Village of Barrington
Architectural Review Commission
Minutes Summary

Date: July 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
Kevin Connolly, Commissioner
Joe Coath, Vice-Chairperson
Marty O'Donnell, Chairperson

Staff Members: Natalie Ossowski
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; Patrick Lytle, present; Kevin Connolly, present (arrived at 7:10 p.m.); 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 17-02: **643 S. Grove – Final Details**

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

On April 13, 2017, the ARC approved a Certificate of Appropriateness for 643 S. Grove Avenue for the construction of an addition and detached garage. The Petitioner is now seeking final details review of several proposed modifications to the approved plans.

Mr. Dean Snow said the existing structure is going to take more to renovate. They took six feet off the back of the house. They kept the same style and eliminated the screened porch and a fireplace on the south side. They have switched from cedar to asphalt shingles.

Commissioner Lytle wanted to confirm the sills and the sill aprons.

Mr. Snow said they will repeat the same detail that is underneath the porch, which is the original trim. They can drop the apron on the addition.

Vice-Chairperson Coath motioned and Commissioner Lytle seconded the motion to approve final details for ARC 17-02, 643 S. Grove Avenue as stated.

Roll Call Vote: Commission Plummer, yes; Commissioner Lytle, yes; Commissioner Connolly, 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 (22 E. Dundee Road) – Public Hearing Continued from June 15, 2017 and July 13, 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 61-unit townhouse development.

Mr. Collins, MI Homes, said they have addressed the comments from the Commission and have removed the trellis.

The Architectural Review Commission had recommended adjusting the roof lines, especially on the side elevations.

Kevin Connolly was sworn in as a new Commissioner at 7:10 p.m.

Mr. Dan O'Malley, BSB Design architect, said they looked at an alternate way of remassing the roof. It is resolved now.

Vice-Chairperson Coath said it works in the front but it doesn't work as well in the back.

Commissioner Lytle said it seems like there is a lot of movement in the roof. He prefers it to be simpler.

Mr. O'Malley said they added a level of detail to achieve a more recognizable style. It softens the ends. They eliminated the muntins on the garage door. The garage door is embossed aluminum.

Chairperson O'Donnell said the garage door will be a challenge, but it can be a final detail.

Commissioner Lytle said the Commission does not like the garage door, so they will need to discuss it as a group in order to give them some direction before they come back again.

Vice-Chairperson Coath said that the front elevation is mostly garage door, so it needs to be a nice door.

Mr. O'Malley said they wish to use a door that is generally maintenance-free.

Chairperson O'Donnell said the garage door cannot have fake grain or raised panels. He noted that they wanted to use 5-inch cementious siding.

Mr. Collins said they did a mockup of the preferred material. They would like to stay with the 5-inch. They could not to find historical precedence for exposure. The scale of the building seems to be able to support a 6- or 7-inch exposure.

Vice-Chairperson Coath said the offset does not support the larger dimensions, the butt dimension.

Chairperson O'Donnell said the Hardyboard Artisan series would look okay, but the petitioner prefers the thicker siding.

Commissioner Lytle said he would like to see the 5-inch, because he thinks the scale of the building might be able to support it.

Chairperson O'Donnell said it can be a final detail.

Mr. O'Malley presented a new window (Silver line) that is from the same manufacturer as the previous window (MI) presented. They cannot change the window color on the new window (Silver Line), which is harsh white. They would like to find a warmer tone that would go with the siding or they could go to a white siding color.

Vice-Chairperson Coath said that white may be a problem for them.

Staff is okay with the vinyl window, but they are leaving it up to the Commission for the profile.

Chairperson O'Donnell said he is willing to support the MI line window. The consensus of the Commission is that they can use the MI Series window or to consider finding one with more profile.

Commissioner Plummer said she thinks the tapering on the windows is an important detail as it is reflected in the columns. The proportions should be different for the different sized windows. There will be a strong recommendation that the angle is appropriate; the proportions of the trim are to be compatible with the window height.

Mr. O'Malley said they can do that. They will start with the window that is 5 feet tall. If it is short, the tapers will always be the same. The head cut will always be the same. The man door is a fiberglass door in the Craftsman style.

Chairman O'Donnell said he likes the door. It will have a cast stone cap.

Commissioner Lytle recommends lime stone. It is better if it is authentic. It will be a recommendation.

The Commission agreed that they will approve 5-inch for the siding, but if the petitioner wants anything larger they will have to bring it back. None of their details can have a fake grain.

Commissioner Plummer motioned and Commissioner Lytle seconded the motion to approve ARC 17-05, Brentwood Subdivision for the construction of a 61-unit townhouse development with the conditions and recommendations discussed.

Roll Call Vote: Commission Plummer, yes; Commissioner Lytle, yes; Commissioner Connolly, yes; Vice-Chairperson Coath, yes; Chairperson O'Donnell, yes. The vote was 5-0. The motion carried.

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New Business

ARC 17-14: 235 W. Lincoln Avenue – Preliminary Review

Owner/Petitioner: James Carlstrom/Jack Lageschulte

Architect: Steve Klumpp
Ar-K-Teks
300 N. 11th Street
Wheeling, IL 60090

The Petitioner is seeking approval of a Certificate of Appropriateness for an addition to the rear/side of the existing contributing accessory structure in the Historic Preservation Overlay District. 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. The current use of the property is single-family residential and the parcel is approximately 8,448 square feet.

Chairperson O'Donnell's biggest concern with this project is the petitioner would like to put hardyboard over the stucco. There are not many stucco homes in Barrington.

Commissioner Plummer thinks the home should be all stucco.

Vice-Chairperson Coath said that stucco is the preferred material choice. There is an offset missing on the back of the house. He does not think it is necessary that they alter the existing part of the rear addition.

Mr. Jack Lageschulte, petitioner, said that would be a major deal for them because it is not a big house. It would cause the second floor room to be not usable; it would have a lower ceiling.

Chairperson O'Donnell said the main issue is the siding.

Commissioner Connolly said he thinks the north and east elevations should remain stucco. They could probably do the others in the hardyboard.

Mr. Lageschulte said he does not know where the siding on the house came from, but he thought the ARC would rather see siding than stucco. Maybe he misunderstood. It could be done in stucco.

Chairperson O'Donnell asked if they would consider opening up the porch.

Mr. Lageschulte said he is not aware that it would be an option.

Vice-Chairperson Coath said there is a continuous wall plane on the rear elevation. He would like to see an offset there.

Mr. Lageschulte thinks the chimney creates an offset.

Commissioner Lytle said he would like to see them use the existing windows.

Mr. Lageschulte asked if he can replace the glass in the windows since they are 100 years old. It would be a tough sell to the new owners for single paned glass.

Vice-Chairperson Coath suggested that they get good storm windows.

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Approval of Minutes

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 8:42 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 24, 2017