

*Village of Barrington
Architectural Review Commission
Minutes Summary*

Date: December 13, 2018

Time: 7:00 p.m.

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

In Attendance: Crystal DiDomenico, Commissioner
Patrick Lytle, Commissioner
Karen Plummer, 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, present; Kevin Connolly, absent; Crystal DiDomenico, present; Tim Renaud, absent; 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 18-14: 130-140 S. Northwest Highway– Public Hearing

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.

The property owner, Steve Cleary, presented the revised plans for the proposed building modifications.

Mr. Cleary indicated that he feels the ARC's concerns have been addressed. They have altered the color scheme for the building to incorporate the new paint so that the whole building does not have to be repainted. Mr. Cleary presented a 3-D model of the building to illustrate the color scheme that will be seen on all side of the building.

The ARC indicated that they felt this addressed the concerns relating to lack of 360 degree design.

Commission Lytle indicates that the brick base detail should extend partially along the south wall. Mr. Cleary indicated that they will extend around the south corner to the end of the existing siding. This will be a condition of the approval.

Vice-Chairperson Coath said that there is not enough detail on the proposed window and door casings. This will need to be provided to the ARC as a final detail.

Chairperson O'Donnell asked what kind of brick they would be using. MR. Cleary presented a sample and indicate that the new will match the old brick as closely as possible.

Vice-Chairperson Coath also indicated that the projection of the cornice detail should be between 1-1/2" to 2". This will need to be blocked out to meet this projection.

Commissioner Plummer motioned and Commissioner Lytle seconded the approval of a Certificate of Approval for ARC 18-14 130-140 S. Northwest Highway with the conditions and recommendations stated.

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

ARC 18-16: 421 E. Main Street- 2nd Preliminary Review

PROPERTY OWNER: First Church of Christ Scientist, 421 S. Main Street, Barrington, IL 60010

APPLICANT: Jamison Ruggles, 413 Lageschulte Street, Barrington, IL 60010

ARCHITECT: Studio Talo Architecture, Inc., 1234 Sherman Avenue, Evanston, IL 60202

The applicant is seeking approval of a Certificate of Approval for alterations to a property in the B-5 Village Center East District. The Petitioner is proposing to demolish the west section of the building and construct a one-story addition on the north (front) side of the remaining section of the building. The proposal also includes related site improvements such as landscaping, signage, parking and lighting.

The Architect, Thomas Ahleman, presented on behalf of the Petitioner. Mr. Ahleman explained the he understood the Commission's prior comments and attempted to address as many of those comments with the revised design.

Mr. Ahleman explained that the new design was based on several factors: 1.) we knew there was a concern with the roofline and that we needed to change that; 2.) we knew the proposed design needed to have a “conversation with history” and that the mid-century modern design was not accomplishing that for the Commission and 3.) we knew that the design needed to relate to village context in a way that did not involve churches or other buildings more than a half mile away.

Based on these factors, here is what we were able to accomplish: The church currently has a charming but underutilized courtyard in the space between the church and Sunday school. We can recreate the courtyard and share it with Barrington.

The existing wide stair from the Sunday school to Main street is actually very welcoming. We can recreate a welcoming stair that addresses the street.

The Sunday school and the courtyard have (short) colonnades that refer to a historical feature and one that is common in Barrington. We can include a colonnade.

The reading room is currently a storefront with its own identity in downtown Barrington. We can separate the reading room from the Sunday school (creating the courtyard) that allows the reading room to have its own identity, closer to the corner as Greg Summers suggested.

And we can do all of this with painted white brick that refers to the existing building and we can do it without any skewed angles.

Following Mr. Ahleman’s presentation, the ARC went around the table and provided comments on the revised submittal.

Commissioner Lytle commented that he liked the new direction and the revised design.

Commissioner Plummer commented that the design is like night and day from the original design. She appreciates that it echoes the past and likes the new tower element.

Chairperson O’Donnell commented that he thinks the project is ready to move ahead to a final meeting.

Vice-Chairpreson Coath commented that he is grateful to the architect and Church for reconsidering the design. He likes their take on the history as it relates to the design and he likes the courtyard feature. It is very interesting to see this interpretation.

Commissioner DiDomenico commented that she agrees with comments from her fellow Commissioners. She finds the design very inviting and likes the colonnade design. The design is a nod to past while still modernizing.

Chairperson O’Donnell asked Ms. Tennant to provide Staff’s opinion on the revised design.

Ms. Tennant that Staff echoes many of the comments made by the Commission. Staff finds the design to be simplified and more consistent while referencing the past of the existing building. Staff finds the courtyard feature and new reading room design very welcoming and appreciates the way the revised design addresses the street.

Ms. Ruggles, head of the building committee for the Church, addressed the Commission and stated that she was pleased with their comments and thinks many of the Church members may find the new design more pleasing than the old design.

New Business

ARC 18-17: 515 W. Main Street- Public Hearing

PROPERTY OWNER: Community Unit School District #220, 310 James Street, Barrington, IL 60010

ARCHITECT: Cashman Stahler Group, 1910 S. Highland Avenue, Suite 310, Lombard, IL 60148

The Petitioner is seeking approval of a Certificate of Approval for minor exterior modifications to the front and rear façades of the existing building. The building will be converted from its current use as a research and development facility to the administrative offices for Community Unit School District #220.

The Commission had no comments on the proposed exterior modifications.

Commissioner Plummer motioned and Commissioner Lytle seconded the approval of a Certificate of Approval for ARC 18-17 515 W. Main Street.

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

ARC 18-18: 526 S. Grove Avenue- Public Hearing

PROPERTY OWNER: Mr. and Mrs. Ray Iardella, 526 S. Grove Avenue, Barrington, IL 60010

APPLICANT: Mr. and Mrs. Ray Iardella, 526 S. Grove Avenue, Barrington, IL 60010

ARCHITECT: Mark Swanson, 536 Summit Street, Barrington, IL 60010

The Petitioner is seeking approval of a Certificate of Appropriateness to construct a new non-contributing two-car detached garage. The property is zoned R-6 Single-Family Residential District and is located in the H-Historic Preservation Overlay District. The parcel is approximately 6,817 square feet. All plans are subject to a final building, engineering and zoning review and approval prior to the issuance of a building permit.

The architect, Mark Swanson, presented on behalf of the property owners. Mr. Swanson explained that the existing attached garage will be converted to living space and a new detached garage built.

Ms. Tennant confirmed that they are seeking approval to duplicate the French door design in both garage bays if the property owner elects not to install the indoor/outdoor fireplace as proposed.

Mr. Swanson confirmed this was correct.

Commission Lytle asked if they had selected a garage door yet. The windows should have simulated divided lites, not thin tapes as shown on the plan.

Ms. Tennant said this is usually approved by Staff at the time of permit if it meets the requirements. IT will be a condition that the garage door is wood and has simulated divided lites.

Vice-Chairperson Coath stated that they can add a frieze board to the garage if they want.

Mr. McCarthy of 523 S. Cook Street spoke regarding possible water issues he is experience on his own lot which he fears will worsen with the construction of this garage.

Ms. Tennant explained that he can reviewed the engineering plans when the building permit is submitted and she encourage Mr. McCarthy to reach out to Village Engineer, Marie Hansen, to discuss his concerns further.

Chairperson O'Donnell stated that the Village takes water issues very seriously is doing everything they can to make the rules stricter.

Mrs. McCarthy of 523 S. Cook Street also addressed the Commission about the location of the garage and how it will impact her view in her backyard. There are already several large garages they can see from their backyard.

Ms. Tennant replied that the garage location and size is within zoning and subject to ARC approval, they are permitted to build a detached garage in this location. Ms. Tennant also explained that the Village is constantly trying to balance the character of the community and the wants and needs of neighbors against the rights of individual property owners. This is a very difficult balancing act to ensure that everyone is happy with the outcome.

Commissioner Plummer motioned and Commissioner Lytle seconded the approval of a Certificate of Appropriateness for ARC 18-18 526 S. Grove Avenue with the conditions and recommendations stated.

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

ARC 18-19: 419 Lill Street- Preliminary Review

PROPERTY OWNER: Michael Gunn, 419 Lill Street, Barrington, IL 60010

APPLICANT: Michael Gunn, 419 Lill Street, Barrington, IL 60010

ARCHITECT: Mark Swanson, 536 Summit Street, Barrington, IL 60010

The Petitioner is seeking approval of a Certificate of Appropriateness to construct a small side addition to the existing attached garage and three dormers above the first story. 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 6,000 square feet. All plans are subject to a final building, engineering and zoning review and approval prior to the issuance of a building permit.

Architect, Mark Swanson, presented on behalf of the property owners. MR. Swanson explained that the property owner is looking to expand their attached one-car garage to a two-car garage and add several dormers above the first floor. This house has several architectural issues and the design of the dormers was difficult.

Chairperson O'Donnell encouraged the removal of the attached garage in favor of a detached garage.

MR. Swanson said he did not think his client was interested in that option.

Ms. Tennant said that Staff recommends allowing the thinner cementitious siding to be used on the very small addition as there is no way to transition to the thicker siding in this situation. The Commission agreed.

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Approval of Minutes

October 25, 2018

Commissioner Plummer made a motion to approve the October 25, 2018 meeting minutes, as amended. Vice-Chairperson Coath seconded the motion. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

November 19, 2018

Vice-Chairperson Coath made a motion to approve the November 19, 2018 meeting minutes, as amended. Commissioner DiDomenico seconded the motion. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

Planners Report

Other Business

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 8:30 p.m. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

Respectfully submitted,

Jennifer Tennant
Assistant Director of Development Services

Approved: February 28, 2019