

*Village of Barrington  
Architectural Review Commission  
Minutes Summary*

Date: July 13, 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; 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 17-05:** Brentwood Subdivision (22 E. Dundee Road) – Public Hearing Continued from June 15, 2017

**Owner:** Schon Schurecht & Schurecht Development Group III

**Petitioner:** 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 the construction of a 65-unit townhouse development.

Commissioner Plummer motioned and Commissioner Lytle seconded the motion to continue ARC 17-05, Brentwood Subdivision to the July 27, 2017 Regular Meeting of the Architectural Review Commission.

*Roll Call Vote: Commission Plummer, yes; Commissioner Lytle, yes; Vice-Chairperson Coath, yes; Chairperson O'Donnell, yes. The vote was 4-0. The motion carried.*

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**New Business**

**ARC 17-13:** 500 S. Cook Street – Public Hearing Continued from June 15, 2017

**Owner/Petitioner:** Pat Dervin  
500 S. Cook Street  
Barrington, IL 60010

**Architect:** Sarah Petersen  
93 Carriage Road  
Lake Barrington, IL 60010

The Petitioner is seeking approval of a Certificate of Appropriateness for alterations to the existing front porch, specifically the addition of a new porch skirt and deck as well as minor modifications to the existing columns as needed to facilitate the repair of the porch foundation. All plans are subject to a final building, engineering and zoning review and approval prior to the issuance of a building permit. The property is zoned R-6 Single-Family Residential and is located in the H-Historic Preservation Overlay District.

Vice-Chairperson Coath asked what the petitioner is hoping to accomplish.

Mr. Pat Dervin, homeowner at 500 S. Cook Street, said the footings are not sound and there has been some settling. The existing footings are brick and the lattice skirt is falling apart.

Vice-Chairperson Coath asked if the existing floor of the deck was okay.

Mr. Dervin said there are structural problems with the support underneath it.

Vice-Chairperson Coath said if they are historic elements that are okay, they should be protected. Will they be changing the elevation or the number of steps?

Mr. Dervin answered no. He said the decking is not original.

The Commission proposed the following conditions:

1. The concrete pier/footings cannot be exposed/visible through the skirting
2. A 1-1/8" nosing detail must be added to the porch decking
3. The stringer board on the stairs must be exposed/expressed
4. The skirt board needs to be returned on the side

Chairperson O'Donnell asked the public for comments. There were none.

Commissioner Plummer motioned and Commissioner Lytle seconded the motion to approve ARC 17-13 a Certificate of Appropriateness for alterations to the existing front porch with the conditions as satted.

*Roll Call Vote: Commission Plummer, yes; Commissioner Lytle, yes; Vice-Chairperson Coath, yes; Chairperson O'Donnell, yes. The vote was 4-0. The motion carried.*

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**ARC 17-11:** 649 S. Grove Avenue – Preliminary Review

**Owner:** Vicki Casmere and Jay Istvan  
649 S. Grove Avenue  
Barrington, IL 60010

**Architect:** Rafferty Architects  
57 Witt Road  
South Barrington, IL 60010

The Petitioner is seeking approval of a Certificate of Appropriateness for the construction of new single-family residence with attached garage (noncontributing structure) in the Historic Preservation Overlay District. The property is zoned R-6 Single-Family Residential and is located in the H-Historic Preservation Overlay District. The current use of the property is single-family residential and the total parcel size is approximately 0.40 acres. All plans are subject to a final building, engineering and zoning review and approval prior to the issuance of a building permit.

Ms. Casmere, 649 S. Grove Avenue, said their property is a non-contributing structure with a front-facing two-car attached garage. They are proposing new construction with a side-load attached garage and a colonial revival full front porch.

Commissioner Lytle said that the new proposal is an improvement. He thinks the garage is acceptable. The back side could use a couple of windows. It could use more shape. It seems long.

Ms. Casmere said she prefers that there are no windows in the back of the garage. Theft and maintenance are concerns.

Commissioner Lytle recommends they make some space for windows; it would help the side a lot.

Vice-Chairperson Coath said there should be more consistency of the windows from the front to the side. They look unrelated. The shutters have an impact on the placement of the windows. They need to be consistent with the architecture of the front in relation to the sides. It must be three dimensional.

Commissioner Plummer said on the left side there are not enough windows. It is not balanced.

Vice-Chairperson Coath said the new plan addresses the massing much better. They are expecting typical board casing (4 ¼ or 4 ½) on the windows with 1 ½ inch sill and no apron. They want to see typical cornice elements, crown on the outside edge, at the soffit, and the frieze board, and no dog-eared returns.

Vice-Chairperson Coath said he would want to see some bricks on the porch instead of concrete.

The architect asked about the front columns, should they be wood or polycast?

The Commission is open to either option.

Ms. Casmere asked if they need the fan lights and the side lights on the front.

Vice-Chairperson Coath said it looks nice to have both but they could just go with the side lights.

The architect asked the Commission's advice on the back elevation.

Vice-Chairperson Coath said they could make it a convincing group of windows.

Commissioner Lytle said the Commission should concentrate on the three sides and let the petitioner do what they want in the back.

The architect asked if they needed shutters on the second floor on the back.

Vice-Chairperson Coath said it would look better if they did. It is rare to see a colonial without shutters.

Ms. Ossowski said she will send a letter with the following comments from the Commission.

1. Windows must be added to the rear elevation (1) and side elevation (2-3) of the garage.
2. Windows must be added to the left elevation of the primary structure.
3. Carefully consider the placement of the stairwell window on the left elevation.
4. The window size and style must be more consistent on all elevations. The muntin pattern should also be consistent and the pattern should be primarily vertical, not horizontal.
5. Shutters should be used on all windows.
6. Concrete is not acceptable for the porch base. Consider brick or stone.
7. Carefully consider the profile of the porch column.
8. The neck of the porch column must be in line with the lintel. The edge of the archway should be in line with the neck of the porch column.
9. Carefully consider adding more interest to the roofline of the garage.
10. A minimum of 18" off-set is needed for the shed-style addition.
11. Consider the addition of a stone foundation around the entire structure.

12. Consider the addition of a box bay on the rear elevation (family room).
13. All windows should have a minimum 4" casing and 1-1/2" sill detail. Apron boards are not appropriate and should be removed.
14. The proposed dental should be replaced with a traditional cornice detail, including crown on outer edge, soffit and frieze board. The dimensions of the soffit and frieze board must match.
15. The corner boards should be 5" or 6".
16. The use of an ogee style gutter is more appropriate for the proposed architectural style.
17. Final window and door selections must be provided as part of the final submittal. All doors, including the overhead garage door must be wood. All windows must be historically dimensioned wood or aluminum clad wood.
18. The final submittal must include wall sections and section details for the main components of the primary structure including wall sections, dormers, bay windows, windows, eaves/cornice and the front and side porches.

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Approval of Minutes

June 8, 2017

Commissioner Plummer made a motion to approve the June 8, 2017 meeting minutes, as amended. Commissioner Lytle seconded the motion. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

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 8:32 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:

August 15, 2017