

*Village of Barrington
Architectural Review Commission
Minutes Summary*

Date: June 14, 2018

Time: 7:00 p.m.

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

In Attendance: Tim Renaud, 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, absent; Kevin Connolly, absent; Crystal DiDomenico, absent; 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 17-24: 118-128 Wool Street – Moretti's Restaurant

PROPERTY OWNER: Wool Street Properties, LLC

ARCHITECT: Stephen Klumpp

The Petitioner is seeking approval of a Certificate of Approval for exterior alterations including a one-story addition to an existing structure in the B-5 Village Center East District. All plans are subject to a final building, engineering and zoning review and approval prior to the issuance of a building permit.

Chairperson O'Donnell begins by stating that good changes were added. The staff, on the project, is telling him that everything is fine and he is willing to accept their findings.

Ms. Tennant says that to be clear, they can hear from Steve, but the commission has revised plans present that are a little different than what is in the package. The main difference changes are to outdoor patio and deck. Steve had nicely highlighted everything out for them so that the commission can see it.

Chairperson O'Donnell states he likes the plans, Commissioner Renaud and Plummer agree.

The owner, Mr. Hoffman, approaches the stand and elaborates on the changes of the projects.

Chairperson O'Donnell asks Ms. Tennant if she has any concerns.

Ms. Tennant replies with no.

After some discussion, all commissioners are content with the changes.

Chairperson O'Donnell asks the public if they have any concerns.

No one in the public voice any concerns.

Commissioner Plummer motioned, and Commissioner Renaud seconded the motion of a Certificate of Approval for exterior alterations including a one-story addition to an existing structure in the B-5 Village Center East District for ARC 17-24.

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

ARC 18-03: 401 S. Cook Street – HISTORIC/CONTRIBUTING

PROPERTY OWNER: Daniel & Sarah Goitein, 401 S. Cook Street, Barrington, IL 60010

PETITIONER: Daniel & Sarah Goitein, 401 S. Cook Street, Barrington, IL 60010

ARCHITECT: Gregory A. Norris Architects, Batavia, IL

The Petitioner is seeking approval of a Certificate of Appropriateness for an addition and alterations to the existing contributing structure in the Historic Preservation Overlay District. The Petitioner is proposing to construct a small rear addition and porch on the southeast corner of the existing structure as well as minor modifications to the existing front porch. 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 9,260 square feet.

Chairperson O'Donnell calls up the owners, Mr & Ms. Goitein, to the stand.

Based on the plans, Chairperson O'Donnell has a question on the vertical board and bat because it does appear to be approved siting.

Ms. Tennant replies by saying she was going to send an email on this. She has conducted research and based on the research Ms. Tennant found, in the Historic District Guideline, that vertical siting cannot be on the front elevation and further elaborates on her finding.

Vice-Chairperson Coath adds a recommendation for what could be utilized for the baluster.

Mr & Ms. Goitein say they will think it over.

Switching the topic over to gutters, Ms. Tennant says the addition is minimal but asks what the conditions of the gutters are now.

Mr. Goitein says the gutters are relatively new.

Ms. Tennant says she believes they have enough information because it is matching the simple fascia.

Vice-Chairperson Coath states that the fascia board should be at a specific measurement. However, does not see where in the plans show the measurements.

Mr & Ms. Goitein, respectively, respond by saying and that the measurements are available on the plans, followed by Mr. Goitein approaching Chairperson O'Donnell and Vice-Chairperson Coath to show them where the measurements can be found.

Chairperson O'Donnell summarizes what was said, along with asking if the public has any questions or concerns.

No one in the public has questions or concerns.

Commissioner Renaud motioned to approve with the condition as discussed and Commissioner Plummer seconded the motion of a Certificate of Appropriateness for an addition and alterations to the existing contributing structure in the Historic Preservation Overlay District for ARC 18-03.

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

ARC 18-05: 227 Applebee Street – HISTORIC/CONTRIBUTING

PROPERTY OWNER: Brandon and Megan Griffith, 227 Applebee Street, Barrington, IL 60010

PETITIONER(S): Brandon and Megan Griffith, 227 Applebee Street, Barrington, IL 60010

ARCHITECT: No Architect

The Petitioner is seeking approval of a Certificate of Appropriateness for the replacement of the existing front porch/stoop on a contributing 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 B-R Mixed Business Residential District 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 7,563 square feet.

Commissioner Plummer motioned, and Commissioner Renaud seconded the motion to continue ARC 18-05, a Certificate of Appropriateness for the replacement of the existing front porch/stoop on a contributing structure in the Historic Preservation Overlay District to June 28, 2018.

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

New Business

ARC 18-06: 536 S. Hough Street – HISTORIC/CONTRIBUTING

PROPERTY OWNER: Chuck & Jennifer Moore, 536 S. Hough Street, Barrington, IL 60010

PETITIONER(S): Chuck & Jennifer Moore, 536 S. Hough Street, Barrington, IL 60010

ARCHITECT: ALA Architects & Planners, Inc., 2600 Behan Road, Crystal Lake, IL 60014

The Petitioner is seeking approval of a Certificate of Appropriateness for the construction of an addition to the existing enclosed front porch. The structure is classified as a contributing 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-7 Two-Family Residential District 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 8,712 square feet.

Chairperson O'Donnell states they have everything being presented long with asking Mr. & Ms. Moore if they have anything else they'd like to add.

Ms. Moore reiterates what is mentioned in the package, specifically on wanting to extend the porch.

Chairperson O'Donnell asks the commission if they having anything to say on the matter.

Commissioner Renaud states that the plans meet the staff's recommendations.

Vice-Chairperson Coath asks about the style of the windows.

Ms. Moore replies by saying windows are the original 3X2 and are not in the photos due to the fire.

Ms. Moores continues by saying they had to take the windows out and have new glass put in. Therefore, the pictures in the plans are an example of what they are proposing, along with an adding four windows.

Vice-Chairperson Coath asks if they are going to reuse the windows.

Ms. Moore says yes. Then they will have custom-built windows to match the originals.

Moving forward, Vice-Chairperson Coath says that the skirting proposed does not appear to be original.

Commissioner Plummer comments on the skirting by saying it looks nice.

After deliberation, the commission agrees that the skirting can be changed, with approval from Ms. Tennant and the commission.

Chairperson O'Donnell summarizes what was discussed along with asking if the public has any questions or concerns.

No one in the public has questions or concerns.

Commissioner Plummer motioned to approve with the recommendations as discussed and Commissioner Renaud seconded the motion of a Certificate of Appropriateness for the construction of an addition to the existing enclosed front porch for ARC 18-06.

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

ARC 18-07: 900 S. Grove Avenue (Grove Avenue School)

PROPERTY OWNER: Barrington Community Unit School District #220

PETITIONER: Barrington Community Unit School District #220

ARCHITECT: None

The Petitioner is seeking approval of a Certificate of Approval for the installation of new mobile classrooms on the school grounds in the P-L Public Lands District. Please note that the Village does not have authority over the building aspect of the proposed project but does have narrow zoning authority provided the Village does not interfere with the necessary operations of the school.

Mr. Staller, the architect, begins by approaching the stand and saying he is ready to answer any questions or concerns anyone may have on the project.

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

Ms. Tennant says no and further addresses that a neighborhood meeting did take place where questions were answered.

Chairperson O'Donnell asks if anyone, in the commission or public, has anything to add.

No one in the commission or public have any questions or concerns.

Commissioner Plummer motioned to approve, and Commissioner Renaud seconded the motion of a Certificate of Approval for the installation of new mobile classrooms on the school grounds in the P-L Public Lands District for ARC 18-07.

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

ARC 18-08: 908 S. Northwest Highway (Christian Brothers Automotive)

PROPERTY OWNER: Peter Fischer, 24075 Chardon Road, Grayslake, IL 60030

PETITIONER: Christian Brothers Automotive, 17725 Katy Freeway, Suite 200, Houston, TX 77094

ARCHITECT: Stewart-Reindersma Architecture

The Petitioner is seeking approval of a Certificate of Approval for the construction of a new auto repair facility 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.

Chairperson O'Donnell starts by saying that Ms. Tennant is representing the petitioner.

Chairperson O'Donnell also summarizes the history of the property along with what is begin done.

Ms. Tennant says that it is a special use, so it does need approval. The Village of Barrington has had a lot of request for automotive users.

Chairperson O'Donnell asks if there has been a neighborhood meeting.

Ms. Tennant says yes. The one concern on the meeting is that no one from Lakeview attended the meeting, so there is a belief that those from Lakeview will come to the public hearing because they had a lot to say when Ace's was being proposed.

Chairperson O'Donnell asks if Christian Brothers will have a curb-cut on the hill side

Ms. Tennant says as of now yes.

Chairperson O'Donnell asks Vice-Chairperson Coath for his opinion on the bricks.

Vice-Chairperson Coath says he likes it.

Ms. Tennant says the biggest issue is the type of trim being presented but doesn't remember if it was vinyl or aluminum which the Village doesn't allow.

Chairperson O'Donnell says that the commission would love if Christian Brothers came out to present different products they'd like to utilize.

Ms. Tennant says Christian Brothers have been very easy to work with, so she believes there won't be a lot of pushback from them.

Commissioner Renaud asks about the signage on the back.

Ms. Tennant says that signage won't be there along with the sign facing Northwest Hwy.

Ms. Tennant continues by stating what the petitioners are proposing.

Chairperson O'Donnell asks Ms. Tennant if she knows how the owners of Ace feel about the business being constructed next to them.

Ms. Tennant says the owner of Ace was at the neighborhood meeting, so they were able to socialize with the petitioners. Overall, Ace owners are okay with it.

Ms. Tennant asks if the commission wants to require the windows to be SDL.

Vice-Chairperson Coath says they should propose SDL windows.

Ms. Tennant says she doesn't think Christian Brothers would be opposed to them.

After further deliberation on the topic of windows, the commissions agree to require SDL.

Commissioner Renaud asks if they have any proposition on pole lights.

Ms. Tennant says yes and guides the commission on where they can find the proposition and goes on with further explanation.

Commissioner Plummer motioned to approve and Commissioner Renaud seconded the motion of a of a Certificate of Approval for the construction of a new auto repair facility and related site improvements (landscaping, lighting, signage, drainage, etc.) in the B-1 General Business District for ARC 18-08.

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Approval of Minutes

May 10, 2018

Commissioner Plummer made a motion to approve the May 10, 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.

May 24, 2018

Commissioner Plummer made a motion to approve the May 24, 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.

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 Renaud to adjourn the meeting at 8:09p.m. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

Respectfully submitted,

Esmeralda Nava
Administrative Assistant

Approved: August 23, 2018