

*Village of Barrington  
Architectural Review Commission  
Minutes Summary*

Date: September 27, 2018

Time: 7:00 p.m.

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

In Attendance: Tim Renaud, Commissioner  
Karen Plummer, Commissioner  
Crystal DiDomenico, Commissioner  
Kevin Connolly, Commissioner  
Joe Coath, Vice-Chairperson  
Marty O'Donnell, Chairperson

Staff Member: 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, absent; Kevin Connolly, present; Crystal DiDomenico, present; Tim Renaud, 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 04-22: 233 W. Northwest Highway – Final Details**

The Petitioner is seeking final details approval for modifications to the previously approved roofing material.

Ms. Tennant begins by stating that the Petitioner, Barrington Bank & Trust, is not present, but she does have their permission to present on their behalf as well as their material sample.

Chairperson O'Donnell asks Ms. Tennant is there is anything that the Commissioner should be concerned about.

Ms. Tennant says she does not think so.

Chairperson O'Donnell states he is fine with everything regarding this project and asks the Commission if they have any questions or comments. The Commission does not have any comments.

Commissioner Plummer motioned and Commissioner Connolly seconded the motion to approve final details of ARC 04-22 for modifications to the previously approved roofing material.

*Roll Call Vote: Commission Plummer, yes; Commissioner Lytle, absent; Commissioner Connolly, yes; Commissioner DiDomenico, yes; Commissioner Renaud, yes; Vice-Chairperson Coath, yes; Chairperson O'Donnell, yes. The vote was 6-0. The motion carried.*

#### **ARC 17-03: 507 S. Grove Avenue – Final Details**

Chairperson O'Donnell asks Mark Swanson, the architect, to approach the podium.

Mr. Swanson informs the Commission on the adjustment he wants from the original and approved plans. If allowed, moving forward with the project, no work is going to be done on the back of the house, over the kitchen for now. Only the proposed changes to the front of the house will be completed at this time.

Chairperson O'Donnell asks if this is the only change being proposed.

Mr. Swanson says yes.

Chairperson O'Donnell asks Mr. Swanson if he is fine with the modifications.

Mr. Swanson replies yes.

Ms. Tennant asks Mr. Swanson if he intends to change the window configuration on the front or is he keeping it as is.

Mr. Swanson states the porch windows will remain as is.

Chairperson O'Donnell asks the Commission if they have any questions or comments to add. The Commission Members unanimously say no.

Commissioner Plummer motioned and Commissioner Renaud seconded the motion to approve final details of ARC 17-03 for approval of a reduction in scope and modifications to the previously approved addition.

*Roll Call Vote: Commission Plummer, yes; Commissioner Lytle, absent; Commissioner Connolly, yes; Commissioner DiDomenico, yes; Commissioner Renaud, yes; Vice-Chairperson Coath, yes; Chairperson O'Donnell, yes. The vote was 6-0. The motion carried.*

**New Business**

**ARC 18-13:                    248 W. Russell Street – Reclassification**

**Property Owner:**        Teresa McFadden  
                                     248 W. Russell Street  
                                     Barrington, IL, 60010

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

The Petitioner is requesting that the accessory structure (detached garage) located at 248 W. Russell Street be reclassified from contributing status to noncontributing status (9.8 Historic Preservation Overlay District, Structures or Sites). The property is zoned R-6 H Single-Family Residential Historic Preservation Overlay District.

Ms. Tennant being the presenter for this petition, starts by stating how a resident approached her declaring the garage of their home is not contributing and gave Ms. Tennant some photos to display this argument.

From that, Ms. Tennant tells the Commission she and the homeowner began to look at old aerial photo websites, and the websites prove the garage was not there during the 1960s, therefore, the garage is not historic.

Chairperson O'Donnell comments that the garage is on the wrong place on the lot making it appear odd.

Ms. Tennant agrees and adds that the homeowner is undecided if they are keeping or selling the house, but the homeowner wants removing the garage and putting a nicer garage in the back of the lot and a small addition on the rear of the house to be an option.

Commissioner Plummer motioned and Commissioner Renaud seconded the motion to approve ARC 18-13 for the accessory structure (detached garage) to be reclassified from contributing status to noncontributing status.

*Roll Call Vote: Commission Plummer, yes; Commissioner Lytle, absent; Commissioner Connolly, yes; Commissioner DiDomenico, yes; Commissioner Renaud, yes; Vice-Chairperson Coath, yes; Chairperson O'Donnell, yes. The vote was 6-0. The motion carried.*

**ARC 18-14:**                    **130-140 S. Northwest Highway – Preliminary Review**

**Property Owner:**        Glided Properties LLC

**Petitioner:**                Glided Rose Bridal, LLC  
27505 E. Savannah Trail  
Lake Barrington, IL 60010

**Architect:**                Eco Solutions, Inc.

The Petitioner is seeking approval of a Certificate of Approval for exterior façade modifications to the existing building in the B-1 General Business District. All plans are subject to a final building, engineering and zoning review and approval prior to the issuance of a building permit.

Ms. Tennant asks for someone who is representing the petitioner to approach the podium. Lulu Cleary and Wendy Reyes approach the podium.

Ms. Reyes provides a brief summary of the reasoning for the meeting along with outlining the intentions of the project.

Chairperson O'Donnell asks Ms. Tennant if she can give her input from the Staff's point of view.

Ms. Tennant says the architect could not attend the meeting tonight, but he should be at the final meeting. Also, there is a representative picture on the back of the drawing to illustrate what the outcome for the appearance of the building might look like. From the Staff's perspective, more information is going to be required on the trim detail and on how the other sides of the building will be addressed since the building is visible from all sides.

Ms. Tennant adds, the staff is thinking of something simpler. For instance, not carrying the panels all the way around.

Ms. Reyes says they were thinking of having the South and West elevation painted and the front façade would be the only side changed.

Ms. Tennant replies when changes to a commercial building are constructed on, the Village of Barrington wants all the sides of the building to be addressed, and lets the Commissioner further comment.

Chairperson O'Donnell ask Commissioner Connolly for his thoughts on this matter.

Commissioner Connolly indicates that the picture appears to be a stucco exterior and is unsure if this looks works for this building.

Ms. Reyes says they will have the architect provide more details on the final drawings.

Ms. Tennant asks if the awning is going to be inset or project from the building.

Ms. Reyes replies they were are thinking of having the awning be inset.

Ms. Tennant follows up her question by asking if they will be bumping the façade or building out because from it appears they do not have the space to accommodate an inset awning.

Commissioner Connolly asks Ms. Tennant if when it concerns commercial building are the windows able to be aluminum or do the windows have to be wood.

Ms. Tennant answers the windows can be aluminum.

Moving on to the drawing given to the Commissioner, Vice-Chairperson Coath says the building shown in the sample picture is so meticulous that one cannot exactly transcribe the realistic building to a drawing.

As the Commissioner deliberate on the illustration, Ms. Cleary interrupts by informing the Commission that the drawing is only an inspiration. Therefore, what is on the picture is not exactly what will be on the final drawing or on the actual building.

Vice-Chairperson Coath informs Ms. Reyes and Ms. Cleary even if that is the case, the drawing should adhere to the classical styling.

Commissioner Plummer says she is concerned on the compatibility issue. When looking at the picture that is being used as an example of what the final building will look like, it seems that the design looks like something that would be in Florida, not Barrington.

Ms. Tennant agrees, and notifies the Commission this is an issue that will need to be addressed with the architect.

Commissioner Plummer adds that she is thrilled that they want to do something with the building because it is a distasteful building, but she is not sure that this is the right facade for Barrington.

Chairperson O'Donnell asks Commissioner DiDomenico if she has anything to add.

Commissioner DiDomenico states the design is very sophisticated, but does looks Palm Beach.

The rest of the Commission agrees to Commissioner DiDomenico remark.

Commissioner Connolly suggests having another preliminary review with the architect present.

The other Commissioner all concur it would be beneficial to have another preliminary review.

Going back to the issue on the other façades of the building, Ms. Tennant asks if assuming they are keeping with the proposed architectural style, is the ARC OK with it only being on the front façade.

Commissioner Plummer says this is another concern of hers.

Ms. Tennant suggests that it may not have to be so elaborate, but the other sides do need to be addressed.

Commissioner Plummer comments this is another reason why the architect should be present.

Ms. Tennant asks if the other window openings are going to stay the same size.

Ms. Reyes answer they were told by the architect that the glazing on the North elevation is going to be reduced. Also, the architect will review the glazing on the East elevation to confirm the glazing percentage does not exceed the requirements.

Ms. Tennant asks, just to clarify, if the glazing will be reduce.

Ms. Reyes responds yes.

Ms. Tennant informs them that Barrington does not permit for reduction on the glazing. Therefore, it is necessary to discuss this issue from a zoning perspective.

Ms. Reyes asks what is the glazing requirement is.

Ms. Tennant says it is forty percent on the front and corner façades and tells them further information regarding the awning, doors, and windows will be required.

Chairperson O'Donnell tells Ms. Reyes and Ms. Cleary to use the building next door as a guidance.

Going back to the topic of roofs, Ms. Reyes asks what if they remove the mansard roof like they initially wanted to make it flat would they be able to utilize stone or brick on the bottom, similar to what is on the surrounding buildings.

Commissioner Connolly changes the conversation to the existing monument sign, he asks if it is a nonconformity.

Ms. Tennant responds that the existing monument sign is scheduled to be removed.

Ms. Reyes says the monument sign has been removed already.

Commissioner Connolly suggests a second preliminary review with the architect present.

The Commission and Ms. Tennant agree that a second preliminary review is necessary.

Ms. Reyes asks what is going to be needed from them for the next preliminary review.

Ms. Tennant lets them know what is going to be required and recommends them doing some research on the building, so they know if they want to take a new route or alter their plans.

The Commissions thanks the Petitioner for coming to the meeting.

**ARC 18-15: 343-345 W. Main Street – Preliminary Review**

**Property Owner:** GG Investment Properties, LLC (Dan Kuesis)  
1250 Bank Drive  
Schaumburg, IL 60173

**Petitioner:** Stephen Klumpp – Ar-K-Teks Unlimited  
300 N. 11<sup>th</sup> Street  
Wheeling, IL 60090

**Architect:** Stephen Klumpp – Ar-K-Teks Unlimited  
300 N. 11<sup>th</sup> Street  
Wheeling, IL 60090

The Petitioner is seeking approval of a Certificate of Approval for the construction of a new multi-tenant commercial building and related site improvements (landscaping, lighting, signage, drainage, etc.) in the B-1 General Business District. All plans are subject to a final building, engineering and zoning review and approval prior to the issuance of a building permit.

To begin, Mr. Steven Klumpp approaches the podium and informs the Commission that the owner of the property, Dan Kuesis, could not be here for the meeting.

Mr. Klumpp states he has done various projects with Mr. Kuesis and his goal is always to do a building that has a nice character. Mr. Kuesis did not want to do some strip center that appears too plain, he wanted some three-dimensional appearance to it, and goes into further detail of the intended plans.

Mr. Klumpp continues by mentioning he has elaborated on the details and wants to discuss the color, he proceeds by handing the Commission additional documents with trim details and color schemes.

Chairperson O'Donnell directs the Commission to the staff recommendations, the first recommendations is regarding a water table.

Ms. Tennant asks if the water table should go all the way around the building and if the west elevation is going to match the rest of the building.

Mr. Klumpp says he did not intend for that because the patio wall itself gives a stone look, however, if it were a necessary feature they would do it. The plan was to utilize real stone on the stone patio wall to matches the façade.

While discussing the water table, Ms. Tennant adds that a commercial building has glazing requirements which require a water table below the windows.

Commissioner Connolly asks if the water table can be eliminated in favor of lap siding.

Chairperson O'Donnell answers that it could be eliminated and states he would like it if it had real stone instead of fake stone.

Moving forward, Chairperson O'Donnell asks if anyone has any questions on the form of the building.

Vice-Chairperson Coath says his concern with the form of the building is that it is so regular with all projections being equal. He would like some irregularity and elaborates that the outcome of this would make the building look better.

Ms. Tennant says this seems like an issue that needs a polling so they can provide the Petitioner with solid feedback. They cannot send the Petitioner away without addressing an item as basic as the form of the building.

Ms. Tennant does a poll call:

- ❖ Commissioner Renaud: Regularity
- ❖ Commissioner DiDomenico: Medium
- ❖ Commission Plummer: Regularity
- ❖ Commissioner Connolly: Regularity
- ❖ Vice-Chairperson Coath: Medium
- ❖ Chairperson O'Donnell: Medium

The poll was taken and a decision was made to keep the shape of the building.

Commission Plummer moves the topic to the windows. She believes the small windows in the dormers do not look right because they seem too small.

Mr. Klumpp asserts this plan is not definite for the windows, they may propose vents in the final detail.

Vice-Chairperson Coath says that he would prefer vents to windows and encourages Mr. Klumpp to carefully consider the trim detail on the dormers.

Vice-Chairperson Coath also states that gutter return and outer raking cornice is needed on the dog eared returns.

Ms. Tennant asks the Commission if they would like to comment on the proposed colors.

Commission Plummer replies that she prefers the tan scheme over the cooler color scheme. The roof is so large that the darker roof color makes the roof pop rather than recede.

The Commissioners agree.

Commissioner Renaud addresses the pole lights on sheet A-5, he informs Mr. Klumpp that he would like for them to explore a more decorative type of pole light that is more compatible with the goose neck lights proposed for the building.

Ms. Tennant informs Mr. Klumpp that another light pole may be need to be added because he still needs to light all of the spaces in the parking lot.

Mr. Klumpp says he will add to his plan.

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*Approval of Minutes*

*July 26, 2018*

Commissioner Renaud made a motion to approve the July 26, 2018 meeting minutes, as amended. Commissioner DiDomenico seconded the motion. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

*August 23, 2018*

Commissioner Plummer made a motion to approve the August 23, 2018 meeting minutes, as amended. Commissioner Renaud seconded the motion. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

*Planners Report*

*Other Business*

*Historical District Survey*

Ms. Tennant informs the Commission of the Historical District Survey results. In total, one hundred and fifty-eight out of three hundred and eighty-four surveys were mailed back.

Ms. Tennant continues by saying the results of the Historical District Survey were presented to the Village Board on their meeting on September 10, 2018. The outcome of this was directing Staff to conduct research on what possible amendments to the regulations might look like.

Commissioner Connolly directs Ms. Tennant to question number 7A on if people would be interested learning more about the Historical District, he asks since most people put yes would that require an additional burden on the Staff to come up with pediatric emails.

Ms. Tennant replies likely yes, but she thinks a majority of the information is already available but has not been presented in a successful manner. Therefore, the goal is to use that data and come up with a strategy that would work to better inform the people of the Historical District and its guidelines.

Ms. Tennant tells the Commission that she will email them the written comments from the survey.

After discussion on the Historical District Survey, Mr. Steve McGregor approaches the podium.

Mr. McGregor notifies the commission he has recently purchased 202 East Hillside Avenue and continues by addressing his biggest concern with the Historic District which is the restrictions regarding windows. He has four to five functional windows, however, the windows are still a complete disaster from both an efficiency and financial standpoint.

Vice-Chairperson Coath tells Mr. McGregor of the unique opportunities he has is being able to invest the money he would spend for new windows into maintaining the current windows, and asks if he has storm windows.

Mr. McGregor says no he does not have storm windows.

Vice-Chairperson Coath says it's a problem not having good storm windows.

Mr. McGregor replies that the issue with the windows is that they are rotten to an extreme degree in various locations.

Vice-Chairperson Coath says in the past under some circumstances residents were allowed to discard an original window that was past its serviceable life but that is rare and severe rot only occurs when the windows have not been maintained properly.

Following the debate over the benefits having new versus original windows, Chairperson O'Donnell questions Mr. McGregor on why he prefers k-style over half round gutters.

Mr. McGregor states the pricing difference between half-round-and k-styles is very significant. Chairperson O'Donnell disagrees with Mr. McGregor by telling him the pricing does not vary that much.

Mr. McGregor says he got six different quotes and the outcome is always the same with half-round being at least twice as expensive.

Chairperson O'Donnell says the Commission would never allow k-style gutters, but Mr. McGregor mentions the house already has k-style gutters.

Ms. Tennant clarifies this confusion by stating that the wording in the guidelines is poor and because of this wording, k-style gutters were permitted in this circumstance due to the cost differential between the quotes.

Commissioner DiDomenico asks Mr. McGregor if he has gotten pricing on reconditioning the windows or an opinion on if the windows are beyond repair.

Mr. McGregor answers that he has not gotten pricing to restore the windows.

After further discussion on the gutters, Mr. McGregor summarizes that his point for coming to the meeting was to comment on windows being his biggest issue with the Historic District regulations. He thanks the Commission for letting him voice his opinion.

### Adjournment

There being no additional business to come before the Board, a motion was duly made by Commissioner Plummer and seconded by Commissioner Renaud 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,

Esmeralda Nava  
Administrative Assistant

Approved: October 25, 2018