unit buildings on the west and two 2-unit buildings on the east.

Mr. Jeff Mulcrone, architect, said they revised the graphics and the architecture as per the Commission's recommendations. They added additional trim boards at all the gables, soffits, and porch eaves. The Commission is happy with the shutter. They originally wanted white-on-white with a black roof. They have decided to do a little differentiation between the units. They removed the sill piece on the window. They removed the skirt boards along the foundation. They changed the front door to a more colonial style. All the trim is hardy board. They will go with a four-inch profile on the siding all around.

Vice-Chairperson Coath thinks it should be narrower than four-inch.

Commissioner Lytle is concerned about the gap on the underside of the board.

The Commission recommends that the developer work with the manufacturer on the 4-inch hardy board to make sure it will look right.

Ms. Ossowski asked if the Commission is okay with all of the final detail materials.

Vice-Chairperson Coath said on the raking detail, he was expecting to see a crown or bed mold on the soffit, not a square piece of wood.

Mr. Mulcrone said that they added shadow boards to all the rakes. They have added trim at every single roof line, not all colonials have a crown.

Mr. Cukierman said the cost of the crowns would be about \$48,000 for 16 units. They have given a lot of concessions. They came to the Village with a design before they applied for the petition. He does not think the crown would add any value to the project. They cannot add any more to the cost.

Mr. Mulcrone said they looked at homes in Williamsburg and chose a true colonial door.

Vice-Chairperson Coath said he is concerned about the side lights on the doors.

Mr. Mulcrone said they would match the windows on the house.

Ms. Ossowski said there is a condition that the shutters need to be sized appropriately. The plumbing vents will be painted to match the surrounding materials rather than using shields.

The Commission wants shields to be a condition.

Mr. Cukierman agreed to use the shields.

Ms. Ossowski asked about the porch and window details.

Vice-Chairperson Coath said the lintel has to be drawn in to line up with the face and the column. They returned the gutter, hipping it rather than cutting it off.

Chairperson O'Donnell asked for public comment. There was none.

Chairperson O'Donnell said the garage door will be a final condition. He would like the commissioners to be aware of Commissioner Kozak's concerns about this project.

Mr. Mulcrone said they are not doing the crown, but they are returning the gutter and beveling the side.

Commissioner Plummer said they do not approve garage doors with removable dividers. They will need to see solid dividers to approve it.

Mr. Mulcrone asked if they could do a garage door without the lights.

Ms. Ossowski said they could bring back another garage door as a final detail. She listed the conditions and recommendations.

#### Recommendation

- They will work with Hardy to make sure there are no issues with the 4-inch reveal.

#### Conditions

- To add the plumbing shields
- To reduce the lintel width to match the width of the column
- To change the detail to soften the returns, the return of the gutter and the roof
- That the garage doors they use traditional SDLs in the windows or they can bring back a different door

Commissioner Plummer motioned and Commissioner Lytle seconded the motion to ARC 16-09 a Certificate of Approval for an 16-unit townhouse subdivision on the west side of Cumnor Avenue, just south of Roslyn Road based on the conditions and recommendations discussed.

*Roll Call Vote: Commission Plummer, yes; Commissioner Kozak, 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 17-05:                    Brentwood Subdivision**

**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. Dan O'Malley, architect with M/I Homes, said their original drawings did not reflect a distinct style. They have chosen Craftsman style, because it is common in the Midwest and well represented in Barrington. It will be historically recognizable. They will use shake siding in accent areas. The colors are not finalized, probably an off-white linen trim color. The style has been applied on four sides of the building. There are stone piers with columns as porch details in the front and rear. The front door is will be defined and they will use a wood-look door with a small transom light at the top. Additional details are not completely defined, as they are looking for guidance. They will use LP Smart Trim for the soffit and fascia.

Commissioner Plummer questioned what is above the garage door. She does not think she has seen anything like it on a Craftsman home.

Mr. O'Malley said it is a cantilever trellis detail which will give it a splash of color.

Vice-Chairperson Coath suggested they bring it down and out so it looks like a feature of the door.

Chairperson O'Donnell said it looks like the petitioner has listened to the Commission's suggestions.

Commissioner Lytle said he likes the front facing gables. He wishes the ridge line was a little continuous.

Mr. O'Malley said they did look at ways to simplify the roof. He said the firewalls made it difficult to soften the roofline.

Vice-Chairperson Coath appreciates the efforts to respond to the Commission's comments.

Mr. O'Malley said their front to back pitch is illustrated as 6/12. They will use 8/12 front facing gables. When they did the 8/12 from front to back it was disproportionally too high in the rear. The 8/12 also gets them too tall for transport.

Vice-Chairperson Coath asked how it would change if they brought the 8s down to 6 and maintained 6 around the whole thing.

Commissioner Lytle said he thought that would change the ridge line.

Vice-Chairperson Coath said he would like to see the stone wrap into an inside corner.

Mr. O'Malley said they will use the same stone on every building. It is real stone that is 2 – 2 ½ inches thick. There is a cap on the top. They will bring a sample of the stone product to the final.

Mr. O'Malley said the window company said they can create a vinyl window with a simulated SDL. He showed a sample and asked if the SDL grid worked for the Commission.

The Commission did not like the window; the SDL component looked flat. They said to carefully consider the garage doors. The petitioner needs to provide them with section details at the public hearing. The Commission is concerned about the Hardy siding and the shadow line.

Mr. O'Malley said they will study it.

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**New Business**

**ARC 17-06:** 517 S. Grove Avenue – Preliminary Review

**Owner/Petitioner:** David and Ginger Glantz  
517 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 the construction of a new detached garage in the H-Historic Preservation Overlay District.

Chairperson O'Donnell asked why there wasn't a window on the back or the side of the garage.

Mr. Mark Swanson said there was a forest in the back and security was the reason for no windows on the sides.

The Commission will require windows on the back and on the sides.

Ms. Ossowski said they will need side details, window and door selection, and siding selection.

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### **Material Review for 124 Harrison Street**

Ms. Ossowski said that it is part of the ARC's power to approve alternate materials. This material review is project specific. The B-R District has strict design guidelines because it is close to the Historic District and the downtown. There is evidence of vinyl sided homes in the area. Vinyl is not approved anymore.

The owner of the building and her contractor would like to use vinyl rather than wood siding. The building was a two family home. Many of the homes in their neighborhood are sided with vinyl or aluminum. They were surprised when they began the project that there were guidelines for siding.

Chairperson O'Donnell said the guidelines are on the website so the contractors should know what is allowed.

The owner said that to paint the building they would have to comply with EPA guidelines regarding lead paint.

Ms. Ossowski said that when an alternate material comes before the Commission for the Historic District, it then becomes approved throughout the Historic District. The guideline is really for new products. Vinyl is not permitted but the Commission has the power to approve it specifically for the project when it is outside of the Historic District. There are a lot of homes in the area that have vinyl or aluminum siding. The guidelines are in place so that over time, the area will be upgraded and will come into the same caliber as the Historic District.

Commissioner Plummer said they have to look forward not backward. In her opinion, she will not approve this material. She will not go against the ordinance.

Chairperson O'Donnell said Staff is very professional and he is sure the petitioner has been told that the Commission is unlikely to approve this material. He thinks the District will improve over time. He thinks it will go residential. He will not approve vinyl siding in this District.

Commissioner Lytle said even vinyl would be an improvement.

Chairperson O'Donnell said in his opinion vinyl siding never looks good.

Commissioner Plummer made a motion to deny the 124 Harrison Street project for vinyl siding. Vice-Chairperson Coath seconded the motion.

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

Approval of Minutes

*March 9, 2017*

Commissioner Plummer made a motion to approve the March 9, 2017 meeting minutes, as amended. Vice-Chairperson Coath seconded the motion. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

*April 13, 2017*

The April 13, 2017 minutes could not be approved as the appropriate commission member were not in attendance.

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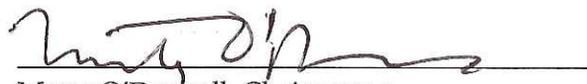
Planners Report

Adjournment

There being no additional business to come before the Board, a motion was duly made by Commissioner Plummer and seconded by Commissioner Lytle to adjourn the meeting at 9:10 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