BARRINGTON
Be Inspired

NOTICE OF A SPECIAL PUBLIC MEETING
OF THE ARCHITECTURAL REVIEW COMMISSION

The Architectural Review Commission of the Village of Barrington will hold a special meeting on **Thursday, May 14, 2020 at 6:00 P.M**. virtually at 200 South Hough Street, Barrington, Illinois.

ZOOM Meeting Link Available Here:
www.barrington-il.gov/may14arc

Or Telephone:
Dial(for higher quality, dial a number based on your current location):
US: +1 312 626 6799 or +1 301 715 8592 or +1 646 558 8656 or +1 346 248 7799 or +1 669 900 9128 or +1 253 215 8782

Webinar ID: 891 4693 5584
Password: 844028

PUBLIC COMMENT: As the Village of Barrington continues to follow social distancing requirements and Governor Pritzker's Stay-At-Home order during the COVID-19 crisis, public comments will be accepted by email and phone call only. Public comments received by 5:00 p.m., Monday, May 14, 2020 will be read at the beginning of the meeting following roll call. To submit public comment, submit an email to: jtennant@barrington-il.gov including:

- Name
- Street Address (Optional)
- City
- State
- Phone (Optional)
- Organization, Agency, etc. Being Represented (If representing yourself, put "Self")
- Topic or Agenda Item, Followed by your comment

Public with no access to email may leave a message with the Architectural Review Commission at (847) 304-3462.

AGENDA:

- **Call to Order**
- **Roll Call**
- **Old Business**
  - **ARC 19-11: 540 S. Hough Street – Final Details**

VILLAGE HALL
200 S. HOUGH ST.
BARRINGTON, IL. 60010
(847) 304-3400

VILLAGE PRESIDENT &
VILLAGE MANAGER'S OFFICE
T. (847) 304-3444
F. (847) 304-3490

FINANCIAL SERVICES
T. (847) 304-3400
F. (847) 381-7506

DEVELOPMENT SERVICES
T. (847) 304-3460
F. (847) 381-1056

PUBLIC WORKS
300 N. RAYMOND AVE.
BARRINGTON, IL 60010
T. (847) 381-7903
F. (847) 382-3030

PUBLIC SAFETY
400 N. NORTHWEST HWY.
BARRINGTON, IL 60010

POLICE
T. (847) 304-3300
F. (847) 381-2165

FIRE
T. (847) 304-3600
F. (847) 381-1889

BARRINGTON-IL.GOV

The Petitioner is seeking final details approval for certain front porch modifications.

- **New Business**
  - **ARC 20-07: 302 W. Main Street – Public Hearing**
    The Petitioner is seeking approval of a Certificate of Appropriateness for the demolition of the existing detached garage and construction of a new noncontributing detached garage.
  - **ARC 20-08: 129 Coolidge Avenue – Preliminary Review**
    The Petitioner is seeking the reclassification of the accessory structure from contributing to non-contributing status as well as a Certificate of Appropriateness for the construction of a new noncontributing detached garage and the construction of an addition to the rear of the exiting contributing primary structure.

- **Approval of Minutes**
  - January 9, 2020
  - January 23, 2020
  - March 12, 2020

- **Planner's Report**

- **Other Business**

- **Adjournment**

Posted: Barrington Village Hall

Architectural Review Commission Members, Village President and Board of Trustees, Village Manager, Department Heads, Recording Secretary, Courier / Herald / Chicago Tribune / Chicago Sun Times

The Village of Barrington is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the Village's facilities, are requested to contact the Village Clerk's Office at 200 S. Hough Street, Barrington, Illinois 60010 or call at 847/304-3400 promptly to allow the Village to make reasonable accommodations for those persons.

VILLAGE HALL
200 S. HOUGH ST.
BARRINGTON, IL. 60010
(847) 304-3400

VILLAGE PRESIDENT &
VILLAGE MANAGER'S OFFICE
T. (847) 304-3444
F. (847) 304-3490

FINANCIAL SERVICES
T. (847) 304-3400
F. (847) 381-7506

DEVELOPMENT SERVICES
T. (847) 304-3460
F. (847) 381-1056

PUBLIC WORKS
300 N. RAYMOND AVE.
BARRINGTON, IL 60010
T. (847) 381-7903
F. (847) 382-3030

PUBLIC SAFETY
400 N. NORTHWEST HWY.
BARRINGTON, IL 60010

POLICE
T. (847) 304-3300
F. (847) 381-2165

FIRE
T. (847) 304-3600
F. (847) 381-1889

BARRINGTON-IL.GOV

BARRINGTON
Be Inspired.

ARC Memorandum

To: Architectural Review Commission

From: Jennifer Tennant, Assistant Director of Development Services

Subject: ARC 19-11: 540 S. Hough Street – FINAL DETAILS

Date: May 14, 2020

On August 22, 2020, the ARC approved a Certificate of Appropriateness for a rear addition at 540 S. Hough Street. At the time of the original ARC review, the Petitioner indicated that they intended to restore the front porch. Some modifications to the existing porch will be necessary as a part of this restoration. The scope of work includes the following:

1. New porch stairs including hand railing and skirting. The Petitioner is also considering a hinged access door under the stairs.
2. The possible addition of lights on the newel posts.
3. Replacement of existing porch ceiling
4. Repairs to the porch columns.

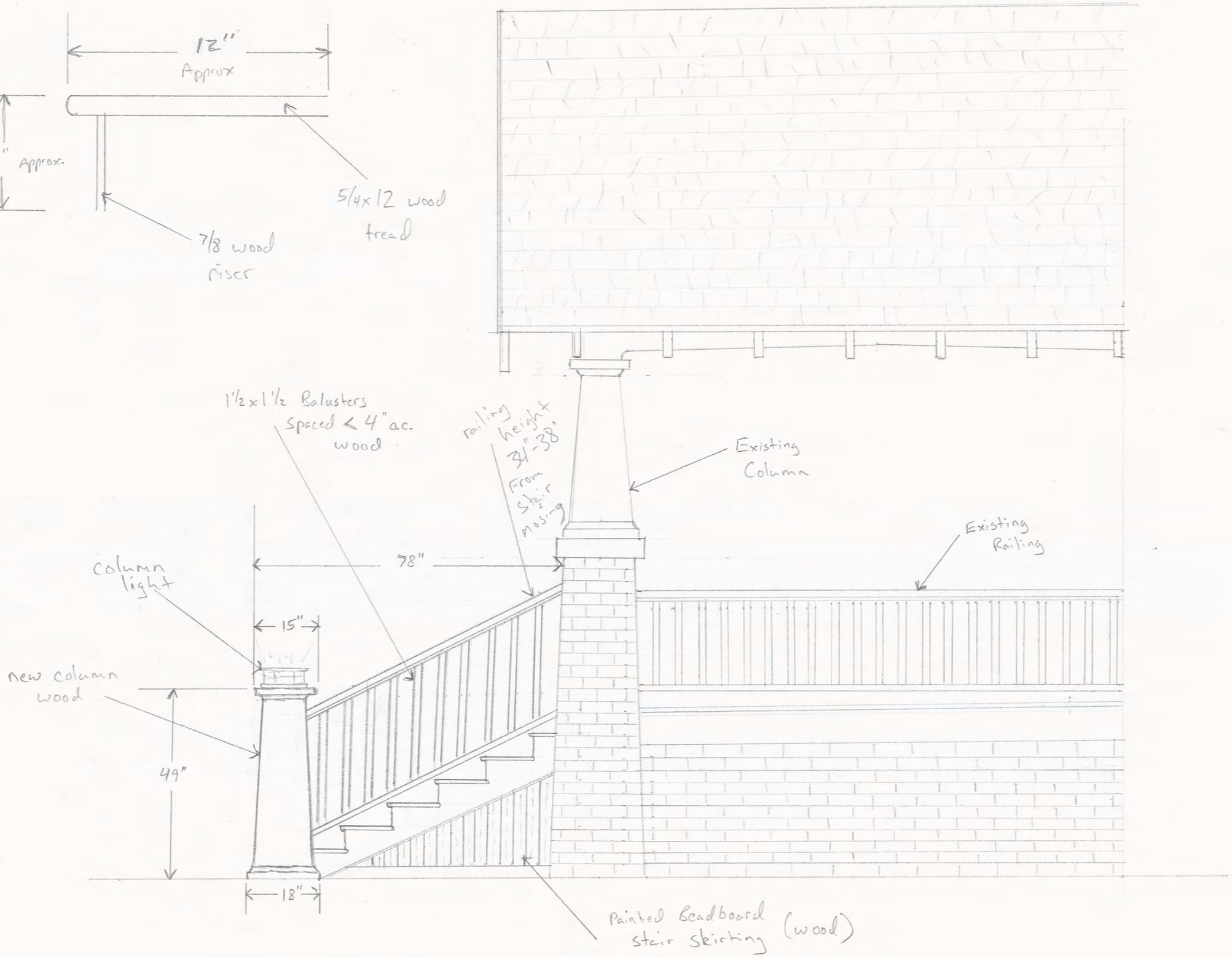
The ARC should review the proposed stair/railing/skirting replacement details and the possible addition of the newel post lighting.

The following documents are attached:

- Photos of Existing Porch
- Proposed Newel Post Lighting Specifications
- Proposed Plans

540

12"
Approx
6" Approx.
5/4x12 wood
tread
7/8 wood
riser


1½x1½ Balusters
Spaced < 4" ac.
wood
railing height
34"-38"
From stair nosing
Existing
Column
Existing
Railing
78"
column light
15"
new column
wood
49"
18"
Painted Beadboard
stair skirting (wood)

3 3/4 x 1 5/8
Top and bottom rail
wood
108"

Oak Park OPC-11

sku#: OPC-11

11" Oak Park Column Mount

Dimensions: 11"W x 5.5"H
Extension:
Canopy/Back Plate Dimensions: 9" sq.
Mounting Center to Top:
Bulb Type: 1-100W Medium (not included)
Safety Rating: Suitable for Wet Locations
Finish Shown: Verdigris Patina
Ships Via: Small Parcel

Arroyo Craftsman 4509 Littlejohn Street, Baldwin Park, CA 91706
626-960-9411 | **arroyo-info@framburg.com (mailto:arroyo-info@framburg.com)**

ARCHITECTURAL REVIEW COMMISSION
STAFF REPORT

TO:	Architectural Review Commission	**MEETING DATE:**	May 14, 2020 Public Hearing
FROM:	Development Services Department	**PREPARED BY:**	Jennifer Tennant Asst. Director of Development Services

ARC 20-07: 302 W. Main Street (Detached Garage) – HISTORIC/CONTRIBUTING

The Petitioner is requesting approval to demolish the contributing accessory structure (detached garage) and a Certificate of Appropriateness for the construction of a new noncontributing detached garage subject to the approval of the demolition. The property is zoned B-R Mixed Business Residential District/ Historic Overlay District.

PROPERTY OWNER: GC Equity LLC, 338 Roslyn Road, Barrington, IL 60010
APPLICANT: George Csahiouni, 338 Roslyn Road, Barrington, IL 60010
ARCHITECT: Kolbrook Design, Inc., 828 Davis Street, Evanston, IL 60201

PROJECT DESCRIPTION

The Petitioner is requesting approval to demolish the contributing accessory structure (detached garage) and a Certificate of Appropriateness for the construction of a new noncontributing detached garage subject to the approval of the demolition. The finding of fact for both components of the request are described below.

The Petitioner is requesting approval for demolition of the contributing one-car detached garage. There is conflicting information regarding the construction date of the structure:

- The Historic District Survey Sheet indicates that the structure was built in 1919.
- The Lake County Assessor's information indicates the structure was built in 1906.
- An aerial photo from 1939 indicates that an accessory structure was present on the site but it does not appear to be the existing structure based on the shape of the structure present in the photo.
- The framing elements measure at 3-1/2" which indicates the use of modern dimensional lumber.

Staff finds that due to conflicting information, seeking demolition of a contributing structure is a more appropriate request than seeking reclassification of the existing structure.

FINDING OF FACT – Demolition of a Contributing Structure

In considering an application for a Certificate of Appropriateness for demolition of a contributing structure, the Architectural Review Commission shall determine whether the project substantially complies with the standards recommended by the Architectural Review Commission and approved by the Board of Trustees based on the following standards 1 through 7:

1. **The physical integrity of the site as defined in Subsection (B.2) of this Section is no longer evident. (*B.2 Physical integrity of the property in terms of architectural design, setting, materials,***

workmanship, character and association as defined by the National Park Service for the National Register of Historic Places.)

The following conditions were observed by Chairperson O'Donnell at an inspection of the structure conducted on Wednesday March 4, 2020:

- The structure was insignificant and poorly constructed when it was built.
- Due to the inadequate construction and poor condition the building is beyond repair.
- All four of the walls are seriously out of plumb and seriously leaning.
- All the framing elements appear structurally inadequate.
- All the framing elements including the wall studs, rafters, plates, and rafter ties were 2x4s measuring approximately 1 ½" by 3 ½" and set at 24" on center.
- The inadequately few rafter ties are allowing the walls to spread and contribute to the building's unstableness.
- The use of a single 2x4 top plate is structurally inadequate.
- There was no wall sheathing so the deteriorating horizontal channel-rustic siding is installed directly to studs.
- The original roof sheathing has all been replaced and current sheathing has failed.
- The original garage door has been replaced and has failed.
- There never were any soffits and the 1x6 fascia boards are modern material.

Based on this inspection, the original structure was poorly constructed and subsequent modifications to the structure have also been poorly constructed, both of which have contributed to the leaning of the structure to the south. The existing structure has far exceeded its useful life based on its core construction. All elements of the structure, both inside and out, need to be completely reconstructed and therefore there would be no components of the original building left, it would essentially become new construction. Additionally there is no significant architectural detailing on the building so any attempts to add architecturally detailing would be completely new to the building. Staff finds that this standard is met.

2. The streetscape within the context of an H Historic Overlay District would not be negatively affected.

The subject property is located on the northern border of the Historic Overlay District and the adjacent property to the north and the other properties to the north on the west side of Harrison Street are not located in the Historic District. The subject property is a corner lot with the house fronting on Main Street and the detached garage fronting on Harrison Street. The existing detached garage is the only structure located within the boundaries of the Historic District fronting on the west side of Harrison Street. Although visible from the Main Street intersection and the east side of Harrison Street, the primary streetscape (the west side of Harrison Street) is not located within the Historic District and therefore this streetscape within the context of the Historic Overlay District will not be negatively impacted by the demolition of this structure. Additionally, the condition of the garage is such that it detracts from the streetscape rather than adding to the character of the streetscape. Staff finds that this standard is met.

3. The demolition would not adversely affect an H Historic Overlay District due to the surrounding non-contributing structures.

The primary structure on the subject property is classified as a contributing structure. However, the primary structure fronts on Main Street while the detached garage in question fronts on Harrison Street. The neighboring structure directly east of the subject property, 228 W. Main Street, is classified as a contributing structure but also fronts on Main Street rather than Harrison Street. 228

W. Main Street is also located in the B-R District and is used for commercial purposes and as such the detached garage in question is across the street from the rear parking area for 228 W. Main Street.

The subject property is located on the northern border of the Historic Overlay District and the adjacent property to the north and the other properties to the north on the west side of Harrison Street are not located in the Historic District and are therefore not classified structures.

Due to the fact that the majority of the surrounding structures front on Main Street rather than on Harrison Street and the fact that none of the properties to the north on the west side of Harrison Street are located within the Historic Overlay District, Staff finds that the demolition of this structure will not adversely impact the Historic Overlay District. Staff finds that this standard is met.

4. The base zoning of the site is incompatible with reuse of the structure.

The base zoning of the site is B-R Mixed Use Business-Residential District. Accessory structures (detached garages) are permitted in the B-R District. Although the base zoning of the site does not strictly prohibit the reuse of the existing structure, the structure itself is not fit for reuse. As outlined in Standard #1, due to the poor original construction of the structure and the poor construction of subsequent modifications, the existing structure has far exceeded its useful life. Even with maintenance, the original framing methods are not sufficient and the structure will continue to deteriorate. Based on this information, Staff finds that this standard is not applicable but for the purposes of Zoning Ordinance Section 9.8-K Determination of Compliance with Standards of Approval, this standard should be considered satisfied.

5. The plans for reuse plans are consistent with the standards outlined in Subsection (G) and (H) of this Section.

The plans for the reuse of this portion of the site include the construction of a new detached garage. Staff finds that standards outlined in Section 9.8-H Standards for Certificate of Appropriateness Involving New Construction, or Alteration of a Non-Contributing Structure are met. Staff finds that this standard is met.

6. The site has not suffered from willful neglect, as evidenced by the following:

a. **Willful or negligent acts by the owner that deteriorates the structure.**
b. **Failure to perform normal maintenance and repairs.**
c. **Failure to diligently solicit and retain tenants.**
d. **If vacant, failure to secure and board the structure.**

The current owner of the structure recently acquired the property and is not responsible for the current condition of the detached garage. Although neglect did play a role in the exterior condition of the structure, an inspection of the structure indicates poor original construction and poor construction of subsequent modifications have significantly contributed to the decline of the structure specifically to the tilting/leaning of the structure to the south. The structure has outlived its useful life regardless of exterior maintenance. Staff finds that this standard is met.

7. The denial of a Certificate of Appropriateness for demolition would cause an economic hardship as defined and determined pursuant to the provisions of Subsection (Q) of this Section.

The Petitioner has not applied for a Certificate of Economic Hardship. Staff finds that this standard is not met.

ZO Section 9.8-K Determination of Compliance with Standards of Approval:
The Architectural Review Commission shall make a decision based upon compliance with the requisite number of standards as set forth above. Upon making findings that at least six (6) of the standards are met, the Architectural Review Commission shall approve the Certificate of Appropriateness for Demolition.

Staff finds that 6 of the 7 standards are met and therefore recommends approval of the Certificate of Appropriateness for demolition of the contributing accessory structure located at 302 W. Main Street.

FINDING OF FACT – New Noncontributing Detached Garage

Staff believes the proposal must substantially comply with the three (3) standards in Section 9.8-H of the Zoning Ordinance (See Below).

1. **Scale and Form.**
   a. **Height and Width. The proposed height and width shall be visually compatible with surrounding structures and streetscape.**
   b. **Proportion of Principal Facades. The relationship of the width to the height of the principal elevations shall be in scale with surrounding structures and streetscape.**
   c. **Roof Shape. The roof shape of a structure shall be visually compatible with the surrounding structures and streetscape.**
   d. **Scale of a Structure. The size and mass of the structures shall be visually compatible with the size and mass of surrounding structure and streetscape.**

   The Petitioner is proposing to construct a new three-car non-contributing detached garage. The Petitioner has taken care to design a structure that is architecturally compatible with the detailing on the primary structure. Staff recommends that the pitch of the garage roof matches the pitch of the house. The Petitioner has taken care to consider the scale of structure by keeping the height and mass of the roofline to a minimum. The division of the garage bays into three individual bays breaks the plane of the front façade and is preferable to one large double bay and one small single bay.

   The ARC should review the location of the proposed structure in relation to the primary structure and determine if the proposed structure should be located further north to increase the separation between structures and reduce the visual mass created by the proximity of the structures.

   Staff finds that this standard is generally met subject to the ARC's consideration of the roof pitch and structure placement.

2. **Composition of Principal Facades.**
   a. **Proportion of Openings. The relationship of the width to the height of windows and doors of the structure shall be visually compatible with surrounding structures and streetscape.**
   b. **Relationship of Solids to Voids in Facades. The relationship of solids to voids in the facade of the structure shall be visually compatible with surrounding structures and streetscape.**
   c. **Relationship of Entrance Porch and Other Projections. The relationship of entrances and other projections to sidewalks shall be visually compatible with surrounding structures and streetscape.**
   d. **Relationship of Materials. The relationship of the color and texture of materials including paint color of the facade shall be visually compatible with the predominant materials used in surrounding structures and streetscape. There shall be no permit or review required for the application of paint, however the paint color shall conform to the style of architecture as indicated**

in Recommendations for Paint and Paint Colors, to be established by the Architectural Review Commission.

The Petitioner is proposing double hung windows on the side and rear facades of the structure with the same one-over-one pattern on the house which creates an appropriate relationship of solids to voids. The Petitioner is proposing two windows on the rear façade due to the length of the façade. The overhead garage doors will be divided into three single bays which is more aesthetically pleasing than a double door and single door combination. The proposed materials are as follows:

SIDING Siding material is not labeled on the plans. Plans indicate to match existing house which is presumed to be wood but the actual siding material must be clearly identified on the permit plans. Alternative materials may be approved but may require final details review by the ARC. All siding must be smooth, clear wood to match the house or an approved alternative.

TRIM Trim material is not labeled on the plans. Plans indicate to match existing house which is presumed to be wood but the actual trim material must be clearly identified on the permit plans. Alternative materials may be approved but may require final details review by the ARC. All trim material must be smooth, clear wood to match the house or an approved alternative.

GUTTERS Gutters are not shown. If used must be half round style.

SHINGLES Architectural asphalt shingles. OK.

WINDOWS Marvin Ultimate Aluminum Clad. OK.

DOORS The Petitioner is proposing the use of RockCreeke overhead doors which appears to have a vinyl overlay. A sample of the garage door has been requested but has not been provided. The proposed door is not approved until Staff can verify that the door matches the texture of a wood door without faux wood grain. In addition, all windows must be SDL.

OTHER N/A

Staff finds that this standard is met subject to the approval of the overhead garage doors as a final detail.

3 <u>Relationship to Street</u>.

a. Walls of Continuity. Facades and site structures, such as walls, fences and landscape masses, shall, when it is characteristic of the area, form continuity along a street to ensure visual compatibility with the structures, public ways and places to which such elements are visually related.

b. Rhythm of Spacing and Structures on Streets. The relationship of a structure or object to the open space between it and adjoining structures or objects shall be visually compatible with the structures, objects, public ways and places to which it is visually related.

c. Directional Expression of Principal Elevation. A structure shall be visually compatible with the structures, public ways and places to which it is visually related in its orientation toward the street.

d. **Streetscape and Pedestrian Improvements. Streetscape and pedestrian improvements and any change in its appearance shall be compatible to the historic character of an H Historic Preservation Overlay District.**
e. **Subdivision of Lots. The Zoning Official shall review subdivision plats proposed for property within an H Historic Preservation Overlay District and may require changes to ensure the proposed subdivision will be compatible with the historic character of the district and/or site(s). All subdivisions shall meet the requirements of the Village of Barrington Subdivision Regulations**

Staff finds that the overall design of the garage is compatible with the primary structure and general character of the Historic Overlay District. Staff recommends that the ARC review the pitch of the roof to provide consistency between the primary structure and the garage. In addition, Staff recommends that the ARC review the proposed placement of the garage on the lot. It may be possible for the garage to be moved to the north to provide additional spacing between the house and garage. Staff finds that the proposed structure is generally in keeping with the character of the Historic District and all architectural details will match the primary structure. The proposed structure will not negatively impact the streetscape. Staff finds that this standard is met subject to the ARC's consideration of the roof pitch and lot placement.

STAFF RECOMMENDATIONS

The ARC should consider the following items and provide guidance to the Petitioner prior to the final motion relating to ARC 20-07:

1. **The garage roof pitch should match the pitch of the primary structure.**
2. **The ARC should review the location of the proposed structure in relation to the primary structure and determine if the proposed structure should be located further north to increase the separation between structures and reduce the visual mass created by the proximity of the structures.**
3. **The plans indicate that materials will match the existing house; however, the existing materials are not labeled on the plans. All existing and proposed materials and dimensions must be provided as final details and labeled on the permits plans.**
4. **A sample of the proposed overhead garage door must be provided as a final detail. An alternative overhead garage door may be required if the proposed garage door is not compliant.**

Motion: If the Architectural Review Commission concurs with Staff's findings, conditions and required final details, Staff recommends that the Architectural Review Commission adopt these findings as their own and make a motion to recommend approval of ARC 20-07 to the Village Board and approve the Cert. of Appropriateness for a new detached garage subject any additional conditions, recommendation to required final details.

302 W. Main Street – Contributing

Located at 302 W. Main Street is a two-story gable front Folk dwelling built ca. 1900. The house has a continuous brick foundation, a gable roof of asphalt shingles and an exterior of weatherboard siding. On the main (S) façade is a partial-width, hipped roof porch with square wood posts and a closed weatherboard-covered railing. The porch appears to have been enclosed at one time with screen panels, but is now open. The main entrance has an original single-light glass and wood panel door. A large single-light window with a rectangular transom is adjacent to the entrance and has been painted over. On the east elevation is an original, hipped roof bay window with three, one-over-one double hung wood sash windows. Windows are one-over-one double hung wood sash with wood cornice surrounds and wood plank shutters on the main façade. In the gable field on the main façade is a single-light fixed attic window set within a wood cornice surround. On the east façade is a gable roof wall dormer.

To the rear of the dwelling is a ca. 1919, single-bay, frame garage with a hipped roof of asphalt shingles, an original four-light, four-light fixed glass and wood windows and twelve-panel overhead track door and an exterior of shiplap siding. A pedestrian entrance on the south elevation retains its original single-light glass and wood panel door. **Contributing**

BARRINGTON
Be Inspired.

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Architectural Review Commission – Historic Overlay District

OFFICE USE ONLY

ARC CASE #:		**Zoning District:**	
Prelim. Submittal Received:		**Prelim. Meeting Date:**	
PH Submittal Received:		**PH Meeting Date:**	

SUBJECT PROPERTY INFORMATION

ADDRESS OF PROPERTY: 302 W Main St. Barrington, IL 60010

CLASSIFICATION (C or NC):

USE(S) OF PROPERTY: Residential

Is this site and/or proposed project subject to any other Village review process? ☒ **Yes** ☐ **No** Building Permit

BUILDING/PROJECT TYPE

- ☐ Single-Family
- ☐ Two-Family
- ☐ Multiple- Family
- ☐ Commercial
- ☐ Manufacturing
- ☐ Institutional
- ☐ Rehabilitation
- ☐ Addition / Alteration
- ☒ New Construction
- ☒ Demolition
- ☐ Awning / Canopy
- ☐ Master Sign Plan
- ☐ Structure Reclassification

APPLICANT INFORMATION

APPLICANT NAME: George Csahiouni

ADDRESS: 338 Roslyn Rd. Barrington, IL 60010

PHONE NUMBER: 847-791-2742

EMAIL ADDRESS: george@gcequityllc.com

SIGNATURE: George Csahiouni

PROPERTY OWNER INFORMATION

PROPERTY OWNER: George Csahiouni

ADDRESS: 338 Roslyn Rd. Barrington, IL 60010

PHONE NUMBER: 847-791-2742

EMAIL ADDRESS: george@gcequityllc.com

SIGNATURE: George Csahiouni

ARCHITECTURAL FIRM INFORMATION

ARCHITECTURAL FIRM: Kolbrook Design, Inc.

CONTACT NAME: Steven Kolber, AIA

PHONE NUMBER: 630-300-4699

EMAIL ADDRESS: skolber@kolbrook.com

AFFIDAVIT OF OWNERSHIP

COUNTY OF Cook)
) SS

STATE OF ILLINOIS)

I, George Csahiouni, under oath, state that I am
(Print Name)

☒ the sole owner of the property

☐ an owner of the property

☐ an authorized officer for the owner of the property

commonly described as 302 Main Street
Barrington, IL, 60010

and that such property is owned by GC Equity LLC as of this date.

(Signature)

SUBSCRIBED AND SWORN TO BEFORE ME THIS

4th DAY OF May, 2020

(Notary Public)

OFFICIAL SEAL
KEVIN H KELEHER
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES.08/06/22

kolbrook design

May 02, 2020

Chairperson Marty O'Donnell and Architectural Review Commission (ARC) Commissioners
Village of Barrington
200 South Hough Street
Barrington, IL 60010

RE: Architectural Review Meeting
Preliminary Submittal
Demolition of Existing Garage – Construction of New Garage
302 W. Main Street

Dear Commissioners:

OVERVIEW:

The following is a brief overview of the proposed new garage project at 302 W. Main Street for your review and consideration.

We are proposing to demolish the existing single car garage located at the address referenced above. The Village of Barrington has deemed that this garage is a contributing structure to the site.

We have previously presented our plans for the extensive remodeling of the adjacent existing house on this site for single family use, achieving approvals as necessary from the ARC. At our last appearance in front of the ARC we discussed our intentions of pursuing demolition of the existing single car garage and constructing a 3-car garage in its place, sharing some preliminary drawings at that time.

As was thoroughly discussed with the ARC (during the preliminary and final reviews of the house project), the existing garage is in severe disrepair, is structurally leaning to the south and has shifted over the years so fascia and siding are drooping and the overhead door is completely out of square. Not to mention the two large trees growing along the North façade that have impacted the structure and will need to be removed. It is our opinion that due to these existing conditions any attempt to save the garage for practical use, would require nearly a complete rebuilding of it, even if we were to contemplate adding to it. After long consideration of salvaging, adding to, or rebuilding (or relocating) the garage, it has become clear that demolition of the existing structure and constructing a new garage would be the best choice to serve the single-family residence and provide the required space needed for off street parking.

We feel that the new garage as proposed and contained here within, not only suits the needs of the extensive remodel / addition that we are doing for the house itself, but more importantly lends well to the adjoining streetscape and is far more congruent with the scale of the completed house project.

Furthermore, due to zoning requirements for off street parking, we feel that a single new 3-car garage would more appropriately (both functionally and aesthetically) house vehicles as

828 Davis Street
Suite 300
Evanston, IL 60201

www.kolbrook.com

required for off-street parking on this very visible corner side yard rather than trying to salvage the small single car garage and building an addition to it while maintaining and aesthetic that works for the site and for the neighborhood in general.

In terms of the demolition standards as outlined in the Historic Overlay District Regulations I offer the following responses:

J.1 The physical integrity of the site as defined in Subsection (B.2) of this Section is no longer evident.

- Though the integrity of the garage as an entity that once served the original single-family residence is still evident; the actual physical integrity of the garage is in poor shape. As stated above, for any true practical use the garage would have to be rebuilt.

J.2 The streetscape within the context of an H Historic Overlay District would not be negatively affected.

- The demolition of the existing garage will not create an adverse effect to the streetscape due to its current dilapidated condition. The garage does not provide a historic benchmark for the site that would be lost if the garage was indeed demolished. As we have previously presented to the ARC, we feel the aesthetic of the proposed new garage will be an enhancement to the immediate area and maintaining an appropriate architectural aesthetic.

J.3 The demolition would not adversely affect an H Historic Overlay District due to the surrounding non-contributing structures.

- The demolition of the existing garage will not adversely affect the H Historic Overlay District due to the surrounding non-contributing structures as all surrounding structures are vintage residential buildings in nature and have garages pushed to the rear of their respective properties. The residential flavor of the direct neighborhood will be maintained on Harrison without the current garage. The Main Street streetscape will not be altered with the demolition of the garage.

J.4 The base zoning of the site is incompatible with the reuse of the structure.

- The base zoning of course is compatible with the reuse of the structure; however, this standard implies that the structure in question is truly reusable. As stated above, it is our opinion the existing garage would need to be completely rebuilt and is not reusable.

J.5 The plans for reuse plans are consistent with the standards outlined in Subsection (G) and (H) of this Section.

- As previously stated to the ARC, and outlined above, we feel the current dilapidated garage is due for replacement and salvaging the structure is not feasible. The design of the new garage adheres to the standards outlined in Subsections (G) and (H) as presented to the ARC at our last appearance.

J.6 The site has not suffered from willful neglect.

- As previously presented to the ARC, the condition that the existing garage has advanced to was inherited by the current owner and petitioner, thus the efforts contained within.

J.7 The denial of a Certificate of Appropriateness for demolition would cause an economic hardship as defined and determined pursuant to the provisions of Subsection (Q) of this Section.

- As per Subsection (Q), we are not applying for a Certificate of Economic Hardship, however a denial of a Certificate of Appropriateness for demolition of the existing dilapidated garage would certainly cause an economic hardship considering that to reuse the garage, it would require a complete rebuild of the structure.

ATTACHMENTS:

The attached documents define the scope and nature of this project. They are:

- Location Map (aerial image), Photos of the existing garage.
- Plat of Survey of existing conditions.
- Proposed Site Plan.
- Exterior Elevations and Details of the proposed garage.
- Overhead door, windows, man door and exterior light fixture cut sheets.

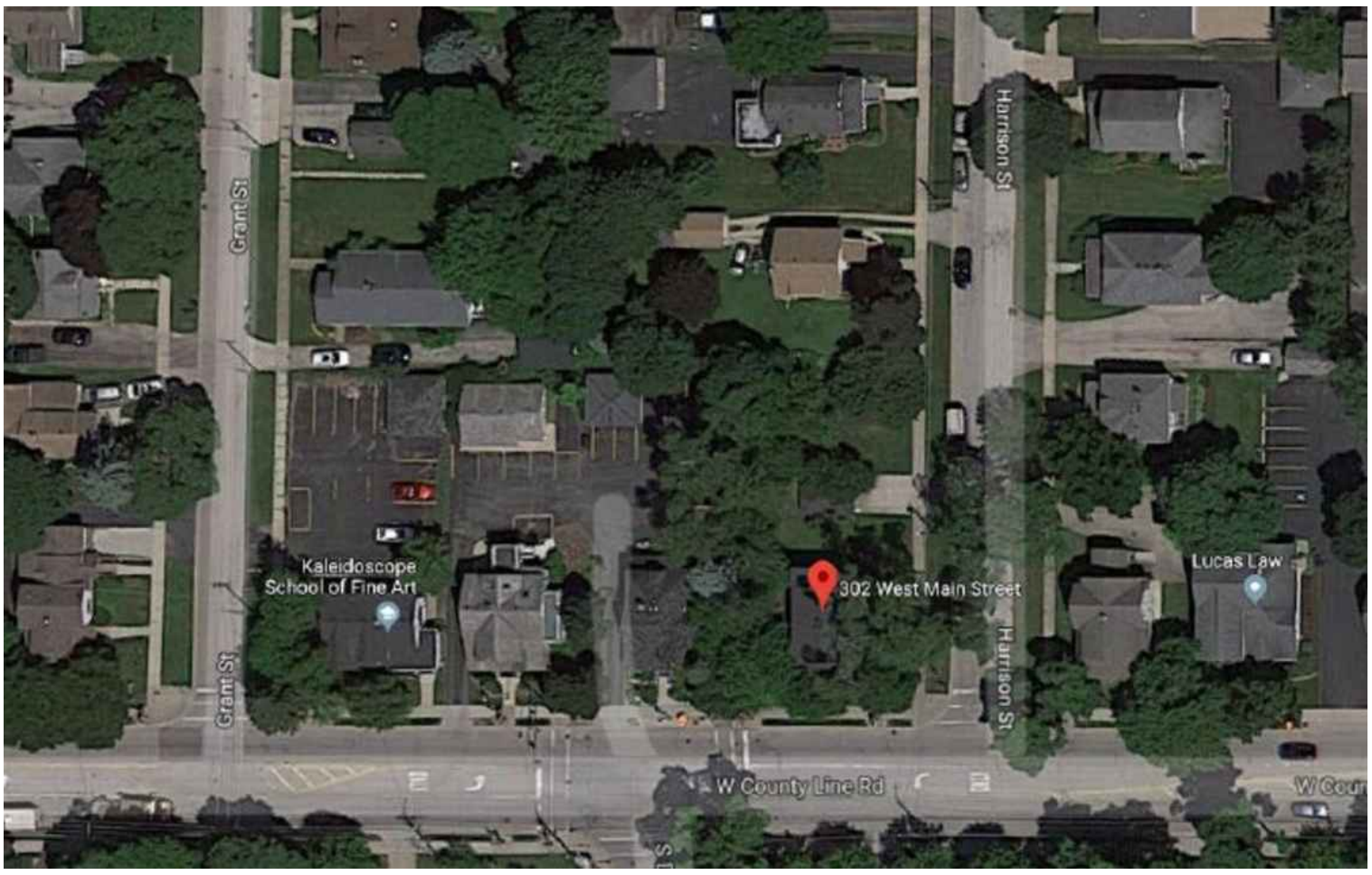
CONSTRUCTION TIMELINE:

We have submitted for building permits for the house remodel / addition. The construction of this garage will commence as soon as all approvals are achieved while contractors are already on site.

Please contact me if you have any questions or comments.

Respectfully submitted,

Steven Kolber, AIA
President/Principal
Kolbrook Design, INC.
skolber@kolbrook.com



LOCATION MAP

GARAGE - NORTH

GARAGE - NORTH

GARAGE - SOUTH

ARCHITECT:

kolbrook design

828 DAVIS STREET
SUITE 300
EVANSTON, IL 60201
Ph 847.492.1992

Copyright © 2020 Kolbrook Design, Inc.

PROJECT:

Csahiouni Garage

302 W. Main Street
Barrington, IL 60010

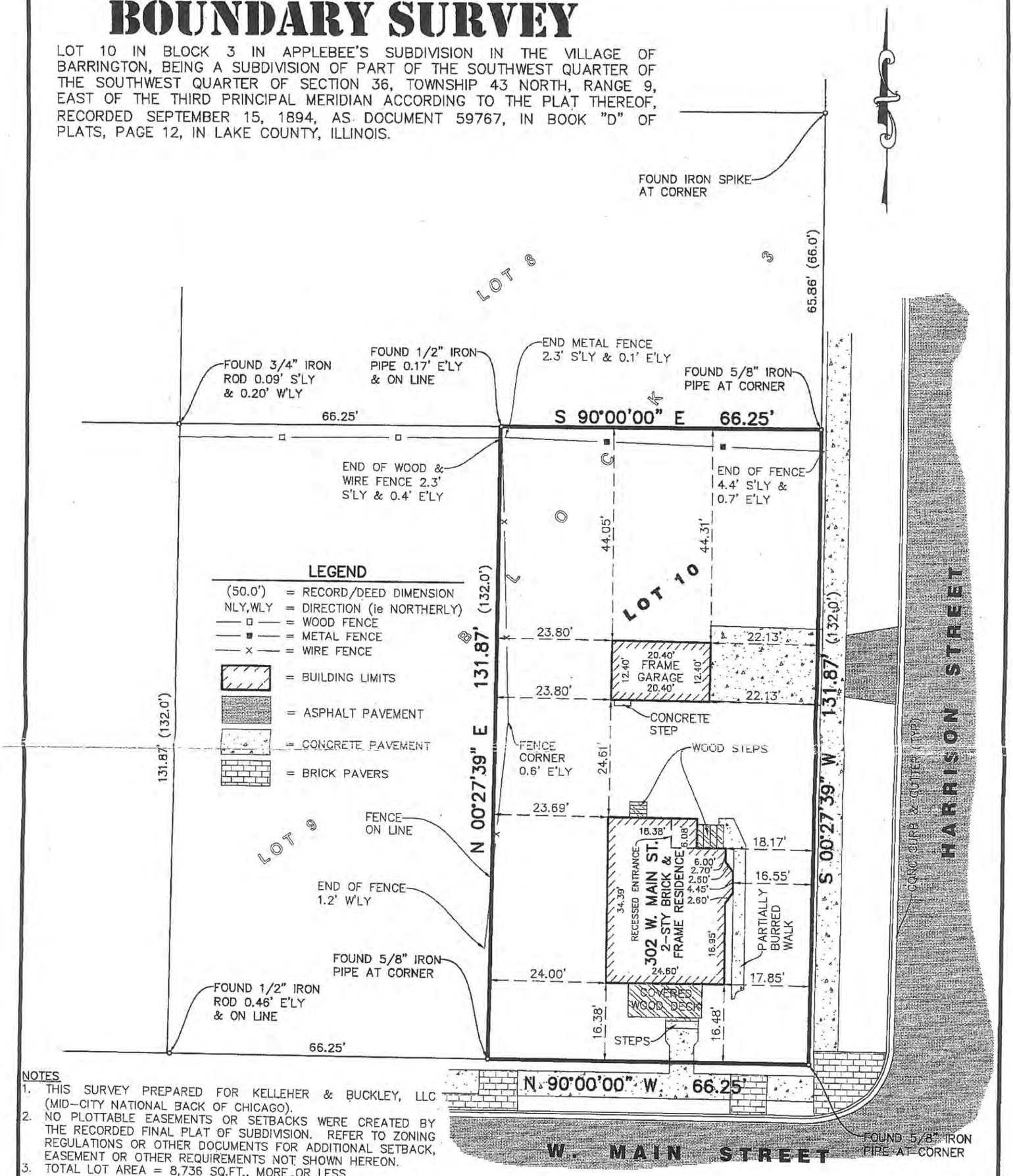
Job No.

Issue Date 05-02-20

Project Area

BOUNDARY SURVEY

LOT 10 IN BLOCK 3 IN APPLEBEE'S SUBDIVISION IN THE VILLAGE OF BARRINGTON, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 43 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF, RECORDED SEPTEMBER 15, 1894, AS DOCUMENT 59767, IN BOOK "D" OF PLATS, PAGE 12, IN LAKE COUNTY, ILLINOIS.



NOTES

1. THIS SURVEY PREPARED FOR KELLEHER & BUCKLEY, LLC (MID-CITY NATIONAL BACK OF CHICAGO).
2. NO PLOTTABLE EASEMENTS OR SETBACKS WERE CREATED BY THE RECORDED FINAL PLAT OF SUBDIVISION. REFER TO ZONING REGULATIONS OR OTHER DOCUMENTS FOR ADDITIONAL SETBACK, EASEMENT OR OTHER REQUIREMENTS NOT SHOWN HEREON.
3. TOTAL LOT AREA = 8,736 SQ.FT., MORE OR LESS.
4. VERIFY DIMENSIONS, LEGAL DESCRIPTION AND CORNERS AND NOTIFY SURVEYOR OF ANY DISCREPANCIES PRIOR TO ANY CONSTRUCTION ON THE PROPERTY. DIMENSIONS SHALL NOT BE ASSUMED BY SCALE.
5. BUILDING TIES ARE SHOWN FROM OUTSIDE LIMITS OF BRICK OR FRAME CONSTRUCTION.
6. LEGAL DESCRIPTION HEREON PROVIDED BY CLIENT.
7. BEARINGS ARE ASSUMED BASED ON FOUND MONUMENTATION AND THE SOUTH LINE OF THE SUBJECT PROPERTY HAVING A BEARING OF NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST.
8. UTILITIES, LANDSCAPE FEATURES, AND IMPROVEMENTS COVERED BY EARTH, LANDSCAPING, OR OTHER MATERIALS OR OBSTRUCTIONS, IF ANY, ARE NOT SHOWN HEREON. THERE WAS SNOW COVER ON PROPERTY AT THE TIME OF SURVEY.

SURVEYOR

WE, SIGHT ON SOLUTIONS, INC., DO HEREBY DECLARE THAT WE HAVE SURVEYED THE PROPERTY DESCRIBED ABOVE AND THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

PLAT DATE: FEBRUARY 19, 2018

IL PROF. LAND SURVEYOR #3520 (EXP. 11/30/18)
DESIGN FIRM REG. #184.005510 (EXP. 04/30/19)
FIELD WORK COMPLETED FEBRUARY 16, 2018

MICHAEL S. ULIBARRI 3520 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS MCHENRY, ILLINOIS

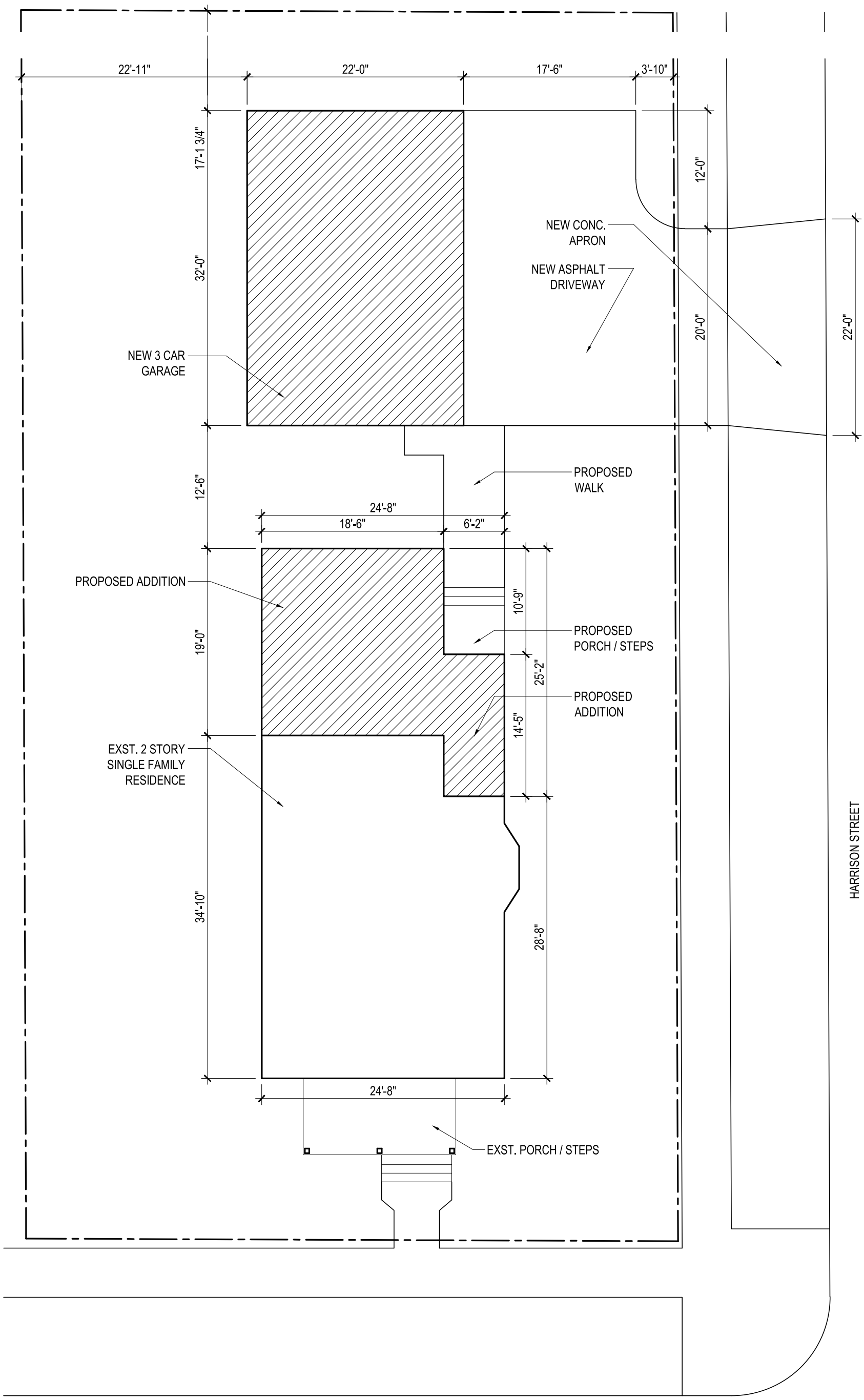
PLAT OF SURVEY	302 W. MAIN STREET	BARRINGTON, ILLINOIS

DRAWN: K.C.
DATE: 02/19/17
SCALE: 1"=20'

721 RIDGEVIEW DRIVE, MCHENRY, ILLINOIS 60050
PHONE: 847.356.7539 FAX: 815.578.9647
email: mikeu@sightonsolutions.com
www.sightonsolutions.com
SIGHT ON SOLUTIONS, INC.

SHEET 1 OF 1
SOS#: 18030

LAND SURVEYING, MAPPING AND CONSTRUCTION STAKING – *"WE GET CORNERS OTHER PEOPLE CUT!"*



1 **SITE PLAN**
SCALE: 1" = 10'-0"

ARCHITECT:

kolbrook design
828 DAVIS STREET
SUITE 300
EVANSTON, IL 60201
Ph 847.492.1992

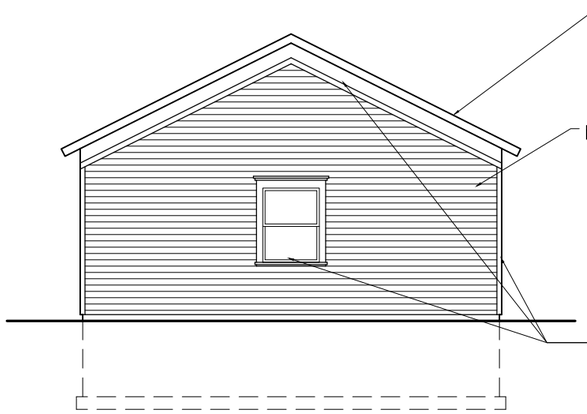
Copyright © 2020 Kolbrook Design, Inc.

PROJECT:
Csahiouni Garage
302 W. Main Street
Barrington, IL 60010

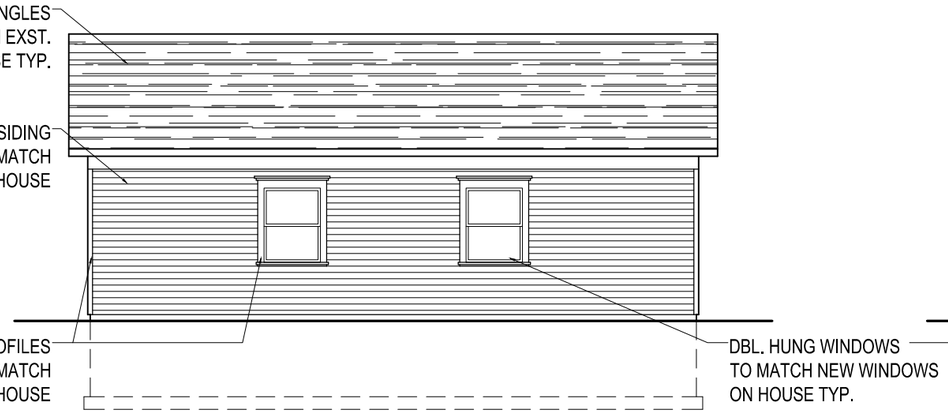
Job No.

Issue Date 05-02-20

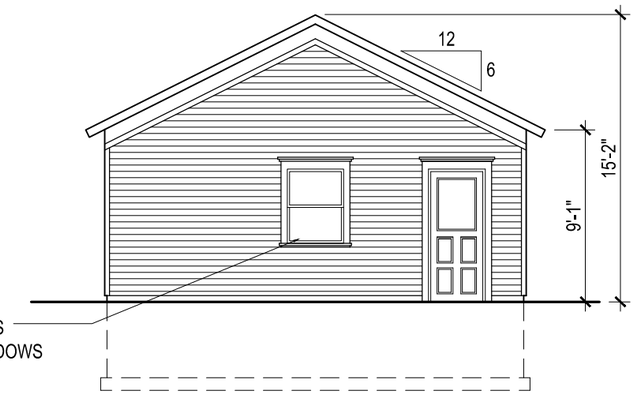
Project Area



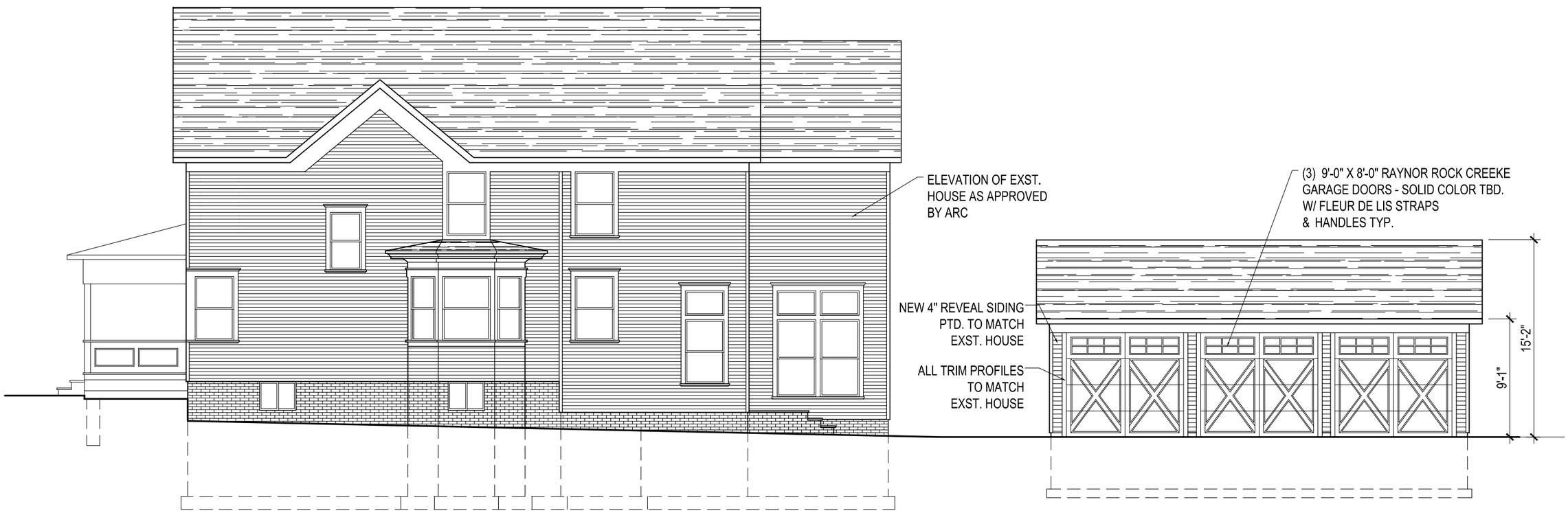
4 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



3 WEST ELEVATION
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



1 EAST ELEVATION
SCALE: 1/8" = 1'-0"

ARCHITECT:

kolbrook design
828 DAVIS STREET
SUITE 300
EVANSTON, IL 60201
Ph 847.492.1992

Copyright © 2020 Kolbrook Design, Inc.

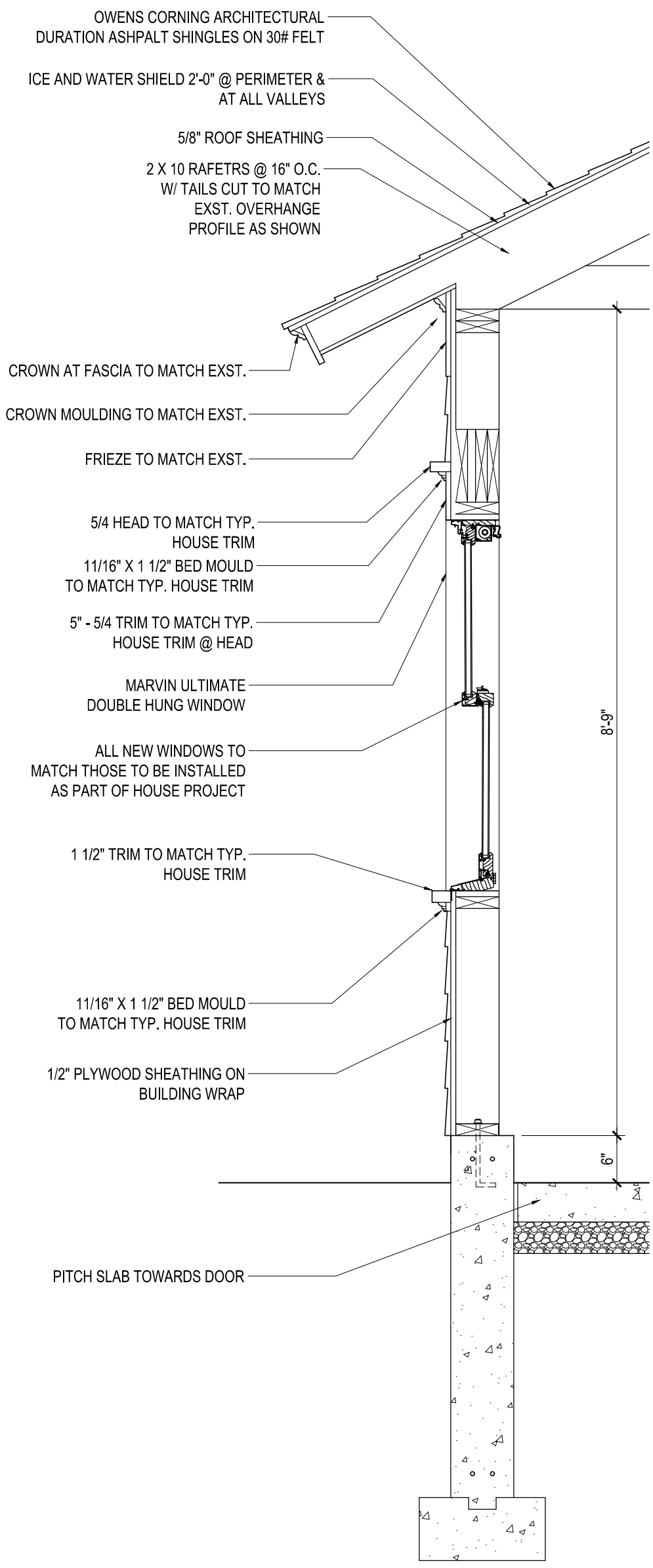
PROJECT:

Csahiouni Garage
302 W. Main Street
Barrington, IL 60010

Job No.

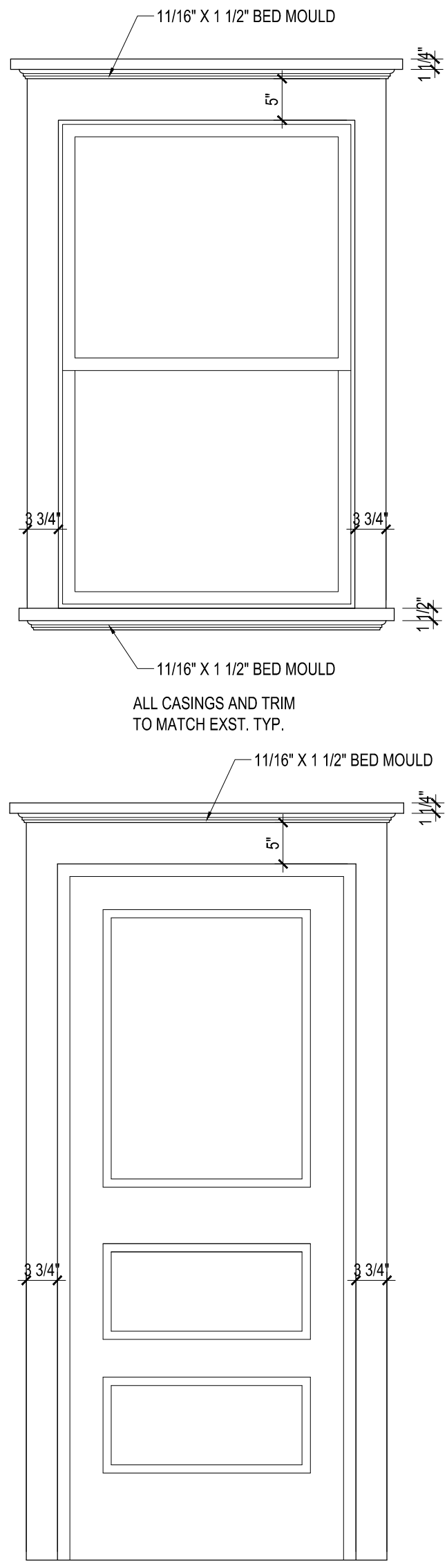
Issue Date
05-02-20

Project Area



2 WALL SECTION

SCALE: 3/4" = 1'-0"



1 TYP. DOOR & WINDOW CASINGS

SCALE: 3/4" = 1'-0"

ARCHITECT:
kolbrook design
828 DAVIS STREET
SUITE 300
EVANSTON, IL 60201
Ph 847.492.1992
Copyright © 2020 Kolbrook Design, Inc.

PROJECT:
Csahiouni Garage
302 W. Main Street
Barrington, IL 60010

Job No.

Issue Date 05-02-20

Project Area

RAYNOR GARAGE DOORS

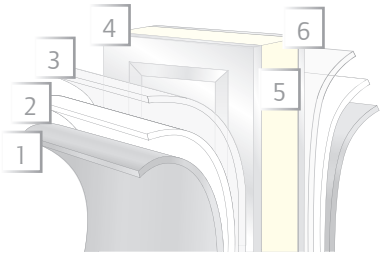
RockCreeke™

Classic Carriage House Style

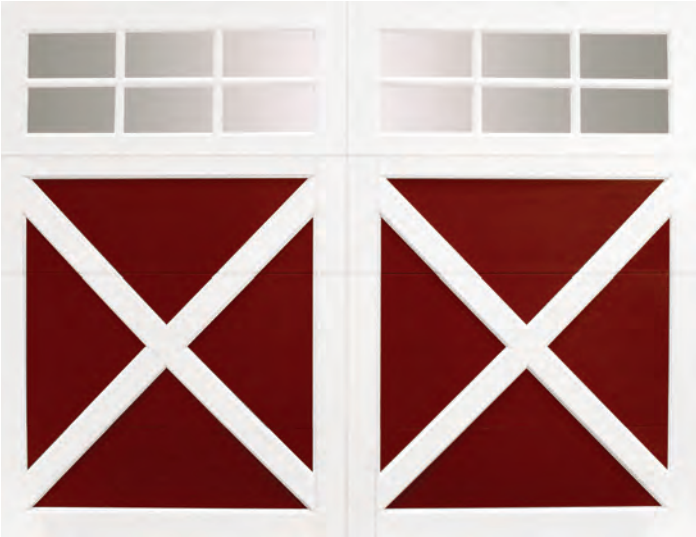
RockCreeke gives you time honored styling and wood appearance without the high maintenance associated with a wood door. Your RockCreeke door starts with a high quality insulated steel door and is overlayed with a highly engineered, long-lasting vinyl capstock material, duplicating the appearance of classic wood, without the hassles of wood. With Raynor's OptiFinish™ 2-tone paint process available, choices are almost endless, giving your home a perfect match with unsurpassed curb appeal. RockCreeke is the perfect balance between unrivaled beauty and enduring quality.

RockCreeke™

Designed to provide unsurpassed character in a maintenance-free design, Raynor RockCreeke overlay doors feature an environmentally stable trim board material. With a long-lasting vinyl capstock, this trim board material has an attractive appearance that holds up over time. Best of all, the material technology can utilize "reclaimed" wood fiber and vinyl from post production processes, helping to save natural resources. And, with an R-value of 13.0, RockCreeke doors have durable 2" Neufoam insulated base door sections for thermal efficiency and maximum structural integrity.



1. baked-on finish
2. epoxy primer
3. galvanized layer
4. high-strength steel
5. polyurethane insulation
6. high-strength steel



RockCreeke, Swing-Out, White over Barn Red with 3 over 3 clear glass

Colors*

If overlay trim boards are painted, select a color with a Light Reflective Value (LRV) of 50 or higher for doors that receive direct sunlight (east, west or south facing). Refer to the Sherwin-Williams color chart for LRV.

Standard Base Colors

White	Almond	Black**
Bronze	Brown	Desert Tan
Sandstone	Charcoal**	

Optional Board Color

Almond	Black**	Bronze
Brown	Desert Tan	Sandstone
Charcoal**		

Standard Board Color

White

** The swatches shown on monitors and printed materials may vary from the actual color. For a true representation of the color, visit your local Raynor Dealer.*

***Black and charcoal colored steel doors come standard with a Cool Chemistry® paint finish to protect from extreme heat. For environments where extreme heat and sunlight exposures are constant, black and charcoal colors are not recommended.*

Optional Post Paint Finish

COLORWAVE™

Raynor's ColorWave™ features Sherwin-Williams® next generation post paint system for your garage door. With 1,500 colors to choose from, home and business owners can couple this elite paint system with state of the art Raynor manufacturing to craft the perfect look for their home or project.

Track/Hardware Finish

Standard	Optional
Galvanized	EnduraCote™ White Powder Coat

Optional Decorative Hardware

Raynor's many decorative hardware options add the finishing touches to your RockCreeke™ Door.

Handles

Cast Lift Handle Fleur-de-Lis *6131100*
Cast Pull Handle Fleur-de-Lis *6131117*
Cast Lift Handle Spear *6131115*
Cast Pull Handle Spear *6131116*
Cast Pull Handle Colonial *6131113*
Stamped Lift Handle Spade *6131101*
Stamped Pull Handle Spade *6131102*
Stamped Bean Handles 2/pack *6130498*
Low Profile Stamped Handle Fleur-de-Lis 2/pack *6130499*

Straps

Stamped 16" Hinge Spade (2" High) *6131105*
Stamped 16" Hinge Narrow Spade (1⅝" High) *6131111*
Cast 16" Hinge Colonial *6131114*
Stamped 24" Hinge Spade *6131106*
Cast 16" Hinge Spear *6131104*
Cast 16" Hinge Assembly Spear *6131103*
Stamped 17" Bean Straps 4/pack *6130491*
Stamped 17" Fleur-de-Lis Straps 4/pack *6130492*

Hardware Options

Interior Hardware

For a clean, finished look and maximum protection against rust, RockCreeke doors are available with a powder coated hardware system. The EnduraCote™ Hardware System features extended-life torsion springs and powder coated hardware. Nylon rollers with steel ball bearings also help to provide superior noise reduction.

Door Styles and Panel Options

Door styles: Simulated Swing-Out, Bi-fold, and Accordion (12′ only)

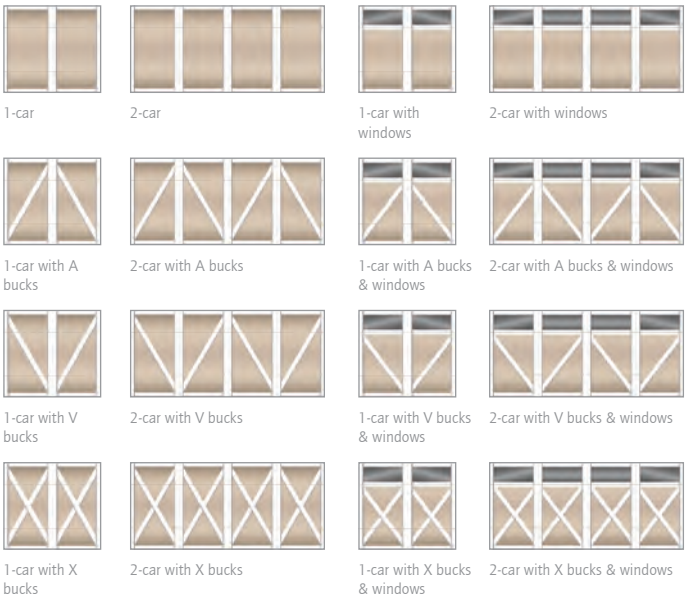
Sizes:

Heights: up to 10′ in 6″ increments

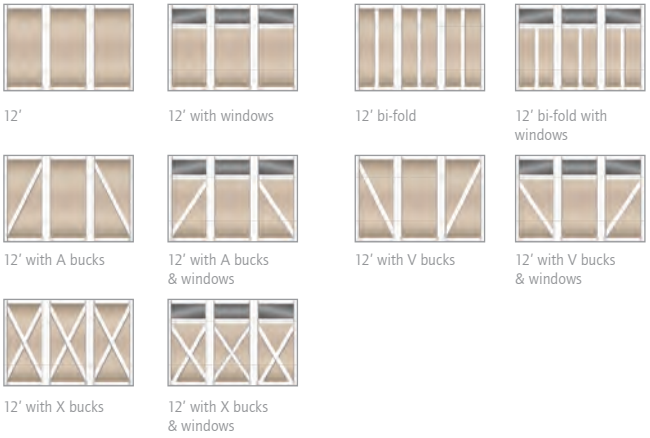
Widths: 8′0″, 9′0″, 10′0″, 12′0″, 16′0″, 18′0″

(Accordion style doors only available in 12′ widths)

Swing-Out Single-Car and Double-Car Panel Configurations



Accordion Panel Configurations (Only Available in 12′ widths)



Bi-Fold

Window Options

RockCreeke's window battens are made from an environmentally stable material that utilizes "reclaimed" wood fiber and vinyl from post-production processes and coated with a long-lasting vinyl capstock, while arches are made from industrial grade polyurethane. Battens and arches are fitted to the window and locked in place, resulting in unprecedented beauty.

Glass Type

Standard:
Clear 1/8″ DSB

Optional:
Clear 1/8″ Insulated
Water Glass 3/16″
Water Glass 3/16″ Insulated

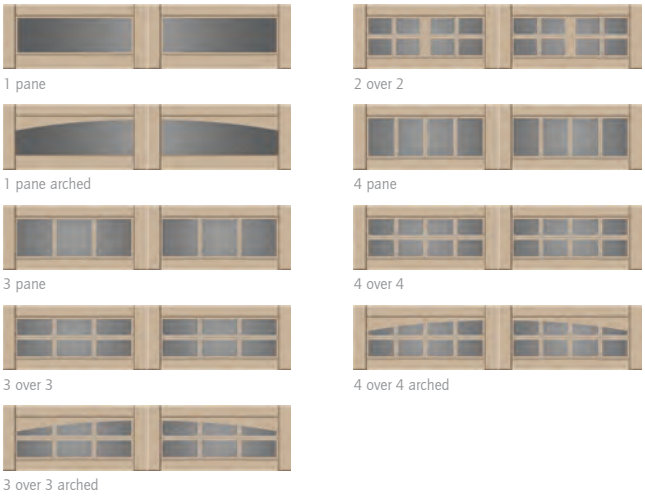
Number of Lites Across

Single Car: 2
12′ Accordion: 3
Double Car: 4

Pane Pattern

1-pane, 1-pane arched,
2 over 2
3-pane, 3 over 3,
3 over 3 pane arched,
4-pane, 4 over 4,
4 over 4 pane arched

Our beautiful window designs put the perfect finishing touch on your new Raynor RockCreeke garage door.



Standard Limited Warranty*

Door Sections

"For As Long As You Own Your Home" against rust

Trim Boards

Delamination: 5-years
Discoloration: 10-years

Hardware

EnduraCote: "For As Long As You Own Your Home" against defects in materials and workmanship
Galvanized: 6-years against defects in materials and workmanship

Springs

EnduraCote: "For As Long As You Own Your Home"
Standard: 3-years against defects in material and workmanship

**Limited Warranty: Visit www.raynor.com/products for complete Limited Warranty details.*

RockCreeke™

RAYNOR GARAGE DOORS

Unsurpassed Character in a Maintenance-free Design

The material used in the decorative overlay trim boards is a revolutionary structural composite that blends the very best attributes of vinyl and wood. Its strength and durability have been field-proven in extreme weather and environmental conditions.

Pick your Opener

Raynor's full line of residential openers offer a broad selection of performance, features and durability. All models offer the ultimate in safety and security features, are available in a variety of horsepower levels and drive systems, as well as wall mounted jackshaft operators and battery backup systems. MyQ™ technology enables you to securely monitor and control your garage door opener with your smart phone, tablet or computer.

Sentinel™

Follow Us

Exclusively Distributed by:

©2020 Raynor

2900213 03/20

THE MARVIN ULTIMATE DOUBLE HUNG NEXT GENERATION

MARVIN
Windows and Doors
Built around you.

BUILDING ONE/WARROAD

CRAFTSMANSHIP IS ONLY THE BEGINNING

Cover: Windows shown with Ebony cladding.
Right: Window shown in Cherry with Wheat stain and Antique Brass hardware.

MARVIN WINDOWS AND DOORS

THE MARVIN DIFFERENCE

Every Marvin® window and door begins with a commitment to craftsmanship. While that means using premium materials, like hand-selected, sustainably sourced lumber, it also means relying on an expert workforce and doing things the right way, every time.

We know quality isn't an accident. It's an attribute that takes consistency.

Over the years we've constantly gone the extra mile to ensure quality is built into every product that bears our name. It's the result of tradition, innovation, and expertise united by a responsibility to provide the very best. All because we don't just make windows and doors, we build pieces of people's homes.

ENDLESS DESIGN POSSIBILITIES.

Windows shown in Stone White exterior cladding.

A CONTEMPORARY CLASSIC

The Ultimate Double Hung Next Generation Window is an embodiment of our dedication to the trade of creating windows and doors. Influenced by the rich, historical significance of this window style and inspired by innovative design, each feature is thoughtfully added and each detail is carefully considered.

Window above shown in Designer Black painted interior finish with Matte Black hardware.
Right window shown with White painted interior finish and Satin Chrome hardware.

INTERIOR PRODUCT FEATURES

DESIGNED TO INSPIRE

1
RICH WOOD INTERIOR
Offers beauty and warmth with six standard wood species and ten interior finish options.

2
NARROW CHECKRAIL
Provides a sleek aesthetic to maximize daylight opening while maintaining historical accuracy.

3
DESIGN VERSATILITY
With an array of simulated divided lite patterns, interior and exterior color options, ten hardware finishes, and hundreds of roundtop sizes.

4
EXCLUSIVE AUTOLOCK
Activates when the sashes are closed, locking the window.

5
FIRST-RATE ENERGY EFFICIENCY
Meet ENERGY STAR® standards in energy efficiency with multiple glass options for various regions, climates and weather needs.

6
SASH BALANCE SYSTEMS
Enable smooth operation even at the largest sizes.

EXTERIOR PRODUCT FEATURES

ENGINEERED FOR PERFORMANCE

7
DURABLE EXTERIOR CLADDING
Made with the industry's highest level of certification, AAMA 2605, extruded aluminum and backed by a 20-year warranty against chalking and fading.

8
ALUMINUM INTER-LOCK
Eliminates drafts and improves the window's overall structural integrity.

9
EXPANSIVE SIZES
Up to 5 feet wide by 10 feet high.

10
TRADITIONAL SILL BEVEL
The 14-degree bevel provides optimal water management while maintaining a classic look.

11
SUPERIOR WEATHER PERFORMANCE
The window's performance ratings are top in class, including CW-PG30 through CW-PG50 and LC-PG50 on most sizes and IZ3 certified coastal options.

Left window shown in Cherry with Wheat stain and Antique Brass hardware.

Right window shown in Suede aluminum cladding.

GENERATIONS OF TIMELESS DESIGN.

Ultimate Double Hung Next Generation Windows and Ultimate Sliding French Doors shown with Ebony cladding and Satin Nickel hardware.

AUTO-LOCKING HARDWARE

The mechanism automatically locks the window when the sashes are closed and is painter-friendly, allowing easy removal and reattachment for painting without components shifting out of alignment.

Both windows shown in Designer Black painted interior finish with Satin Chrome hardware.

ELEGANCE EVERY DAY

Every aspect of the Ultimate Double Hung Next Generation Window was created with our customers' needs in mind, including Tilt/Wash mode. Allowing easy access to the exterior glass for cleaning and maintenance, Tilt/Wash mode helps keep every view beautiful.

A WINDOW INTO EFFICIENCY

This window's frame-in-frame design is built precisely to seamlessly fit into your unique window opening, so there's no need to remove the existing frame or disturb the exterior or interior trim of your house. Ultimate Insert Double Hung Next Generation Windows always fit into your existing space and appear completely integrated into your home.

Window shown in Pine with Matte Black hardware.

ELEGANT ARCHES

The Ultimate Double Hung Next Generation Window empowers design versatility with round top options for modern homes and historic renovations.

HALF CIRCLE TRANSOM

Versatile, standing alone or above a double hung. Available in 12 call number sizes.

HALF CIRCLE RADIUS OPERATING DOUBLE HUNG

A half circle arch allows a dramatic transition. Available in 164 call number sizes.

EYEBROW TRANSOM

Complements design as a transom or picture. Available in over 75 call number sizes.

HALF EYEBROW OPERATING SINGLE HUNG

An elegant curve creates striking beauty. Available in 189 call number sizes.

EYEBROW RADIUS OPERATING DOUBLE HUNG

A gentle radius gives a classic look. Available in 192 call number sizes.

Windows shown in Pine with Leather stain and Oil Rubbed Bronze hardware.

REIMAGINED FROM THE BOTTOM UP

The Marvin Lift Lock moves the location of the lock from the check rail to the lower part of the sash, solving an age-old problem of lock accessibility. Now, operating your window is easier than ever; the Lift Lock unlocks and acts as a handle for raising and lowering the bottom sash. To lock, simply close the bottom sash. Lift Lock hardware is available on the Ultimate Single Hung Next Generation Window.

A MODERN INNOVATION

The Marvin® Lift Lock is the next innovation in function, design, and aesthetics for the Marvin Ultimate Single Hung Next Generation Window. Now operating your window is easier than ever; the lift lock unlocks and acts as a handle for raising and lowering the bottom sash. To lock, simply close the bottom sash. Lift Lock Hardware is available with contemporary and traditional styles to complement a range of designs.

Left window shown in Pine with White painted interior finish and Traditional Lift Lock Hardware in Matte Black.
Left Window above shown in White Oak with Traditional Lift Lock Hardware in Satin Nickel.
Right window above shown in Pine with Designer Black painted interior finish and Contemporary Lift Lock Hardware in Satin Nickel.

Windows shown with White painted interior finish and Satin Chrome hardware.

SUPERIOR SCREENS

Because no two projects are the same, Marvin® offers a variety of innovative screen and storm window options designed to blend into your window, meet the performance needs of your project, and match the beauty of your home.

RETRACTABLE SCREEN
FULL OR HALF SCREEN
TWO-LITE STORM SASH OR SCREEN
STORM & SCREEN COMBINATIONS

Window shown with full screen and Suede aluminum cladding.

ULTIMATE DOUBLE HUNG NEXT GENERATION

SHADED IN SERENITY

From the amount of light to give your home to the amount of privacy to give yourself, what you need throughout the day changes. Marvin's interior shades are seamlessly integrated into the window with no edge gaps for light to bleed through and feature top- down/bottom-up operation, letting you choose your exact amount of daylight or privacy. With finish options to match your windows or doors, a precision fit with no visible cords or pulleys, these shades blend into the background when unused. Offering fifteen light-filtering shade colors and five colors that block out light, Marvin® shades are designed to accommodate every need. These shades are made with a durable material that holds its pleat through normal use and we offer a 10-year warranty on all fabrics.

Windows shown in Pine with Honey stain and Almond shades.

WOOD SPECIES

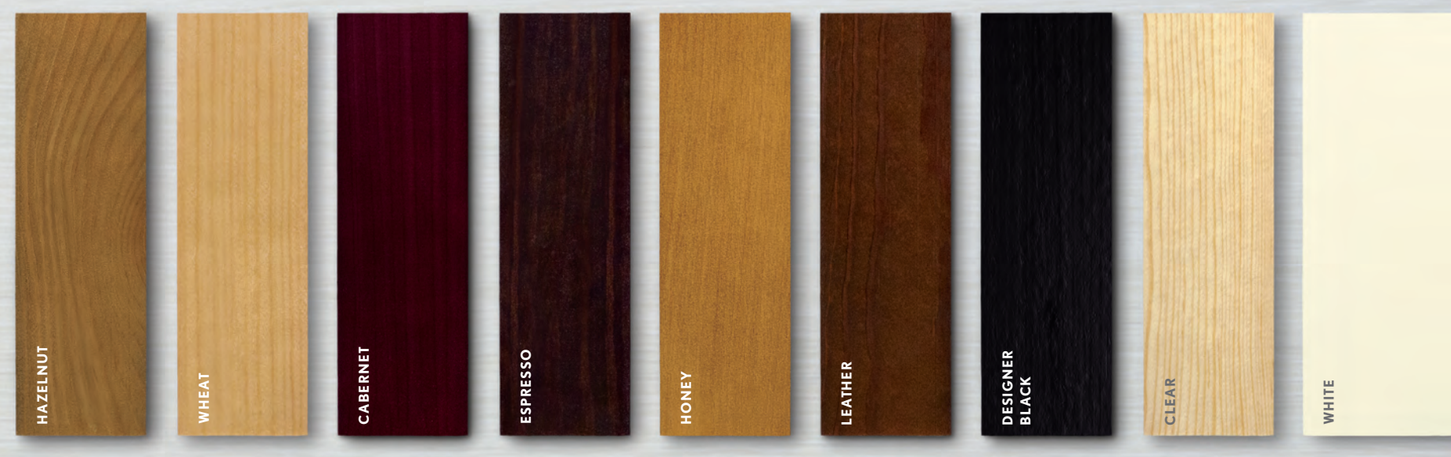
Every master woodworker knows that one of the most important choices when crafting a new piece is selecting the right wood species for the project. With variations in grain, hardness and warmth, each one of our six standard wood species has something unique to offer.

ALUMINUM CLADDING

BEAUTY THAT DOESN'T FADE

Our cladding offers color flexibility to meet design goals with durability to protect against the elements. Backed by a 20-year warranty, Marvin's impact resistant extruded aluminum cladding is 3x thicker and much stronger than the industry-standard roll-form aluminum.** Standing out for its extraordinary durability in nineteen spectacular colors, all finished in commercial-grade paint for superior resistance to chalking and fading, our aluminum cladding is designed to last.

HANDCRAFTED ESTD 1912 MARVIN Windows and Doors IN AMERICA



INTERIOR FINISH OPTIONS

As part of our commitment to only creating the highest-quality windows and doors, every single piece of wood in each of our made-to-order products is conditioned, sanded, and baked during our integrated conditioning and staining process to provide an elegant and lasting finish. With nine stain and paint options to choose from, our customers can receive stunning, ready-to-install windows and doors without the mess, fumes, or inconvenience.

** Pearlescent Aluminum Cladding*
*** Some colors may not qualify for the 20-year warranty. For details contact your local dealer. For a copy of the warranty, see MarvinWindows.com*

MARVIN®
Windows and Doors

Built around you.®

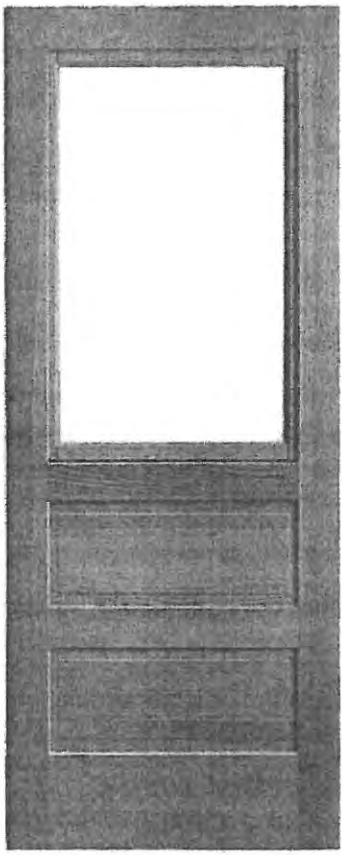
Marvin® Windows and Doors, Warroad, MN 56763. ©2018 Marvin Windows and Doors. All rights reserved. ®Registered trademark of Marvin Windows and Doors. Information regarding status of patent applications, and product features and specifications is subject to change without notice. Colors shown in printed materials are simulations and may not precisely duplicate product or finish colors. Contact your local Marvin dealer to view actual product and finish samples.

Part #19980680. June 2018.

MARVINWINDOWS.COM

HANDCRAFTED
IN AMERICA.

All Products > Exterior > Windows & Doors > Doors > Screen Doors > MPN: 401511



Countryside Pine Door With Sash and Screen, 36"x81"

★★★★½ 4 Reviews

8 Sizes: 3-0 x 6-9 x 1 1/8"

Product Specifications +

The only credit cards that fit your style.

Earn 5% back in Houzz Reward Dollars[2] on every Houzz purchase.

Learn More

FEISS

EST. 1955

CO1001DWZ: 1 - Light Outdoor Wall Lantern

Dimensions:

Width: 6 5/8"
Height: 10 1/2"
Weight: 7.26 lbs.
Extends: 7 5/8"
Wire: 8" (color/Black/White)
Mounting Proc.: Set Screw(s)
Connection: Mounted To Box

Bulbs:

1 - Medium A19 60w Max. 120v - Not included

Features:

- Made from a unique composite material which is engineered to withstand the harshest environmental conditions and backed by a 5-year warranty.

Material List:

1 Body - StoneStrong - Dark Weathered Zinc

Safety Listing:

Safety Listed for Wet Locations

Instruction Sheets:

Trilingual (English, Spanish, and French) (CO1012)

Collection: Falmouth

UPC #:014817604689

Finish: Dark Weathered Zinc (DWZ)

Shade / Glass / Diffuser Details:

Part	Material	Finish	Quantity	Item Number	Length	Width	Height	Diameter	Fitter Diameter	Shade Top Length	Shade Top Width	Shade Top Diameter
Panel	Glass	Clear	4		5 1/4	1/8	6 1/2					
Panel	Glass	Clear	4		5	1/8	2 1/8					

Backplate / Canopy Details:

Type	Height / Length	Width	Depth	Diameter	Outlet Box Up	Outlet Box Down
Back Plate	5 1/2	4 5/8	3/4		2 3/4	

Shipping Information:

Package Type	Product #	Quantity	UPC	Length	Width	Height	Cube	Weight	Frt. Class	UPS Ship

Feiss reserves the right to revise the design of components of any product due to parts availability or change in safety listing standards without assuming any obligation or liability to modify any products previously manufactured and without notice. This literature depicts a product design that is the sole and exclusive property of Feiss . In compliance with U.S copyright and patent requirements, notification is hereby presented in this form that this literature, or the product it depicts, is not to be copied, altered or used in any manner without the express written consent of, or contrary to the best interests of Feiss ï¿½ A Generation Brands Company.

1939 Aerial Photo – From Lake County GIS

ARCHITECTURAL REVIEW COMMISSION STAFF REPORT

TO:	Architectural Review Commission	**MEETING DATE:**	May 14, 2020 Preliminary Review
FROM:	Development Services Department	**PREPARED BY:**	Jennifer Tennant Asst. Director of Development Services

ARC 20-08: 129 Coolidge Avenue – HISTORIC/CONTRIBUTING

The Petitioner is requesting the reclassification of the existing accessory structure (detached garage) from contributing status to noncontributing status and a Certificate of Appropriateness for the construction of a new noncontributing detached garage subject to the approval of the reclassification. The Petitioner is also requesting a Certificate of Appropriateness for the construction of an addition to the rear of the existing contributing primary structure. The property is zoned R-6 Single Family Residential District/Historic Overlay District.

PROPERTY OWNER: ZB Development Group, Inc., 5277 Trillium Blvd., Hoffman Estates, IL 60192
APPLICANT: ZB Development Group, Inc., 5277 Trillium Blvd., Hoffman Estates, IL 60192
ARCHITECT: Mark Swanson, 536 Summit Street, Barrington, IL 60010

PROJECT DESCRIPTION

The Petitioner is requesting the reclassification of the existing accessory structure (detached garage) from contributing status to noncontributing status and a Certificate of Appropriateness for the construction of a new noncontributing detached garage subject to the approval of the reclassification. The Petitioner is also requesting a Certificate of Appropriateness for the construction of an addition to the rear of the existing contributing primary structure

Reclassification of the Existing Accessory Structure: Staff is currently researching and assessing the existing detached garage. It does appear as though the structure may be a better candidate for demolition approval than reclassification approval due to the fact that the garage was constructed in 1926 but has been modified and is in extremely poor structural condition based on separate assessments from Chairperson O'Donnell and Vice-Chairperson Coath. Staff has also requested a written assessment from the project architect, Mark Swanson, on the condition of the structure. The ARC should discuss the existing structure and Staff will make a recommendation on the best way for the Petitioner to proceed with their final submittal.

PRELIMINARY FINDING OF FACT – New Noncontributing Detached Garage

Staff believes the proposal must substantially comply with the three (3) standards in Section 9.8-H of the Zoning Ordinance (See Below).

1. **<u>Scale and Form</u>.**
   a. **Height and Width. The proposed height and width shall be visually compatible with surrounding structures and streetscape.**
   b. **Proportion of Principal Facades. The relationship of the width to the height of the principal elevations shall be in scale with surrounding structures and streetscape.**
   c. **Roof Shape. The roof shape of a structure shall be visually compatible with the surrounding**

structures and streetscape.

d. **Scale of a Structure. The size and mass of the structures shall be visually compatible with the size and mass of surrounding structure and streetscape.**

The Petitioner is proposing to construct a new non-contributing detached garage. The Petitioner has taken care to design a structure that is compatible with the mass and scale of the existing structure by proposing a reasonably sized structure with a complementary roof shape and matching pitch to the existing contributing structure. The Petitioner is proposing a hipped roof with an 8/12 pitch to match the 8/12 sections of the primary structure. The proposed garage will be approximately 455 sq. ft. Staff finds that this standard is met in the event that the existing structure is either reclassified or approved for demolition.

2. **<u>Composition of Principal Facades</u>.**

a. **Proportion of Openings. The relationship of the width to the height of windows and doors of the structure shall be visually compatible with surrounding structures and streetscape.**

b. **Relationship of Solids to Voids in Facades. The relationship of solids to voids in the facade of the structure shall be visually compatible with surrounding structures and streetscape.**

c. **Relationship of Entrance Porch and Other Projections. The relationship of entrances and other projections to sidewalks shall be visually compatible with surrounding structures and streetscape.**

d. **Relationship of Materials. The relationship of the color and texture of materials including paint color of the facade shall be visually compatible with the predominant materials used in surrounding structures and streetscape. There shall be no permit or review required for the application of paint, however the paint color shall conform to the style of architecture as indicated in Recommendations for Paint and Paint Colors, to be established by the Architectural Review Commission.**

The proposed garage will have appropriately scaled/placed doors and windows on all secondary elevations to avoid windowless facades. The proportions of the proposed windows appears to be appropriate for the size and scale of the structure. The Petitioner is proposing the following material selections:

SIDING	5-1/2″ exposure siding to match existing. Petitioner should confirm the siding material will be smooth, clear wood or provide specifications for any proposed alternate material as part of the final submittal.
TRIM	Petitioner should confirm the trim material will be smooth, clear wood or provide specifications for any proposed alternate material as part of the final submittal.
GUTTERS	Half-round gutters. OK.
SHINGLES	Final material not specified. Architectural style shingles should be used if asphalt shingles are proposed. Must be labeled on final plans.
WINDOWS	Final selection not specified. Specifications for windows must be provided as a part of the final submittal.
DOORS	Final selection not specified. Specifications for all service doors and overhead garage door must be provided as part of the final submittal.
OTHER	N/A

Staff finds that this standard is met in the event that the existing structure is either reclassified or approved for demolition and subject to the approval of the overhead garage doors as a final detail.

3 <u>Relationship to Street</u>.

a. **Walls of Continuity. Facades and site structures, such as walls, fences and landscape masses, shall, when it is characteristic of the area, form continuity along a street to ensure visual compatibility with the structures, public ways and places to which such elements are visually related.**
b. **Rhythm of Spacing and Structures on Streets. The relationship of a structure or object to the open space between it and adjoining structures or objects shall be visually compatible with the structures, objects, public ways and places to which it is visually related.**
c. **Directional Expression of Principal Elevation. A structure shall be visually compatible with the structures, public ways and places to which it is visually related in its orientation toward the street.**
d. **Streetscape and Pedestrian Improvements. Streetscape and pedestrian improvements and any change in its appearance shall be compatible to the historic character of an H Historic Preservation Overlay District.**
e. **Subdivision of Lots. The Zoning Official shall review subdivision plats proposed for property within an H Historic Preservation Overlay District and may require changes to ensure the proposed subdivision will be compatible with the historic character of the district and/or site(s). All subdivisions shall meet the requirements of the Village of Barrington Subdivision Regulations**

Staff finds that the overall design of the garage is compatible with the primary structure and general character of the Historic District. The proposed structure will be located further back from the primary structure than the existing garage which will greatly enhance the appearance of the contributing primary structure and improve the rhythm and spacing of the structures. This will also have a positive impact on the streetscape since the current garage appears as though it may be awkwardly attached to the rear corner of the building but is actually an independent structure built within 5′-0″ of the primary structure and overlapping the side wall of the primary structure. Staff finds that this standard is met in the event that the existing structure is either reclassified or approved for demolition.

PRELIMINARY FINDING OF FACT – Addition to Primary Contributing Structure

In considering an application for a Certificate of Appropriateness for alteration of a contributing structure, the Architectural Review Commission, or the Zoning Official, for administrative decision, shall find that the project substantially complies with all of the following general standards per Zoning Ordinance Section 9.8-G that pertain to the application and that the decision is in the best interest of the Village:

1. **A property shall be used for its historic purpose or be used for a purpose that requires minimal change to the defining characteristics of the building and its site and environment.**
   The current use of the structure is a single-family residence. No change to the existing use is proposed. Staff finds that this standard is met.

2. **The historic character and architectural design of a property shall be retained and preserved. The removal and replacement of historic materials shall be permitted provided these materials shall be replaced with like materials in design, dimension, profile and texture. Re-creation of false details that are not original to the structure or the architectural style of the structure shall not be permitted.**
   The Petitioner has not indicated any work on the original structure with the exception of one window modification from a single double hung window to a pair of double hung windows on the left side elevation. The scope of any repairs, restoration or other modifications to the original structure shall be included on the final ARC submittal.

3. **All sites, structures and objects shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create a false sense of history or architecture are not allowed.**
   The Petitioner is proposing a rear addition which matches the existing architectural style by mimicking the existing gambrel roofline and second floor configuration seen on the original portion of the structure. Off-sets on the rear corners are proposed in order to differentiate the addition from the original structure. Staff finds that the proposed addition seeks to complement the existing architecture while still appearing as though it is an addition to the structure. Staff finds that this standard is met.

4. **Alterations or additions that have acquired historic significance in their own right shall be retained and preserved or re-created.**
   The Petitioner is proposing to remove the existing porte cochere on the side of the structure. The Historic District Survey Sheet lists this as an original feature of the house. However, if original, it has been modified over the years by the installation of a roof type structure and no longer has the same character that the structure would have had originally. Staff finds that this standard is met.

5. **Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved or re-created. The removal and replacement of historic materials shall be permitted provided these materials are replaced with like materials in design, dimension, profile and texture.**
   The Petitioner has not indicated any work on the original structure with the exception of one window modification from a single double hung window to a pair of double hung windows on the left side elevation. The scope of any repairs, restoration or other modifications to the original structure shall be included on the final ARC submittal.

6. **Deteriorated architectural features may be replaced provided these materials are replaced with like materials in design, dimension, profile and texture. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects.**
   The Petitioner has not indicated any work on the original structure with the exception of one window modification from a single double hung window to a pair of double hung windows on the left side elevation. The scope of any repairs, restoration or other modifications to the original structure shall be included on the final ARC submittal.

7. **Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.**
   No chemical or physical treatments are proposed. Staff finds that this standard is met.

8. **Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archaeological materials, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment.**
   The Petitioner is proposing to construct a two-story rear addition using the same pitch and roof shape as the original portion of the structure. The height of the addition will match the height of the existing structure and will not exceed the height of the existing structure. Due to the matching design of the roofline and roof pitches, the mass and scale of the addition is very compatible with the existing structure and blends well while still appearing as though it is an addition. The proposed addition will not be readily visible from the street frontage but is architecturally compatible with the original structure and consistent with the character of the subject property and neighborhood. The ARC should consider whether an

additional window is needed on both the first and second floors of the addition on the left side elevation. In general, Staff fins that this standard is met subject to the ARC's consideration of additional windows on the left side elevation.

9. **Additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired. The new work shall be differentiated from the old and shall be compatible in massing, size, scale and architectural features to protect the historic integrity of the property and its environment.**
   The proposed addition is off-set from the original structure on the left side by 2'-9". The proposed addition continues in the same plane on the right side but is adjacent to an existing off-set therefore it will appear as though the whole addition is off-set from the original structure. The addition does not interfere with the integrity or form of the original structure. The mass, scale and architecturally detailing of the addition has been designed to match the original structure. Staff finds that this standard is met.

10. **Building materials inappropriate to the style and period of the building, such as vinyl or aluminum cladding, shall be prohibited. All roof materials shall be architectural asphalt shingles, cedar shake, slate or other historically accurate roofing material. All materials shall be subject to the Historic Overlay District Design Guidelines.**
    The Petitioner has proposed the following materials that he intends to use for the addition:

SIDING	5-1/2" exposure siding to match existing. Petitioner should confirm the siding material will be smooth, clear wood or provide specifications for any proposed alternate material.
TRIM	Wood. OK.
GUTTERS	Half round gutters. OK.
SHINGLES	Final material not specified. Architectural style shingles should be used if asphalt shingles are proposed. Must be labeled on final plans.
WINDOWS	Final selection not specified. Specifications for windows must be provided as a part of the final submittal.
DOORS	Final selection not specified. Specifications for all service doors and rear french doors must be provided as part of the final submittal.
CHIMNEY	N/A
PORCH	N/A
OTHER	N/A

All other applicable material information must be provided as part of the final submittal.

11. **Additional design standards adopted by the Architectural Review Commission and Village Board of Trustees.**
    Staff finds that the proposed project is in general compliance with the Historic District Design Guidelines.

STAFF RECOMMENDATIONS

The ARC should consider the following items and provide guidance to the Petitioner prior to the final review of ARC 20-08:

1. **The ARC should consider whether an additional window is needed on both the first and second floors of the addition on the left side elevation.**
2. **The Petitioner should utilize a muntin pattern on the addition and proposed detached garage that matches the primary structure.**
3. **A portion of the second floor addition is visually supported by a column. The ARC should review and determine if the mass of the second floor can be visually supported by a single column.**
4. **The ARC should discuss the foundation detail and determine if the existing brick foundation detail should be carried around the side elevations of the addition.**
5. **The scope of any repairs, restoration or other modifications to the original structure shall be included on the final ARC submittal.**
6. **Window, service door and overhead garage door specifications must be provided as a part of the final submittal.**
7. **All materials must be labeled on the final plans.**
8. **The resubdivision of the property into one zoning lot is required prior to permit issuance.**
9. **Approval of the Cert. of Appropriateness for the new detached garage is subject to the approval of the reclassification and/or demolition of the existing detached garage by the Village Board.**
10. **All plans are subject to final building, engineering and zoning review prior to the issuance of a building permit.**

129 Coolidge Avenue – Contributing

This is a ca. 1925, two-story Dutch Colonial-style dwelling with a side-gabled gambrel roof of asphalt shingles, a continuous brick foundation, an exterior brick chimney and an exterior of aluminum siding. The house retains its original entrance on the main (N) elevation with a six-panel wood door flanked by four-light glass and wood sidelights. Above the door is an elliptical sunburst pattern transom. The entrance leads to a gable roof entry porch with Tuscan columns and a large exaggerated arched ceiling. Windows are original ten-over-one and eight-over-one double hung wood sash design. On the west elevation of the dwelling is an original porte-cochere with a flat roof supported by Tuscan columns, exposed roof rafters and a wood lattice trellis. Dividing the upper and lower facades is a shed roof beltcourse.

Off the southwest corner of the dwelling is an original, stone-faced concrete block, one-bay garage with a hipped roof of asphalt shingles and a ca. 1995, thirty-two metal panel overhead track door. **Contributing**

BARRINGTON
Be Inspired.

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Architectural Review Commission – Historic Overlay District

OFFICE USE ONLY

ARC CASE #:		**Zoning District:**	
Prelim. Submittal Received:		**Prelim. Meeting Date:**	
PH Submittal Received:		**PH Meeting Date:**	

SUBJECT PROPERTY INFORMATION

ADDRESS OF PROPERTY: 129 Coolidge Ave

CLASSIFICATION (C or NC):

USE(S) OF PROPERTY: Residential

Is this site and/or proposed project subject to any other Village review process? ☐ **Yes** ☐ **No**

BUILDING/PROJECT TYPE

- ☐ Single-Family
- ☐ Two-Family
- ☐ Multiple- Family
- ☐ Commercial
- ☐ Manufacturing
- ☐ Institutional
- ☐ Rehabilitation
- ☑ Addition / Alteration
- ☐ New Construction
- ☐ Demolition
- ☐ Awning / Canopy
- ☐ Master Sign Plan
- ☐ Structure Reclassification

APPLICANT INFORMATION

APPLICANT NAME: ZB Development Group Inc

ADDRESS: 5277 Trillium Blvd Hoffman Estates IL 60192

PHONE NUMBER: 847-609-1095

EMAIL ADDRESS: ben@zbdevelopments.com

SIGNATURE: BGPollard

PROPERTY OWNER INFORMATION

PROPERTY OWNER: ZB Development Group Inc

ADDRESS: 5277 Trillium Blvd Hoffman Estates IL 60192

PHONE NUMBER: 847-609-1095

EMAIL ADDRESS: ben@zbdevelopments.com

SIGNATURE: BGPollard

ARCHITECTURAL FIRM INFORMATION

ARCHITECTURAL FIRM: Mark Swanson Architect

CONTACT NAME: Mark Swanson

PHONE NUMBER: 224-563-8494

EMAIL ADDRESS: swansonmc@comcast.net

AFFIDAVIT OF OWNERSHIP

COUNTY OF Cook)
) SS

STATE OF ILLINOIS)

I, Ben Pollard, under oath, state that I am
(Print Name)

☐ the sole owner of the property

☐ an owner of the property

☑ an authorized officer for the owner of the property

commonly described as 129 Coolidge Ave Barrington IL 60010

and that such property is owned by ZB Development Group Inc as of this date.

BGPollard
(Signature)

SUBSCRIBED AND SWORN TO BEFORE ME THIS

28th DAY OF April, 2020

(Notary Public)

OFFICIAL SEAL
CHRISTOPHER J GOLUBA
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:03/13/21

Mark Swanson – Architect
536 South Summit St Barrington, IL 60010
224-563-8494
swansonmc@comcast.net

4/22/20

Chairperson Marty O'Donnell and Commissioners
ARCHITECTURAL REVIEW COMMISSION
Village of Barrington
200 South Hough Street, Barrington, IL 60010

RE: Architectural Review Meeting of 5/14/20
Proposal: 129 Coolidge

Dear Commissioners:

OVERVIEW
The following is a brief overview of the proposed project and at the above address.
1. The Family Room, Breakfast Area, Kitchen at the rear of the house will be remodeled.
2. The Family Room, Laundry and Mud Room and rear deck will be added to the first floor.
3. The Master Bedroom will be added to the second floor and the second floor bedrooms will be remodeled.
4. The existing side drive through pergola and garage will be removed. We are requesting the existing garage be re-classified as non-contributing.
5. A new detached garage will be added in the rear with an exterior to match the residence.

ATTACHMENTS
The attached plans define the scope and nature of this project. They are:

Page 1:	Cover Letter (8 ½ x 11)
Page 2:	Historical district map / location of property (11 x 17)
Page 3-4:	Photographs of the existing residence and surrounding views (11 x 17)
Page 5:	Photographs of existing garage framing with tape measure
Sheets 1-7:	Architectural Plans (24 x 36)

PRESENTATION MATERIALS
Material samples will be presented as needed at the Final Meeting.
CONSTRUCTION
Construction of this project is expected to begin Summer 2020 and end TBD.

Thank you for your time and consideration.

Mark Swanson – Architect
NCARB, IL, IN, MN, MI, WI, UT

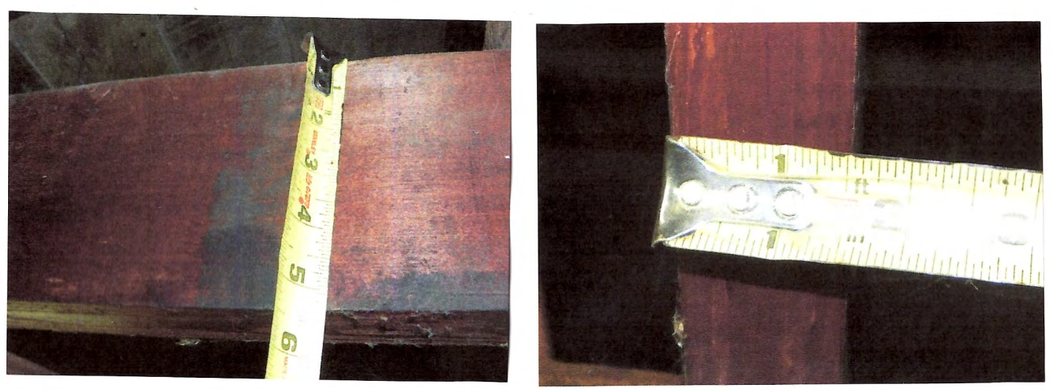
Project:

Pollard Residence
129 Coolidge
Barrington, IL 60010

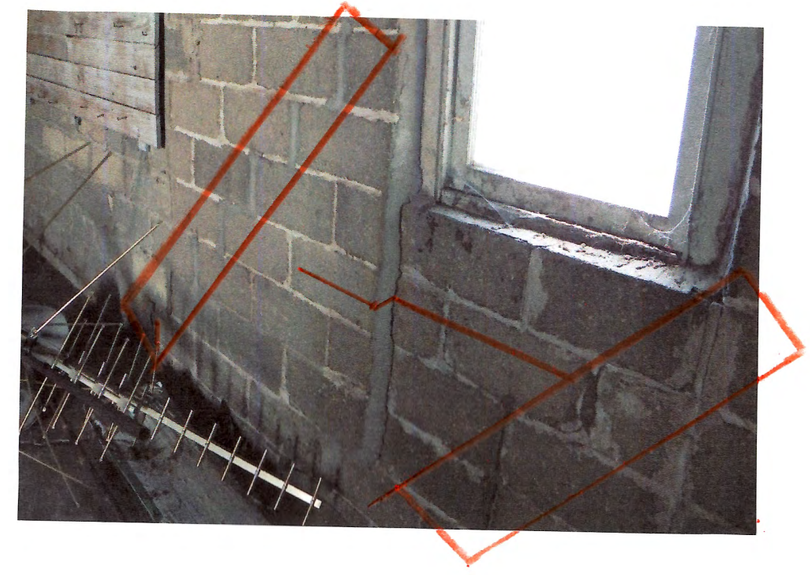
4/15/20
ARC Preliminary
Existing Garage

Existing Rafters - Interior

Existing Rafters - Exterior



Existing Ceiling Joists - Interior



Existing CMU Wall Damage

Mark Swanson – Architect * 536 South Summit St. Barrington, IL 60010 * **224-563-8494** * swansonmc@comcast.net

Project:

Pollard Residence
129 Coolidge
Barrington, IL 60010

4/15/20
ARC Preliminary

Front Elevation

Right Side Elevation

Rear Elevation

Left Side Elevation

Mark Swanson – Architect * 536 South Summit St. Barrington, IL 60010 * **224-563-8494** * swansonmc@comcast.net

Project:

Pollard Residence
129 Coolidge
Barrington, IL 60010

4/15/20
ARC Preliminary

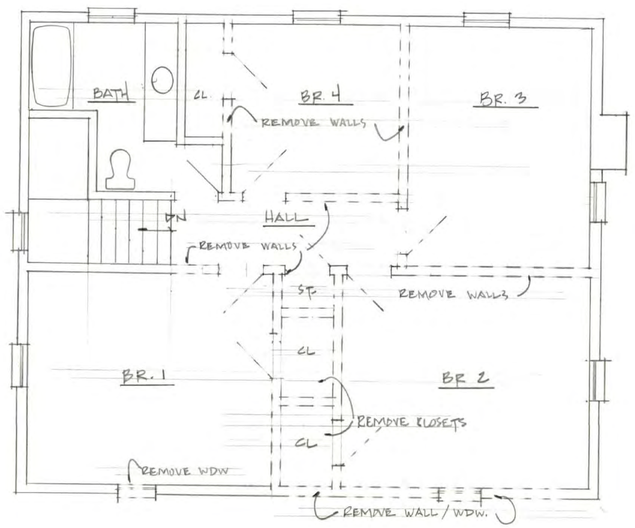
Looking East

Looking West

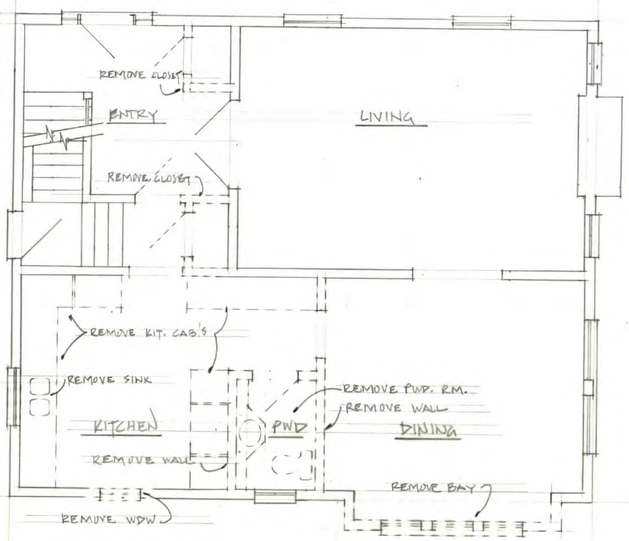
Looking North

Looking South

Mark Swanson – Architect * 536 South Summit St. Barrington, IL 60010 * **224-563-8494** * swansonmc@comcast.net



DEMO/EXIST PLAN - 2ND FLOOR 1/4"=1'-0"



EXIST PLAN & DEMO PLAN 1/4"=1'-0"
890 SF - 1st FLOOR

SHEETS:

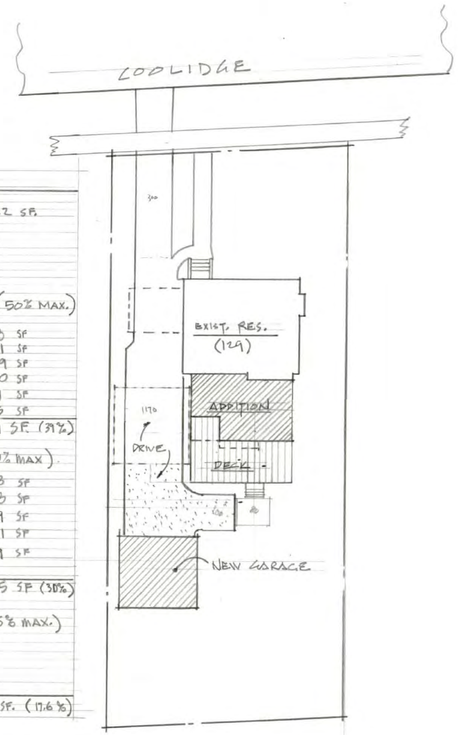
1. Site Plan, Demo / Existing plans
2. Foundation Plan, Sections
3. Floor Plans
4. Electrical Plans, Plumbing Diagrams
5. Elevations, Details
6. Elevations, Details
7. Garage Plans, Elevations, Section
8. Specifications

Architect's Certification: I certify that these drawings were prepared by me or under my direct supervision and to the best of my professional knowledge conform to the codes adopted by Barrington, IL.

2017 National Electrical Code, 2018 International Building Code, 2018 International Residential Code, 2018 International Mechanical Code, 2018 International Fire Code, 2018 International Fuel Gas Code, 2018 Property Maintenance Code, 2018 Int'l Exist Bldg Code, Illinois Energy Conservation Code (2018 IECC) Illinois State Plumbing Code, Illinois Accessibility Code and Local Amendments

Energy Code Certification: I certify that these drawings conform to the IECC, 2018 ed. as adopted by the State of Illinois 5/2019.

Mark Swanson, Architect, IL # 001-010772 Date
(Issued 10/1983 – Expires 11/2020)



LOT CALC'S

LOT AREA : 10,922 SF
50% : 5,260 SF
35% : 3,683 SF

IMP. SURFACES (50% MAX.)

RESIDENCE	- 868	SF
ADDITION	- 541	SF
GARAGE	- 449	SF
DRIVEWAY	- 1570	SF
DECK	- 411	SF
WALKS	- 255	SF
TOTAL	: 4094	SF (37%)

F.A.R. (50% MAX.)

1ST FLOOR	- 868	SF
2ND FLOOR	- 868	SF
1ST ADDITION	- 469	SF
2ND ADDITION	- 541	SF
GARAGE	- 449	SF
TOTAL	: 3195	SF (30%)

LOT COVER (35% MAX.)

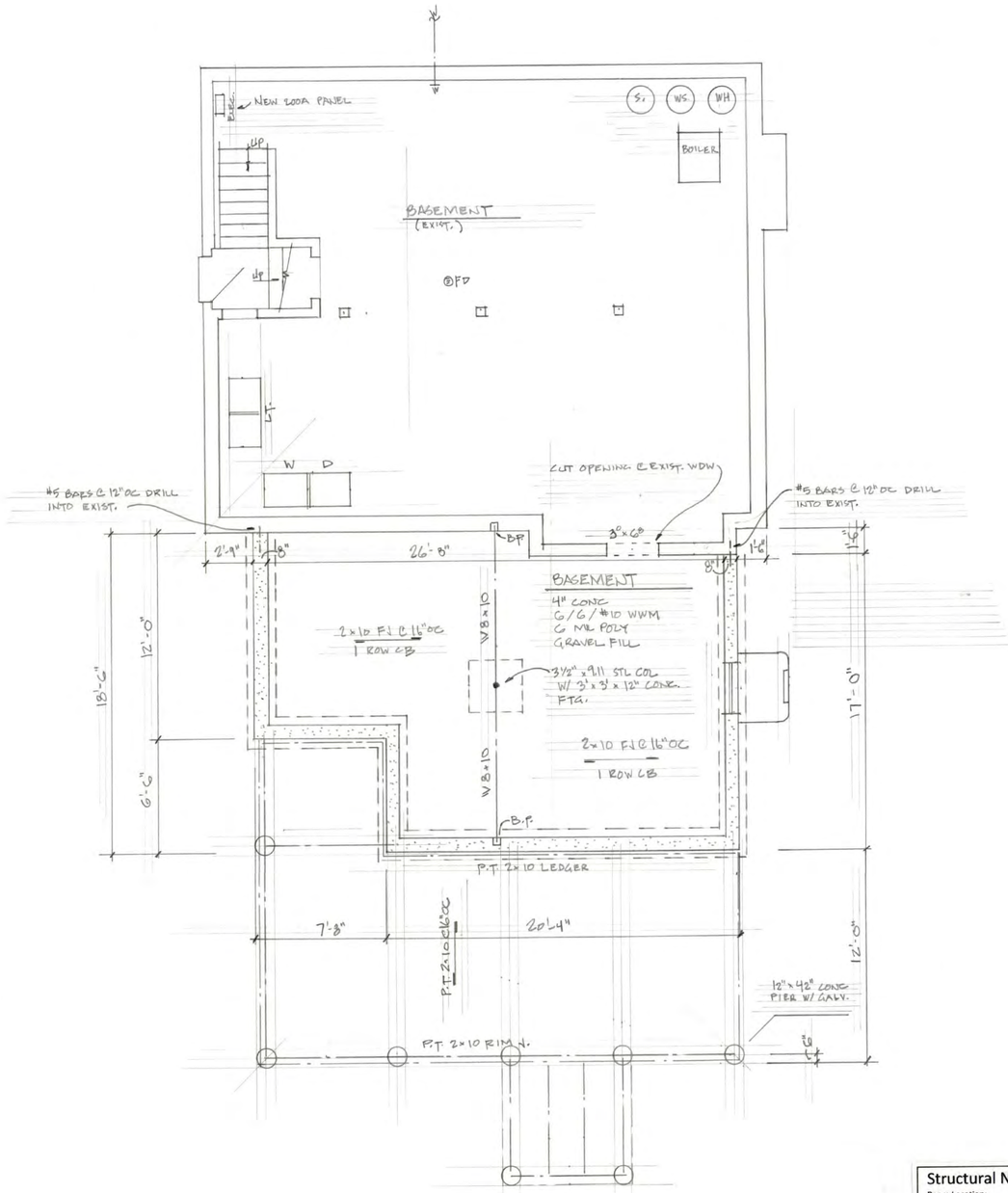
RESIDENCE	- 868	
ADDITION	- 541	
GARAGE	- 449	
TOTAL	: 1858	SF. (17.6%)

Proposed Addition For
Mr. Ben Pollard, ZB Developments
129 Coolidge
Barrington, IL 60010

Mark Swanson, Architect
NCARB, IL, IN, MI, MN, WI, NV, UT
swansonmc@comcast.net
536 S. Summit St.
Barrington, IL 60010
224-563-8494
www.behance.net/swansonmc
www.houzz.com/pro/swansonmc
www.facebook.com/mcsarchitect

DATE
4/22/20 ARC

SHEET
1
ZB Developments



FOUNDATION PLAN 1/4" = 1'-0"

2x10
13'

Structural Notes

Beam Location:

SPAN: 9'

LOAD: 9' x 13' x 60 psf = 7020#

AH: 18' x 13 x 60 = 14.04k

Beam Size: W8 x 10

Beam Type: Alt W10 x 19 16.7k .8Δ

Allowable Load: 13.6k

Deflection: Δ.25

Structural Notes

Joist Location: Basement

SPAN: 13'

LOAD: 40/20

Joist Size: 2x10 @ 16

Joist Type: DF #2

Allowable Span: 14'-1"

Deflection: R502.3.1(2)

Proposed Addition For
Mr. Ben Pollard, ZB Developments
129 Coolidge
Barrington, IL 60010

Mark Swanson, Architect
NCARB, IL, IN, MI, MN, WI, NV, UT
swansonmc@comcast.net
536 S. Summit St.
Barrington, IL 60010
224-563-8494
www.behance.net/swansonmc
www.houzz.com/pro/swansonmc
www.facebook.com/mcsarchitect

DATE
4/22/20 ARC

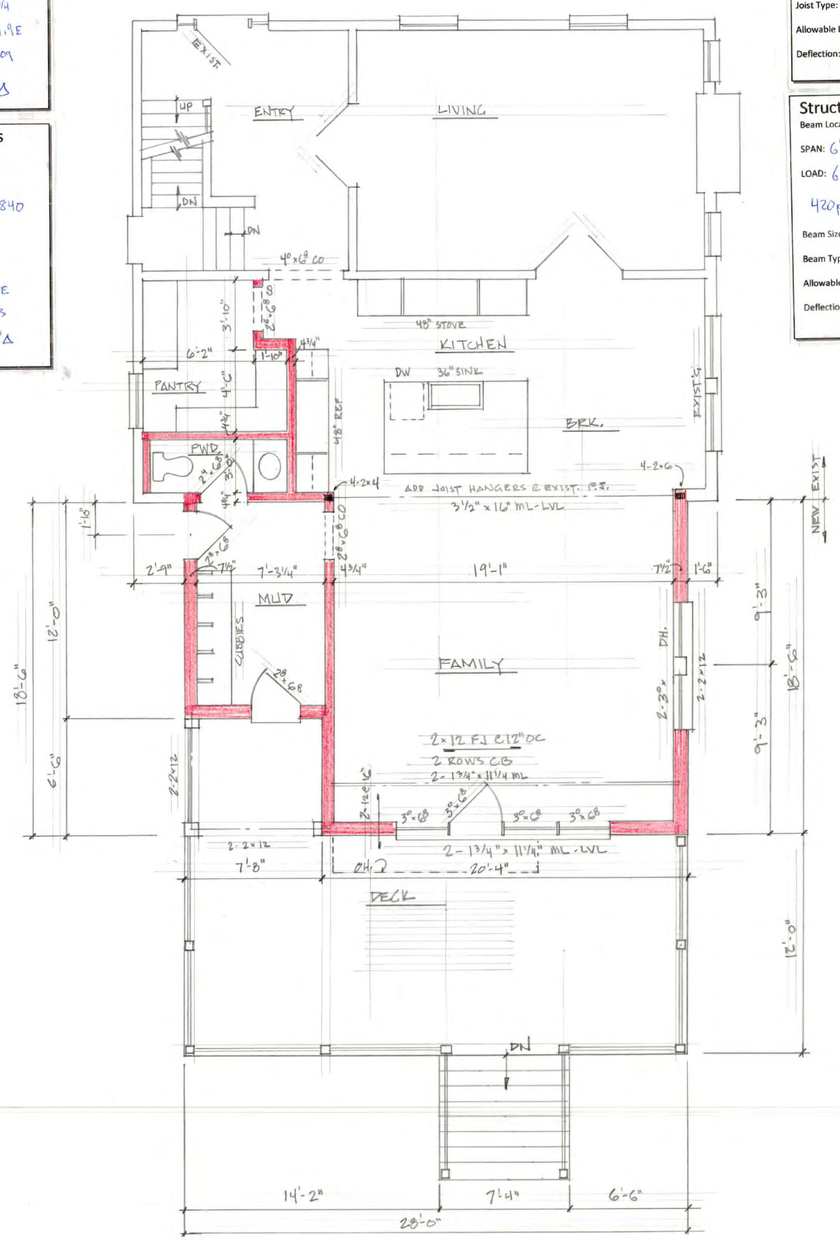
SHEET
2
ZB Developments

Structural Notes
Beam Location: Fam. Rm. Door
SPAN: 12'
LOAD: 12.9 × 60 = 6480
540 plf.
Beam Size: 2 – 1¾ × 11¼
Beam Type: ML LVL 1.9E
Allowable Load: 442/309
Deflection: ℓ/360 .4" Δ

Structural Notes
Beam Location: Family
SPAN: 19'
LOAD: 19 × 6 × 60 = 6840
360 plf.
Beam Size: 3½" × 16"
Beam Type: ML LVL 1.9E
Allowable Load: 573/393
Deflection: ℓ/360 .63" Δ

Structural Notes
Joist Location: Fam. Rm.
SPAN: 19'
LOAD: 40/20
Joist Size: 2 × 12 @ 12" oc
Joist Type: DF #2
Allowable Load: 40/20 18'-10"
Deflection: ℓ/360 .63" Δ

Structural Notes
Beam Location: Overhang & porch
SPAN: 6'
LOAD: 6 × 7 × 60 = 2520 #
420 plf.
Beam Size: 2 × 12
Beam Type: DF #2
Allowable Load: 6264
Deflection: ℓ/360 .2" Δ



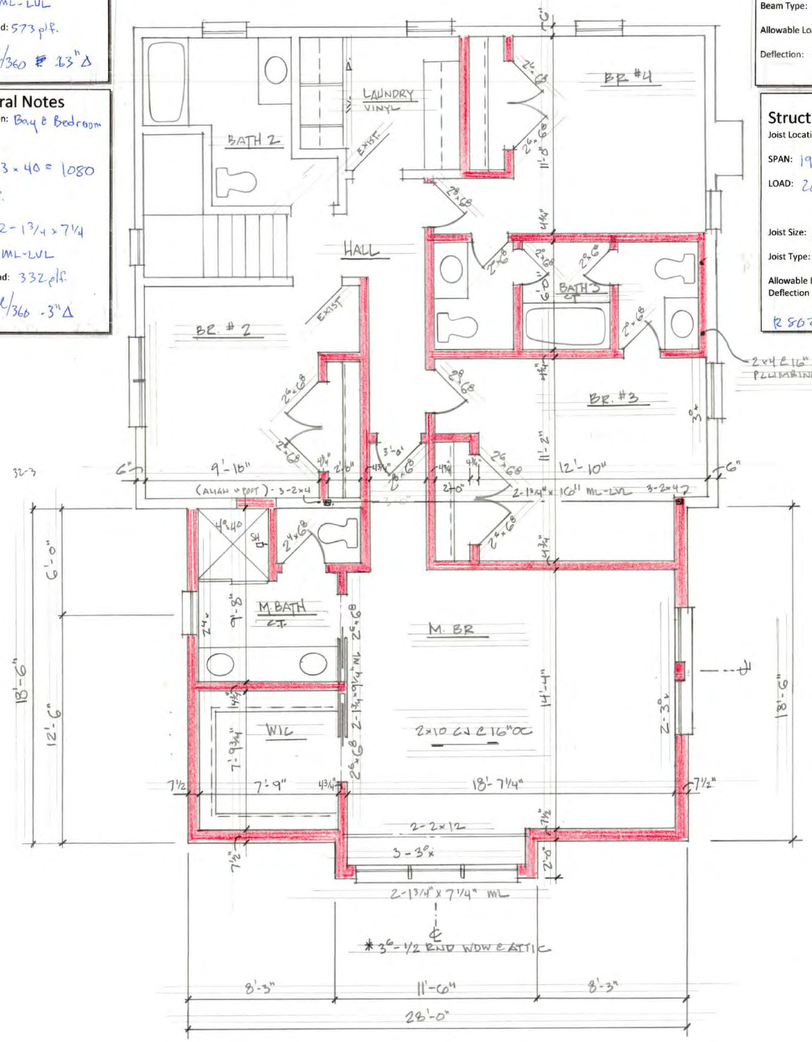
FIRST FLOOR PLAN 1/4" = 1'-0"

Structural Notes
Beam Location: 2nd Floor - Old/New
SPAN: 19'
LOAD: 14 × 13 × 40 = 9880
520
Beam Size: 2 – 1¾ × 16
Beam Type: ML-LVL
Allowable Load: 573 plf.
Deflection: ℓ/360 .23" Δ

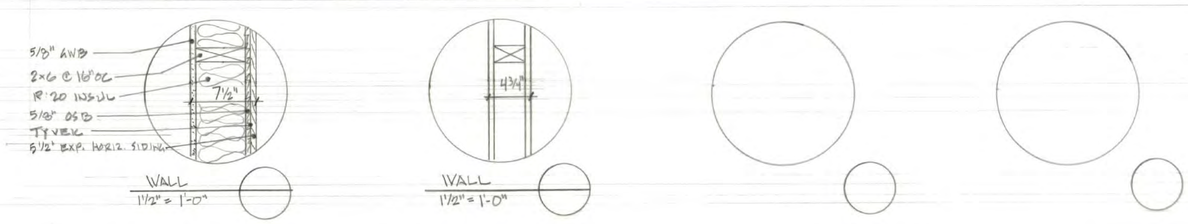
Structural Notes
Beam Location: Bay & Bedroom
SPAN: 9'
LOAD: 9 × 3 × 40 = 1080
120 plf.
Beam Size: 2 – 1¾ × 7¼
Beam Type: ML-LVL
Allowable Load: 332 plf.
Deflection: ℓ/366 .3" Δ

Structural Notes
Beam Location: Sliding Pocket Doors @ M. BR.
SPAN: 10'
LOAD: 10 × 13 × 40 = 5200
520 plf.
Beam Size: 2 – 1¾ × 9¼
Beam Type: ML-LVL
Allowable Load: 882 plf
Deflection: ℓ/360

Structural Notes
Joist Location: M. BR.
SPAN: 19
LOAD: 20 LL ℓ/240
Joist Size: DF #2
Joist Type: 2 × 12 @ 16
Allowable Load: 19-10
Deflection .95" Δ
R502.4(2)



SECOND FLOOR PLAN 1/4" = 1'-0"

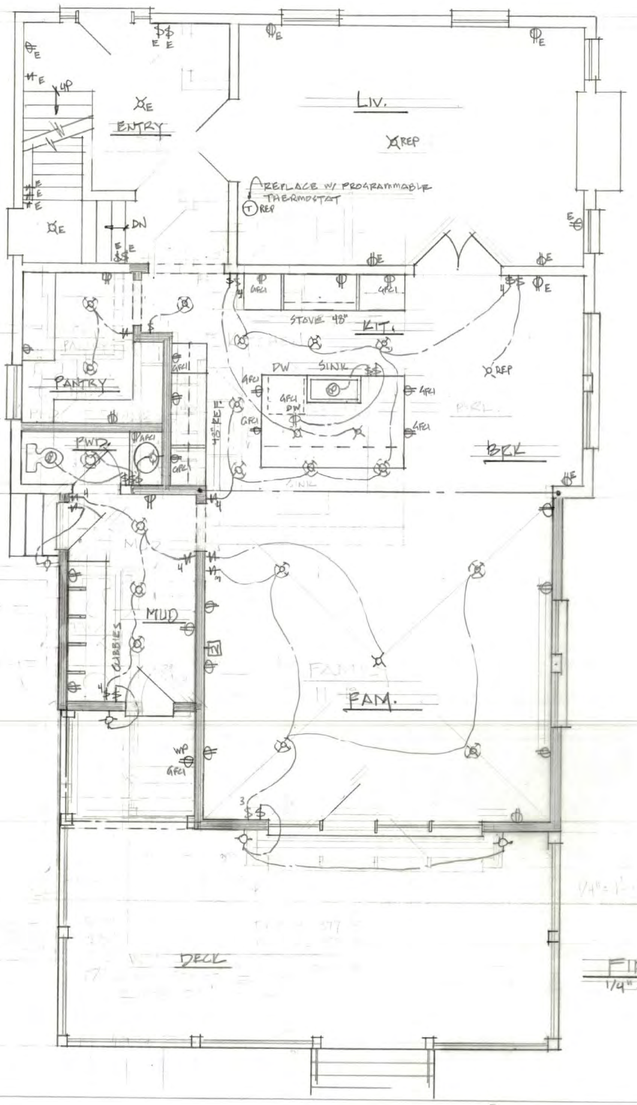


Proposed Addition For
Mr. Ben Pollard, ZB Developments
129 Coolidge
Barrington, IL 60010

Mark Swanson, Architect
NCARB, IL, IN, MI, MN, WI, NV, UT
swansonmc@comcast.net
224-563-8494
536 S. Summit St.
Barrington, IL 60010
www.behance.net/swansonmc
www.houzz.com/pro/swansonmc
www.facebook.com/mscarchitect

DATE
4/22/20 ARC

SHEET
3
ZB Developments



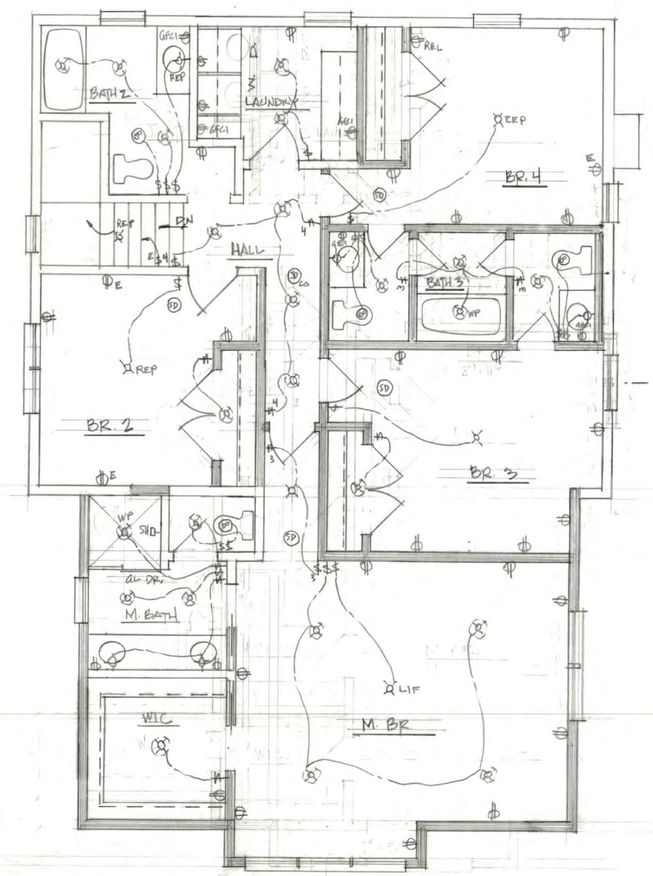
FIRST FLOOR ELECTRIC
1/4" = 1'-0"

Electrical Notes

Switches	$
Outlets (duplex)	
Outlets (fourplex)	
Surface Fixture	
Exhaust Fan	
Fan / Light	
Ceiling Fan	
Clg Fan / Light	
Recessed Can	
Security Lights	

NOTATIONS

Computer	C
Dimmer	D
Disposal	Dis
Existing	E
Four way +	4
Ground Fault	GFCI
Phone	▼
Pull Chord	PC
Remove	R
Replace	REP
Smoke / CO Det.	SD/CO
Speaker	SP
Three Way	3
TV	TV
Waterproof	WP
220V	220



SECOND FLOOR ELECTRIC
1/4" = 1'-0"

Proposed Addition For
Mr. Ben Pollard, ZB Developments
129 Coolidge
Barrington, IL 60010

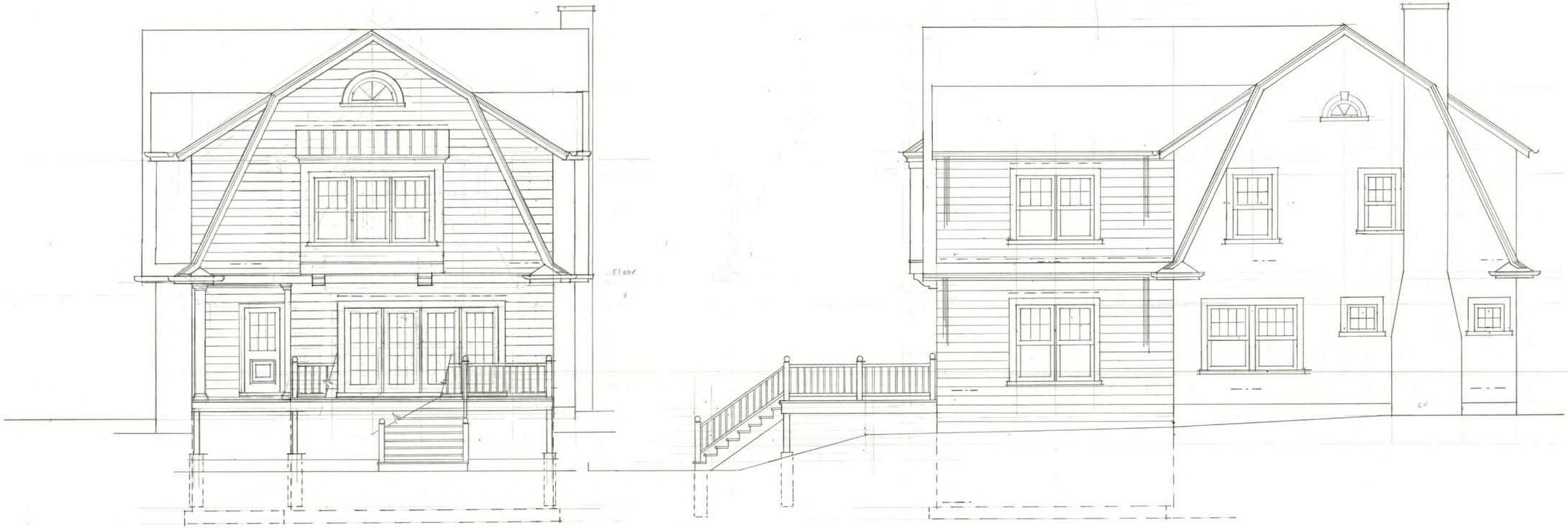
Mark Swanson, Architect
NCARB, IL, IN, MI, MN, WI, NV, UT
swansonmc@comcast.net
536 S. Summit St.
Barrington, IL 60010
224-563-8494
www.behance.net/swansonmc
www.houzz.com/pro/swansonmc
www.facebook.com/mcsarchitect

DATE	
12/20/19	PLIM I
4/22/20	ARC

SHEET
4
ZB Developments

Rake

Return



REAR ELEVATION 1/4"=1'-0"

LEFT SIDE ELEVATION 1/4"=1'-0"

Proposed Addition For

Mr. Ben Pollard, ZB Developments
129 Coolidge
Barrington, IL 60010

Mark Swanson, Architect
NCARB, IL, IN, MI, MN, WI, NV, UT
swansonmc@comcast.net

536 S. Summit St.
Barrington, IL 60010

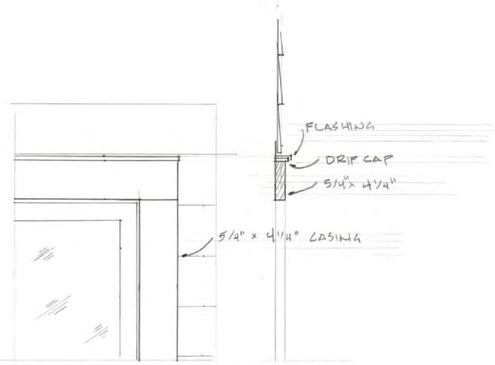
224-563-8494

www.behance.net/swansonmc
www.houzz.com/pro/swansonmc
www.facebook.com/mcsarchitect

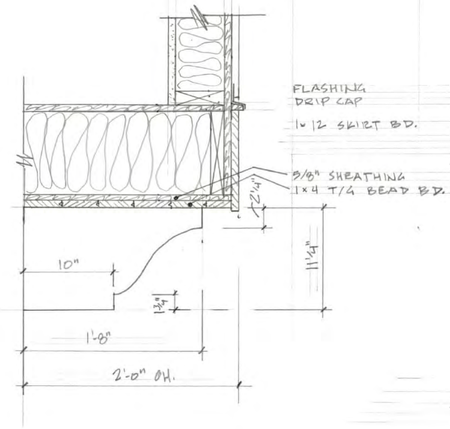
DATE
4/22/20 ARC

SHEET
5
ZB Developments

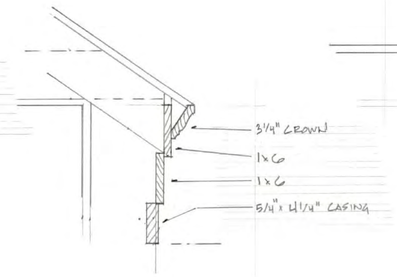
of 8



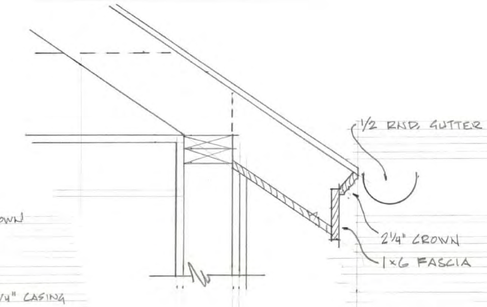
CASING DETAIL
1 1/2" = 1'-0"



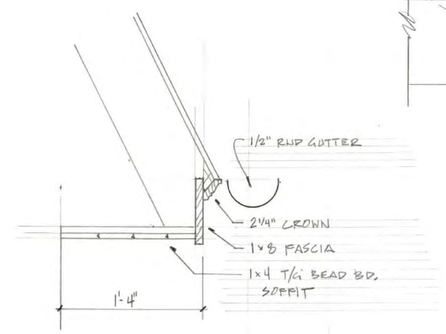
BRACKET DETAIL
1 1/2" = 1'-0"



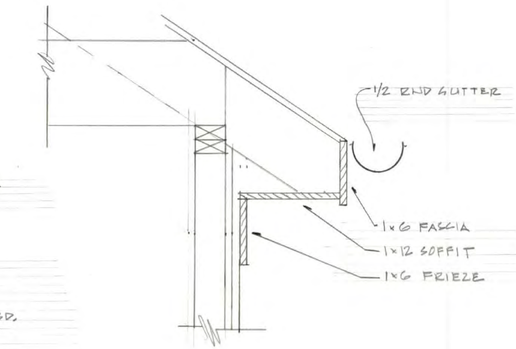
BAY DETAIL
1 1/2" = 1'-0"



DORMER CORNICE
1 1/2" = 1'-0"



GAMBREL CORNICE
1 1/2" = 1'-0"



GARAGE CORNICE
1 1/2" = 1'-0"

LEFT SIDE ELEVATION
1/4" = 1'-0"

Proposed Addition For
Mr. Ben Pollard, ZB Developments
129 Coolidge
Barrington, IL 60010

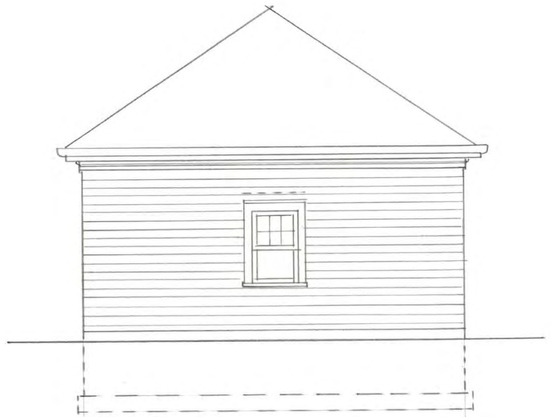
Mark Swanson, Architect
NCARB, IL, IN, MI, MN, WI, NV, UT
swansonmc@comcast.net
536 S. Summit St.
Barrington, IL 60010

224-563-8494
www.behance.net/swansonmc
www.houzz.com/pro/swansonmc
www.facebook.com/mcsarchitect

DATE
4/22/20 ARC

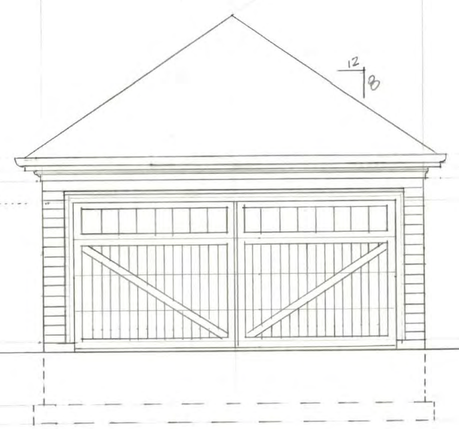
SHEET
6
ZB Developments

of 8



REAR ELEVATION 1/4"=1'-0"

RIGHT SIDE ELEVATION 1/4"=1'-0"



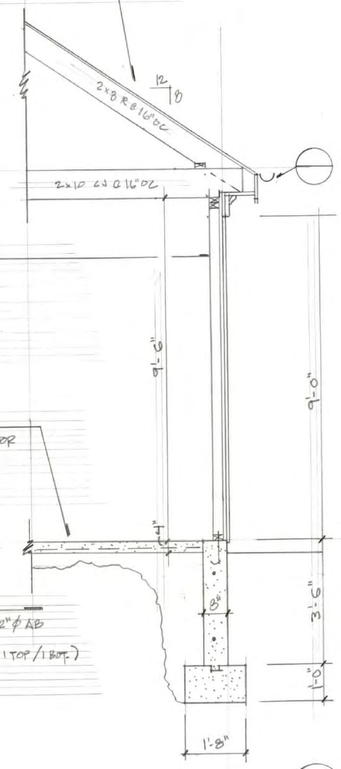
FRONT ELEVATION 1/4"=1'-0"

ROOF CONSTR
ASPHALT SHINGLES
15# FELT
5/8" OSB
2x8 R @ 16" OC
2x6 CT @ 32" OC
2x10 CJ @ 16" OC

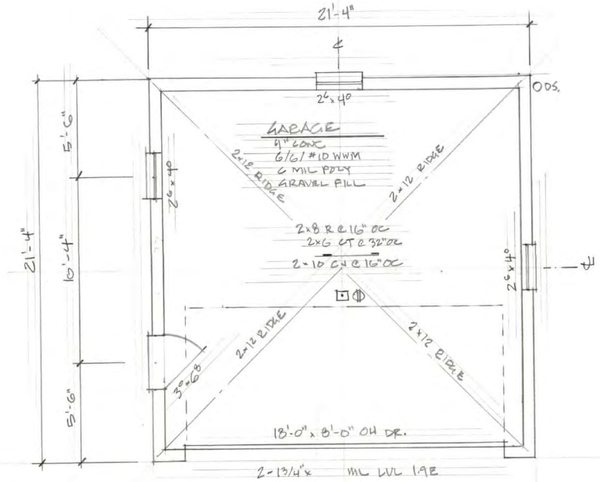
WALL CONSTR
2x4 STUDS @ 16" OC
5/8" OSB
TYVEK / TAPE SEAL
5 1/2" EXP. HORIZ. SIDING

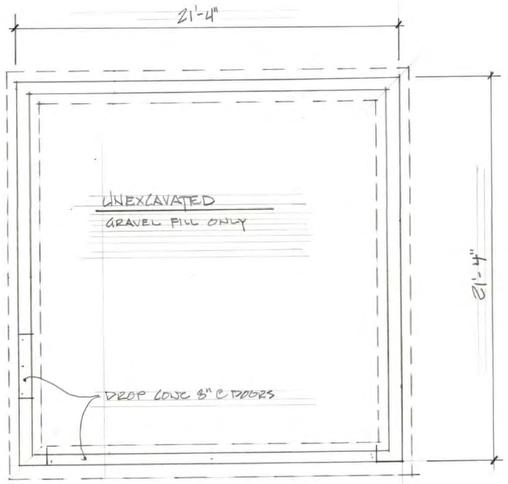
FLOOR CONSTR
4" CONC - SLOPE TO DOOR
6/6/#10 WWM
6 MIL POLY.
GRAVEL FILL

FND. NOTES.
P.T. 2x4 SILL PL w/ 1/2"ϕ AB @ 4'-0" (12" @ CORNERS)
2 - #5 BARS HORIZ. (1 TOP / 1 BOT.)



SECTION
1/2"=1'-0"





LEFT SIDE ELEVATION 1/4"=1'-0"

Proposed Addition For
Mr. Ben Pollard, ZB Developments
129 Coolidge
Barrington, IL 60010

Mark Swanson, Architect
NCARB, IL, IN, MI, MN, WI, NV, UT
swansonmc@comcast.net
536 S. Summit St.
Barrington, IL 60010

224-563-8494
www.behance.net/swansonmc
www.houzz.com/pro/swansonmc
www.facebook.com/mcsarchitect

DATE
4/22/20 ARC

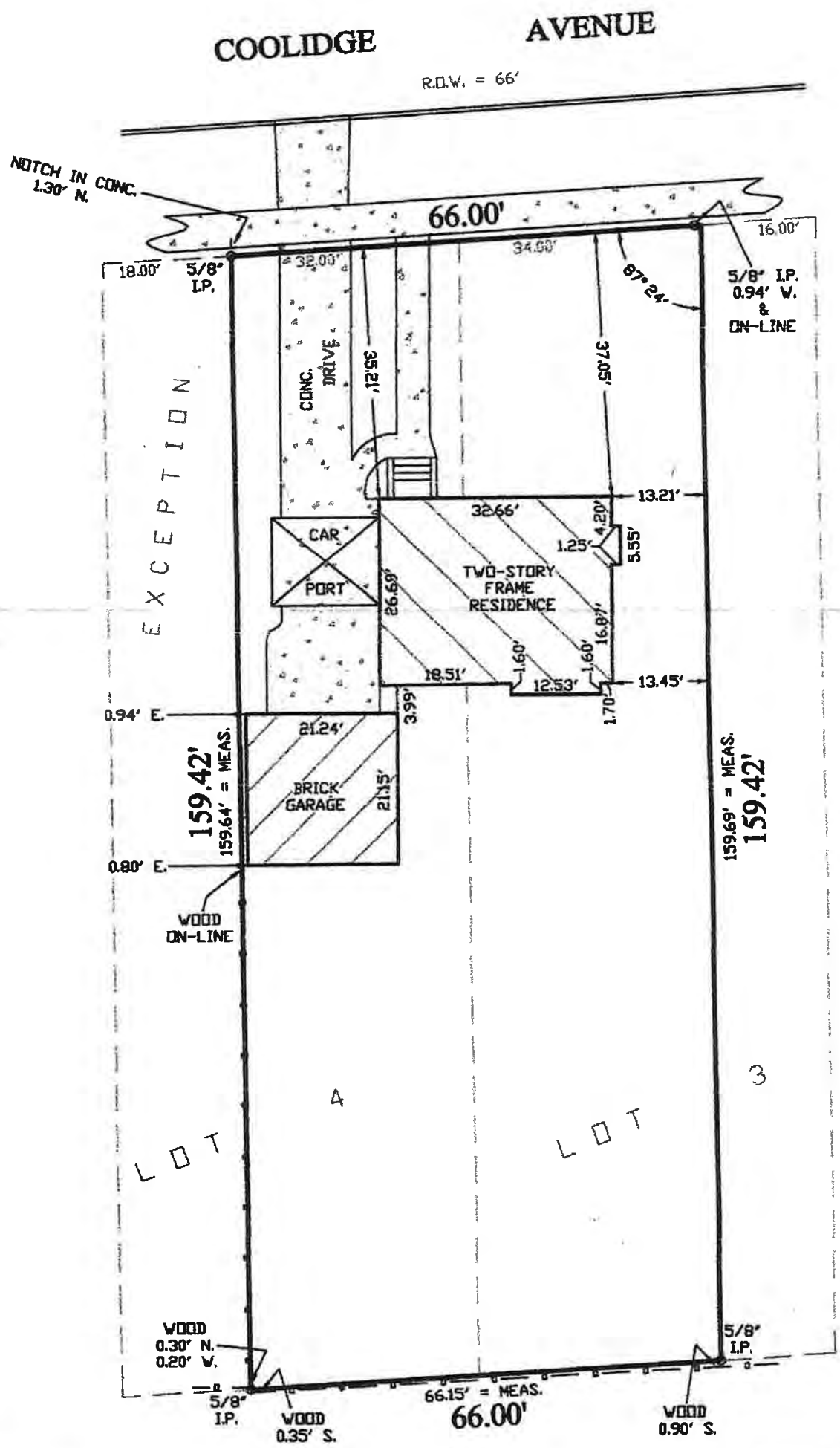
SHEET
7
ZB Developments

PLAT OF SURVEY

OF

SCALE: 1" = 20 FEET

THE WEST 34 FEET OF LOT THREE (3) LOT FOUR (4) (EXCEPT THE WEST 18 FEET THEREOF) IN E.C. THIES' SUBDIVISION OF LOT SIXTY-FIVE (65) IN COUNTY CLERK'S REDIVISION OF PART OF ASSESSOR'S DIVISION OF THE WEST HALF (1/2) OF THE NORTHWEST QUARTER (1/4) OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART OF SAID LOT SIXTY-FIVE (65) DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT SIXTY-SIX (66) IN COUNTY CLERK'S REDIVISION AFORESAID; RUNNING THENCE EAST ALONG THE NORTH LINE OF LOT SIXTY-SIX (66) 264 FEET TO THE CENTER OF THE ROAD; THENCE RUNNING NORTH ALONG THE CENTER OF ROAD 77 FEET; THENCE RUNNING WEST PARALLEL WITH WITH THE NORTH LINE OF SAID LOT SIXTY-FIVE (65) 264 FEET; THENCE RUNNING SOUTH 77 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.



STATE OF ILLINOIS)
COUNTY OF KANE) SS:

I, ANDREW J. TOBIN, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY ACCORDING TO THE OFFICIAL RECORD, AND THAT THE PLAT CORRECTLY REPRESENTS SAID SURVEY. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS.

BY: Andrew J. Tobin
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 35-3519
EXPIRES 11/30/20

ANY DISCREPANCY IN MEASUREMENTS SHOULD BE PROMPTLY REPORTED TO THE SURVEYOR FOR EXPLANATION OR CORRECTION.

COMPARE THE DESCRIPTION ON THIS PLAT WITH DEED. REFER TO DEEDS FOR EASEMENTS AND BUILDING LINES.

- THIS SURVEY IS ONLY VALID WHEN ACCOMPANIED BY AN EMBOSSED SEAL.

ANDREW TOBIN 35-3519 PROFESSIONAL LAND SURVEYOR ILLINOIS

DATED: JULY 23, 2019
PREPARED FOR: WILLIAM MOHR, P.C.
SELLER:
PROPERTY ADDRESS: 129 COOLIDGE AVE.
BARRINGTON, ILLINOIS
SURVEY ORDER NO: 19359

INDICATES FOUND STAKE ○
INDICATES SET STAKE ●
CHAIN LINK FENCING
WOOD FENCING
INDICATES CONCRETE

ANDREW J. TOBIN
P.O. BOX 42 DUNDEE, ILLINOIS.60118 847-695-4235

129

Village of Barrington
Architectural Review Commission – Special Meeting
Minutes Summary

Date: January 9, 2020

Time: 7:00 p.m.

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

In Attendance: Marty O'Donnell, Chairperson
Joe Coath, Vice-Chairperson
Karen Plummer, Commissioner
Leslie Haynes-Eiring, Commissioner

Staff: Jennifer Tennant

Call to Order
Chairperson O'Donnell called the meeting to order at 7:05 p.m.

Chairperson O'Donnell conducted the swearing in of new ARC Commissioner Leslie Haynes-Eiring.

Roll call noted the following: Leslie Haynes-Eiring, present; Tim Renaud, absent; Crystal DiDomenico, absent; Kevin Connolly, absent; Karen Plummer, present; Vice-Chairperson Joe Coath, present; Chairperson Marty O'Donnell, present.

There being a quorum, the meeting proceeded.

# # # # #

New Business

ARC 20-04: 312 E. Lincoln Avenue – Administrative Referral

Ms. Tennant explains that Staff received a request for a fence design that is outside of the Design Guidelines therefore Staff is seeking feedback from the ARC on the proposed design.

Chairperson O'Donnell said that he likes the design. The other Commissioners agree that the design is acceptable.

Ms. Tennant said she does not need anything further from the Commission.

# # # # #

DRAFT

ARC 20-01: **214 S. Hough Street (Canteen) – Public Hearing**

Property Owner: Joseph Butera/214 Hough Street LLC, 731 Division Street, Barrington, IL 60010

Petitioner: Joseph Butera, 731 Division Street, Barrington, IL 60010

Architect: ALA Architects & Planners, 2600 Behan Rd, Crystal Lake, IL 60014

The Petitioner is proposing to infill one window on the north elevation and one window on the south elevation, both towards the rear of the building as well as the replacement of all remaining windows and doors on the building. The Petitioner is also proposing a new roof structure (different pitch and standing seam metal), siding, trim and windows for the entrance vestibule. Lastly, the existing awnings will be removed.

Chairperson O'Donnell said it looks like the biggest issue will be the windows. It looks like they have a sample to review.

Gregg Loesch, the contractor for the project, presents the window to the ARC. He explains the windows and doors to be replaced.

Chairperson O'Donnell confirms that only the windows will be replaced.

Mr. Loesch explains that the openings are brick and the limestone sills will remain in place.

Chairperson O'Donnell asks if the windows have already purchased.

Mr. Loesch explains that they have been purchased.

Ms. Tennant explains that this window would be approved administratively in the B-4 District but because this property is located in the Historic District, ARC approval is needed to deviate from the list of approved windows.

Chairperson O'Donnell asks if approve this window for this building will allow it to be used in the Historic District?

Ms. Tennant replies that it will not be approved for residential structures in the Historic District because they are not reviewing the double hung version of the window.

Vice-Chairperson Coath said another consideration is that some of the windows are double hung and those will be replaced with picture windows.

Ms. Tennant replies that there are only three (3) double hung windows on the building on the south elevation.

Mr. Loesch says that they are trying to make the building uniform by using divisions on all of the windows. They are trying to clean up the building.

DRAFT

Vice-Chairperson Coath says he would have pushed for double hung windows rather than picture windows with divisions. He also said that the windows need a brick mould.

Mr. Loesch said that they can do a trim.

Ms. Tennant directs everyone to review the plans which indicate that there will be trim.

Mr. Butera, the property owner, states that they are trying to improve the building and they are looking for feedback from the ARC on how to improve the building. They were mislead or uninformed about the Historic District but moving forward they want to comply with all of the regulations.

Ms. Tennant ask the Commission to review the other components of the project including the siding and trim detail.

Vice-Chairperson Coath said that the roof pitch will need to be consistent throughout. You cannot have the different pitches on the front and sides. In addition, the doors and the windows need board casing.

Chairperson O'Donnell said all materials have to be smooth, no fake wood grain.

Vice-Chairperson Coath said that k-style gutters would be appropriate for this building. The Commission agreed that if all the gutters on the building are replaced in the future that k-style would be appropriate.

Ms. Tennant asked if there should be divisions on the side vestibule windows.

The Commission determined that the Petitioner should review the windows for the vestibule and make a determination before the final details review. The Commission also determined that a door with sidelights would also be appropriate. Both items should be reviewed by the ARC as a final detail.

CONDITIONS

1. The roof pitch on the entry vestibule shall be consistent across the entire roof structure. The use of multiple roof pitches as originally proposed is not approved.
2. All doors and windows on the entry vestibule shall have board casing. The casing details must be submitted to the ARC for final details review and approval prior to permitting.
3. A door with sidelights is acceptable for the front of the entry vestibule rather than a door and separate windows. The final door selection and casing details must be submitted to the ARC for final details review and approval prior to permitting.
4. The Petitioner should finalize the window selection for the sides of the entry vestibule. Consider slightly smaller windows that can accommodate proper casing details. The final window selection and casing details must be submitted to the ARC for final details review and approval prior to permitting.

Commissioner motioned to Plummer motioned to approve ARC 20-01, Vice-Chairperson Coath seconded the motion.

Roll call vote: Leslie Haynes-Eiring, yes; Tim Renaud, absent; Crystal DiDomenico, absent; Kevin Connolly, absent; Karen Plummer, yes; Vice-Chairperson Joe Coath, yes; Chairperson Marty O'Donnell, yes. The vote was 4-0. The motion carried.

DRAFT

# # # # # #

ARC 20-02: **237 W. Station Street – Concept Review**

Property Owner: David Gordon, 237 W. Station Street, Barrington, IL 60010

The property owner of 237 W. Station Street is seeking a conceptual review of a possible addition to his home located at 237 W. Station Street prior to finalizing plans and submitting a formal application to the Architectural Review Commission.

Mr. Gordon states that they want to add a first floor bedroom, bathroom and laundry so the house can become accessible. The drawings are preliminary but the window height, headers and trim will match the existing.

Mr. Gordon asks if they really need the triangular piece [gable] or not.

Vice-Chairperson Coath says that it helps the addition due to the 40′ unbroken length.

Mr. Gordon says it will be less money if they do not add the piece on the roof.

Vice-Chairperson Coath said if the addition does not look good that it will cost you a lot of money.

Commissioner Hayne-Eiring agrees that it will add intrinsic value. Someone might not be able to articulate it but they will know when they like something or when something about it is off.

The Commission discusses whether the gable end could be smaller than it is shown on the plans.

Chairperson O'Donnell says that there is an off-set and that the addition leaves all 4 corners of the original house.

Vice-Chairperson Coath says that he wishes the front plane of the addition was setback 1′-0″ from the front plane of the house. This would create a hierarchy of this being an addition.

Commissioner Plummer says that the gable is really needed to break up the long mass.

Chairperson O'Donnell said that this is a really pretty house. The Commissioners all agree.

Mr. Gordon asks the Commission if they have to have the gable.

Ms. Tennant says that in order to allow an addition to the front side of a house it really has to be architecturally appropriate for the architecture of the house. This will be highly visible. The Commission can condition that they have to break up the plane or mass which is a very common comment on projects.

Ms. Tennant says that breaking up the plane or the mass is important.

Chairperson O'Donnell says to consider the width of the gable carefully and it should be the same pitch as the house gable.

DRAFT

Mr. Gordon says he is looking for general direction.

Vice-Chairperson Coath says that the gable and windows all have to work together to create the composition.

Commissioner Haynes-Eiring says that she prefers the elevation with the gable.

Commissioner Plummer says that she prefers the elevation with the gable.

# # # # # #

Minutes
October 24, 2019
The October 24, 2019 meeting minutes were unable to be approved as the appropriate commission members were not present.

Planners Report

Other Business
The Commissioners reviewed the proposed 2020 Architectural Review Commission meeting schedule. Commissioner Plummer motioned to approve the meeting schedule, Vice-Chairperson Coath seconded the motion. A voice vote noted all ayes, and Chairperson O'Donnell declared the 2020 Architectural Review Commission meeting schedule approved.

Adjournment
There being no additional business to come before the Board, a motion was duly made by Commissioner Plummer and seconded by Commissioner Haynes-Eiring to adjourn the meeting at 8:05 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:

DRAFT

Village of Barrington
Architectural Review Commission
Minutes Summary

Date: January 23, 2020

Time: 7:00 p.m.

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

In Attendance: Marty O'Donnell, Chairperson
Joe Coath, Vice-Chairperson
Tim Renaud, Commissioner
Leslie Haynes-Eiring, Commissioner

Staff: Jennifer Tennant

Call to Order
Chairperson O'Donnell called the meeting to order at 7:05 p.m.

Roll call noted the following: Leslie Haynes-Eiring, present; Tim Renaud, present; Crystal DiDomenico, absent; Kevin Connolly, absent; Karen Plummer, absent; Vice-Chairperson Joe Coath, present; Chairperson Marty O'Donnell, present.

There being a quorum, the meeting proceeded.

Old Business

ARC 19-12: 353 W. Northwest Highway (Barrington Animal Hospital)

Chairperson O'Donnell explains that this item will be continued.

Ms. Tennant confirms that this items will be continued to the February 13, 2020 meeting.

Commissioner Renaud motioned to continue PC 19-12 to February 13, 2020 and Vice-Chairperson Coath seconded the motion. A voice vote noted all ayes and Chairperson O'Donnell declares the agenda item continued.

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

Property Owner: Christian Brothers Automotive

DRAFT

The Petitioner is seeking final details approval of non-SDL windows as installed.

Mr. Ganley from Gallant Builders represented the Petitioner. The project inherited a new prototype design one of the changes included the change from SDL windows to non-SDL windows. This was a genuine oversight out of a concern for maintenance, not an attempt to discard the design approval set forth by the Village.

Vice-Chairperson Coath said he likes the building and the SDL windows would have enhanced the building.

Mr. Ganley explains that they did try to have the windows modified and contacted the local window representative in Chicago and could not get them after the fact.

Ms. Tennant explains that the B-1 District does not require windows to have SDL. If the ARC feels strongly about this requirement then they can make a recommendation to the Village Board to make this a zoning requirement in the future.

Chairperson O'Donnell says that windows do not need to have muntins but if they do then they should be SDL.

Chairperson O'Donnell is very concerned that this is precedent setting. He is reluctant to accept the windows.

Commissioner Renaud agrees that precedent is a concern.

Commissioner Haynes-Eiring asked if the windows could be custom modified.

Mr. Ganley said he does not believe it could be done properly.

Vice-Chairperson Coath said the immediate context of the building is pretty far out of the center of town.

Commissioner Haynes-Eiring agrees and said there is no pedestrian traffic.

Chairperson O'Donnell asked Ms. Tennant if this will be precedent setting.

Ms. Tennant said she thinks the future application of this issue will be limited due to the style of most commercial buildings not having this type of window. Every project is reviewed on its own merits. The ARC can make a recommendation to the Village to make SDL a zoning requirement.

Vice-Chairperson Coath motioned to approve the non-SDL windows as installed provide it is understood that this is not precedent setting for future projects. Commissioner Renaud seconded the motion.

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

DRAFT

# # # # #

New Business

ARC 20-03: **302 W. Main Street – Preliminary Review**

Property Owner: GC Equity LLC, 338 Roslyn Road, Barrington, IL 60010

Petitioner: George Csahiouni, 338 Roslyn Road, Barrington, IL 60010

Architect: Kolbrook Design, Inc., 828 David Street, Evanston, IL 60201

The Petitioner is seeking approval of a Certificate of Appropriateness for a two-story rear addition to the existing contributing structure in the Historic Overlay District.

Steve Kolbrook, architect for the Petitioner, presented the scope of the project. Mr. Kolbrook said they are planning to build an addition on the rear of the building and match the existing materials on the addition and repair the materials on the existing house. They plan to leave the garage but fix it up.

Chairperson O'Donnell asked if they have talked to the Village about the garage.

Mr. Kolbook said they have discussed it briefly with the Village.

Chairperson O'Donnell said that Staff has good comments.

Mr. Kolbrook said they are OK with adding an off-set to the addition.

Vice-Chairperson Coath said that they typically look for an off-set but given the size of the original structure it may not be necessary. It is small house and not that big of an addition. The proposed windows and step in the foundation help to off-set the addition.

Vice-Chairperson Coath said that a shed roof over the door on the south elevation would be common and practical.

Mr. Kolbrook said this is something they can consider.

Vice-Chairperson Coath said that adding a corner board on the west elevation would also help break the plane.

Commissioner Renaud asked about the window selection.

Ms. Tennant said they have not selected their windows yet but they have the list of approved windows.

Chairperson O'Donnell stated that the windows do not need to have divisions. A one-over-one pattern is OK.

Vice-Chairperson Coath said that the proposed window apron board should be eliminated.

DRAFT

Commissioner Renaud asked if the triple window on the south elevation will have a separate transom.

Mr. Kolbrook replied that the transom windows will be separated with trim. It will not be a continuously framed window.

Chairperson O'Donnell said that Staff recommends additional windows on the west elevation but they are going to add a corner board and he thinks this would eliminate the need for additional windows on the west elevation.

Chairperson O'Donnell said that there is a good wood siding product on the market that is very economical and has been used on other projects in the Historic District.

Commissioner Renaud requests that the final plans include the exterior lighting fixtures

# # # # # #

Approval of Minutes

Planners Report

Other Business

Adjournment

There being no additional business to come before the Board, a motion was duly made by Commissioner Renaud and seconded by Vice-Chairperson Coath to adjourn the meeting at 8:00 p.m. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

Respectfully submitted,

Jennifer Tennant
Asst. Director of Development Services

Approved:

DRAFT

Village of Barrington
Architectural Review Commission
Minutes Summary

Date: March 12, 2020

Time: 7:00 p.m.

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

In Attendance: Marty O'Donnell, Chairperson
Joe Coath, Vice-Chairperson
Tim Renaud, Commissioner
Leslie Haynes-Eiring, Commissioner
Crystal DiDomenico, Commissioner

Staff: Andrew Binder
Marie Hansen

Call to Order
Chairperson O'Donnell called the meeting to order at 7:05 p.m.

Roll call noted the following: Leslie Haynes-Eiring, present; Tim Renaud, present; Crystal DiDomenico, present; Kevin Connolly, absent; Karen Plummer, absent; Vice-Chairperson Joe Coath, present; Chairperson Marty O'Donnell, present.

There being a quorum, the meeting proceeded.

Old Business

ARC 19-12: 353 W. Northwest Highway (Barrington Animal Hospital)

PROPERTY OWNER: Fifth Third Bank (Randell Morrissey), 1701 Golf Road, Rolling Meadows, IL

PETITIONER: RWE Management (Robert Edwards), 16W361 S. Frontage Road, Suite 106, Burr Ridge, IL 60527

ARCHITECT: Linden Group, Inc.

The applicant is seeking approval of a Certificate of Approval for alterations to a property in the B-1 General Business District. The Petitioner is proposing to demolish the west canopy of the building and construct two one-story additions on the east and west sides of the remaining section of the building. The proposal also includes related site improvements such as landscaping, signage, parking and lighting.

DRAFT

Chairperson O'Donnell started by giving an overview of the purview of the Architectural Review Commission.

Mr. Matthys from Linden Group Architects presented on the behalf of the Petitioner. Mr. Matthys gave a summary of the changes that were made to the building since the last time the ARC was presented this project back at the preliminary review in August of 2019. Mr. Matthys explained the biggest change was the outdoor play areas being removed from the rear of the building and moved to the front, towards Northwest Highway. The front outdoor play area will be surrounded by buildings on three sides and will have a seven foot tall masonry fence along Northwest Highway.

Mr. Matthys explained that this project will be constructed in two phases. Phase one will include the removal of the east canopy and the removal of the Northwest Highway access drive. Phase one will also include an addition to the west of the existing building to accommodate the Animal Hospital. Phase two will include an addition of the east of the existing building to accommodate the dog daycare and kennel facility.

Mr. Matthys indicated that they addressed all of the comments from the preliminary review. In addition, details were added to the building such as vents off the gables and the reuse of the existing cupola. Mr. Matthys gave an overview of the remaining details to the building, the proposed windows and the proposed fencing along the east and south property line.

Commissioner Renaud asked Mr. Matthys what color of the Trex fence will be used along the south and east property line.

Mr. Matthys brought some Trex fencing samples out and responded that they are open to any of the three Trex fence colors.

Chairperson O'Donnell asked what the Trex fencing material is constructed of.

Mr. Matthys indicated that the Trex fencing is a composite material.

Mr. Matthys continued by giving an overview of the lighting on the building and the parking lot lighting.

Chairperson O'Donnell asked if the Petitioner feels confident that the Trex fencing will be solid.

Mr. Matthys indicated that the fencing material is solid and the Trex fencing will not be used the outdoor play area.

Mr. Binder presented the Staff Report and the recommended conditions provided by Staff.

DRAFT

Mr. Matthys clarified that the brick veneer proposed for Phase 2 of the project is a standard full construction brick size and the terminology was unclear within the plans presented.

Chairperson O'Donnell indicated that in his own opinion the plans do not appear controversial since the proposed additions will match the exiting building.

Commissioner Coath questioned the appearance of the drive-through windows, since they will not be removed during Phase 1.

Mr. Binder indicated that the windows of the existing bank drive-through windows will be retained for Phase 1, but this wall section will not be highly visible. Once Phase 2 is constructed, the windows will be removed and replaced due to the addition to the east of the building.

The Commissioners discussed that they have no issue with existing drive-through windows since the windows will be going away with Phase 2.

Commissioner Coath questioned what windows will be used for the building.

Mr. Matthys indicated that the window will be fixed unit and the cut sheets were provided within the packet. The windows will have the appearance of a double-hung window.

Commissioner Coath indicated for the closed shutter windows should have a brick mold around them, so the shutters sit inside the brick mold. Commissioner Coath asked to add a condition that the proposed shutters on the faux windows on the east and south elevation shall be flush with the exterior of the brick mold. The Commissioners agreed with that condition.

Commissioner Coath pointed out that detail for the cornice return on the west elevation does not show the gutter return to the building.

Mr. Matthys indicated that detail was an error as he indicated that all gutters will return on the building.

Chairperson O'Donnell requested that a condition was added to include that all gutters shall return to the building.

Commissioner Coath pointed out that the doors represented on the south and west elevation look like single man doors.

Mr. Matthys indicated that the doors will be a steel insulated man doors. The doors to the outdoor play area with have doors with a window at the top of the door to bring light into the interior of the play area.

DRAFT

Chairperson O'Donnell added a condition that the exterior steel doors will be paneled and should be final detail once the door is chosen.

Commissioner Coath questioned the casing around the proposed windows and the Commissioners discussed the window types compared to the existing windows. Chairperson O'Donnell requested that the window specification and brick mold specification should be a final detail.

Chairperson O'Donnell and Commissioner DiDomenico agreed that the proposed building is a great improvement along Northwest Highway.

Commissioner Renaud indicated that he likes the composite fencing and the original proposed lighting fixtures on the building. He also requested a condition be made to include bird deterrent spikes on the top of the parking lot lights. This will eliminate any birds resting on the poles and will help with the maintenance of these lights in the future.

Chairperson O'Donnell opened the meeting up to any public comment.

Terri Blanke, owner of the Barrington Community Child Care Center, has some concerns about the look of the proposed fence along the east property line that will be adjacent to her property. She indicated that the proposed fence will have a hodgepodge look and will not be compatible with the fence on the Child Day Care property.

Chairperson O'Donnell asked Mr. Matthys if they have considered the Child Care Center existing fence as it relates to color or material.

Mr. Matthys pointed out that the fence was not originally planned and it was a requirement from the Plan Commission.

Chairperson O'Donnell indicated to help address the daycare center's concerns that the fence be a final detail and the specification of the proposed fence be considered with the adjacent daycare center fence. He also added that if a wood fence is proposed, steel posts or other materials shall be used. The fence should not use wood posts because the wood fence posts tend to fail.

Commissioner Renaud motioned to approve ARC 19-12 with Staff's findings and the conditions discussed during the meeting, Commissioner DiDomenico seconded the motion:

CONDITIONS

1. The proposed shutters on the faux windows on the east and south elevation shall be flush with the exterior of the brick mold.
2. All gutters shall return to the building.
3. Skylights shall be minimized by using flat/flush mounted skylights. No bubble or extended skylights should be utilized.

DRAFT

4. Door specifications should be provided as a final detail prior to permitting.
5. All exterior doors shall be paneled, except for entry and play area doors. Exterior door specifications shall be provided as a final detail.
6. Window specifications and brick mold specifications shall be provided as a final detail prior to permitting.
7. Bird deterrent spikes shall be placed on the top of the parking lot lights.
8. Fence specification shall be provided as a final detail prior to permitting. The proposed fence should consider the neighboring child care facility fence.
9. If a wood fence is proposed, steel posts or other materials shall be used, wood posts should not be used.

Roll call vote: Leslie Haynes-Eiring, yes; Tim Renaud, yes; Crystal DiDomenico, yes; Kevin Connolly, absent; Karen Plummer, absent; Vice-Chairperson Joe Coath, yes; Chairperson Marty O'Donnell, yes. The vote was 5-0. The motion carried.

# # # # # #

New Business

ARC 20-06: **407 E. Main Street – Preliminary Review**

PROPERTY OWNER: G-Squared Properties, LLC, 51 Oak Ridge Lane, Deer Park, IL 60010
APPLICANT: Greg Crowther, 51 Oak Ridge Lane, Deer Park, IL 60010
ARCHITECT: Tinaglia Architects, Inc.

The applicant is seeking approval of a Certificate of Approval in order to construct a 15 unit multi-family residential building in the B-5 Village Center East District. The subject property is approximately 9,702 square feet.

Greg Crowther, from Great Haven Builders and owner of the 407 E Main Street, presented to the ARC to construct a 15 unit multi-family residential building. He indicated that this is the third revision for a residential construction for this site. Mr. Crowther gave an overview of the proposed building.

Chairperson O'Donnell indicated that they should consider using brick for the building as it was previously approved. He asked Mr. Crowther what type of siding they are considering.

Mr. Crowther indicated that the siding will be a James Hardie siding and will be placed horizontally and vertically. He continued that most of the buildings along Main Street are sided building and it would match the appearance of the streetscape.

Commissioner Coath agrees that the newly proposed building is going down in investment because siding is being used and not brick. He continues that the Petitioner should consider changing the 3+ story cornice and consider dropping the roof and the cornice down by a foot to bring down the mass of the building. Mr. Coath also asked that the building have a more traditional look.

DRAFT

Mr. Crowther asked the Commission if they have an opinion on either a gable roof or a hipped roof.

Commissioner Coath does not mind the gable roof and would strongly consider more consistency in the cornice detailing and more of a three-dimensional uniformity at the corners. Commissioner Coath likes the brick foundation and the siding should be in a traditional plane with the foundation. He indicated that the siding should be almost flush with the brick foundation, with the siding slightly protruding the brick due to its dimension.

Commissioner Coath recommended that the connecting roof should not be a metal material and the roof material should match the remainder of the roof. Commissioner Coath continued that he suggests adding decorative lite divisions in the windows to embellish the building.

Chairperson O'Donnell agreed that the style of the building is a craftsman style and that the architect of the building should help express what style of building they are trying to achieve. Chairperson O'Donnell asked Commissioner Haynes-Eiring what style is the proposed building.

Commissioner Haynes-Eiring indicated that the building does not look so much as contemporary, but more of a non-styled building. Commissioner Haynes-Eiring thinks that with Commissioners Coath comments that the building is at a good start. Commissioner Haynes-Eiring asked the Petitioner on why they are using two different approaches to the siding.

Mr. Crowther suggested that the two styles of siding was to help break up the building.

Commissioner Haynes-Eiring agreed but specified that it does not meet a certain style of architecture.

Chairperson O'Donnell asked Mr. Crowther if there was any thought into adding individual outdoor spaces or balconies to each unit.

Mr. Crowther pointed out that they looked into adding balconies to each unit and felt the exterior space was not worth the investment. They agreed to include a shared space in the rear of the building instead of individual spaces per unit.

Chairperson O'Donnell indicated that the windows need sills without an apron or a wrap.

Commissioner Coath recommend the Petitioner to consider making the first block of the building masonry to help give the building more substance.

Mr. Crowther asked the Commissioners if they would like to see a simpler panel design, like a Tudor, flat panel style home

Commissioner Haynes-Eiring agreed that a simpler panel style design may be helpful. She stated that she is still struggling with the two different siding appearance because it seems too busy.

Chairperson O'Donnell agreed that it could be a lot better.

Commissioner Coath indicated that the building lacks local precedence.

DRAFT

The Commissioners agreed that they wish the Architect of the building was present to help explain the building.

Matt Pablecas, explained that the Architect was going for a more Village and modern look.

Mr. Crowther indicated that the Architect for this project is out sick and he will be able to provide a narrative of the project. He continued that he will be able to provide the Architect feedback and will work with Staff.

Chairperson O'Donnell stated he would like another preliminary review with the architect present because the building is too big and needs further review.

Commissioner Coath recommend that the Architect should provide some convincing evidence that this style is of building is appropriate and would help tell a story and sell the building.

Mr. Crowther advocated that he wanted to submit materials to staff and does not want to continue to go to extensive meetings.

Chairperson O'Donnell stated that they can come back to the next regularly scheduled ARC meeting.

Mr. Binder indicated that it could be possible to have another preliminary review at the next ARC Meeting, but it would depend on when documents are submitted and the additional comments made during Staff's Tech review of the project.

Chairperson O'Donnell stated that he would love the Architect to be present at the next meeting with the ARC comments to help the Petitioner explain the project.

Mr. Binder and Ms. Hansen said that the timeline of the project will have to be reviewed and that Staff will be in touch with the Petitioner and the Commission on when the next preliminary review would be. Mr. Binder stated that this meeting is a preliminary, and all comments should be vented now so a comprehensive list can be sent to the Petitioner and the Architect.

Commissioner Haynes-Eiring said the windows should be proportionate to the building, like the windows proposed on the front facade.

Chairperson O'Donnell is okay with one-over-one windows, as long as the Architect can defend it. He continued that the gutter style should be considered.

Mr. Binder presented the Staff Report and the recommended items that the ARC should consider when providing guidance to the Petitioner.

At the end of the discussion, the Architectural Review Commission reviewed the request and gave the following comments to the Petitioner:

1. The Petitioner should provide additional narrative or explanation on how the building relates architecturally to its surroundings.
2. Consider a more traditional building design and brick materials as previously approved.
3. The proposed building needs three-dimensional uniformity in its design.

DRAFT

4. Consider dropping the roofline and cornice by 1′-0″ to reduce the mass of the building.
5. More consistency is needed in the cornice detailing and more of a three-dimensional detail at the corners.
6. The brick foundation and the siding should be in a traditional plane. The siding should be almost flush with the brick foundation, with the siding slightly protruding past the brick due to its profile.
7. The connecting roof between the gable ends should not metal, the material should match the gable roof which should be architectural style shingles.
8. Consider adding lite divisions in the windows to embellish the building. All divisions must be simulate divided lites (SDL).
9. Consider adding individual outdoor spaces/balconies to each unit.
10. A traditional vertical window casing and sill detail without an apron should be used instead of the proposed picture frame casing.
11. Consider making the first block masonry.
12. Consider changing the siding style to be more consistent and less contemporary.
13. Window fenestration should be proportionate to the building, like the windows proposed on the front facade.
14. A Gutter detail must be provided and shown on the plans. Keep the gutter size in mind when addressing the eave overhang onto the property to the west.
15. The Petitioner should provide a building rendering and streetscape rendering of the final design (including, at a minimum, the buildings on both sides of the site) prior to the Plan Commission public hearing and final Architectural Review Commission public hearing to illustrate the impact and compatibility with surrounding properties and the streetscape in general.
16. Wall sections and section details must be provided as part of the final submittal including dimensions and materials.
17. All window, door and overhead garage door selections and specifications must be provided as part of the final submittal. Depending on the specifications for the proposed window, a physical double-hung window sample will likely be required for presentation at the ARC public hearing.
18. Details on exterior building lighting fixtures should be provided as part of the final submittal.
19. The detail on all railing systems should be provided as part of the final submittal.
20. The final color scheme must be provided as part of the final submittal.
21. All materials specification shall be provided and labeled on the plans.

# # # # # #

Approval of Minutes

February 13, 2020

Vice-Chairperson Coath motioned to approve the minutes of February 13, 2020. Commissioner Renaud seconded the motion. A voice vote noted all ayes, the motion is approved.

Planners Report

Other Business

Adjournment

There being no additional business to come before the Board, a motion was duly made by Commissioner Haynes-Eiring and seconded by Commissioner DiDomenico to adjourn the meeting at 8:45 p.m. A voice vote noted all ayes, the motion is approved.

DRAFT

Respectfully submitted,

Andrew Binder
Planning and Zoning Coordinator

Approved:

DRAFT