



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 28, 2020 at 6:00 P.M. virtually** at 200 South Hough Street, Barrington, Illinois.

ZOOM Meeting Link Available Here:

www.barrington-il.gov/may28arc

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 +1 253 215
8782 or +1 346 248 7799 or +1 669 900 9128

Webinar ID: 810 6740 6550

Password: 114923

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 28, 2020 will be read at the beginning of the meeting following roll call. To submit public comment, submit an email to: jtenant@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**

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

- **New Business**

- **ARC 20-10: 340-360 W. Northwest Highway – Public Hearing**

The Petitioner is seeking approval of a Certificate of Approval for exterior façade modifications to the existing commercial building.

- **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.

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ARCHITECTURAL REVIEW COMMISSION STAFF REPORT

TO: Architectural Review Commission	MEETING DATE: May 28, 2020
FROM: Development Services Department	PREPARED BY: Jennifer Tennant Asst. Director of Development Services

ARC 20-10: 340-360 W. Northwest Highway (Garfield’s Beverage Warehouse)

The applicant is seeking approval of a Certificate of Approval for exterior façade modifications to the existing building in the B-1 General Business District.

PROPERTY OWNER: GPB LLC – David Garfield
PETITIONER: Barrington Cardinal Warehouse LLC – Adam Silverstein
ARCHITECT: Psenka Architects

PROJECT DESCRIPTION

The Petitioner is seeking approval of a Certificate of Approval for exterior façade modifications to the existing building in the B-1 General Business District. The Petitioner is proposing to implement a more modern building façade through the use of smooth cementitious panels with composite wood accents and metal awning structures. All plans are subject to a final building, engineering and zoning review and approval prior to the issuance of a building permit.

FINDING OF FACT

In considering an application for a Certificate of Approval in the B-1 Business District, the Architectural Review Commission shall find that the project complies with the design standards in Section 7.2.I of the Zoning Ordinance. Section 7.2.I of the Zoning Ordinance States:

“The B-1 General Business Service District is intended to promote and preserve small-scale, limited shopping and business uses that serve the needs of the people who live and work in the neighborhoods in which the business uses are located. It is also designed to provide an environment for efficient and attractive shopping center development at a community level scale. It is further intended to provide for carefully regulated establishment of automobile and recreational vehicle sales and service and other establishments that, due to their inherent nature, require careful scrutiny in order to assure that they will not have a detrimental effect on adjacent neighborhoods.”

1. **Exterior Wall Materials. The materials used on exterior elevations (excluding doors, windows and roofing materials) shall be limited to:**
 - a. **Clay brick (unglazed).**
 - b. **Stone (natural).**
 - c. **Wood or cementitious siding.**
 - d. **Stucco (cementitious material only; no E.I.F.S. [Exterior Insulation Finish Systems]).**

The Petitioner is proposing the use of cementitious panels and composite boards on the south

elevation and a portion of the west elevation. The remaining west elevation and north elevation will be painted to match the color of the cementitious panel. The use of composite boards in this application is considered an accent feature. Staff finds that this standard is met.

2. **Door & Window Materials.** No restrictions are placed on door or window materials. No window or door modifications are proposed at this time. This standard is not applicable.

3. **Exterior Trim.**
- a. Trim is required for all doors and windows.
 - b. Trim materials shall be limited to wood, stone, cast stone, molded fiberglass or molded high density polymer.
 - c. On masonry buildings, cut stone or pre-cast sills are required for windows; cut stone, pre-cast, or brick lintels are required for doors and windows. Other masonry trim is not required.

A window trim detail must be provided for all doors and windows with an approved material. Staff recommends a very simplistic trim given the proposed architectural style of the building. The ARC should determine if the trim detail can be a condition or if final detail review is necessary.

4. **Accent Features.** Decorative accent features on exterior walls which are subordinate and incidental to the design of the facade shall be limited to wood, stone, cast stone, molded fiberglass or molded high density polymer.

The Petitioner is proposing the use of “wood” composite boards as an accent feature on the south elevation and a portion of the west elevation. Staff finds that this standard is met.

5. **Mixed Materials.** Materials may be mixed, provided the placement of materials reflects traditional use of such materials, as exemplified below:

- a. A wood porch or balcony may be used in combination with stone or brick walls.
- b. An extended brick or stone foundation wall may be used in combination with wood walls.
- c. A front facade of finished brick or stone may be used in combination with common brick on side and rear walls.
- d. A one-story room of wood may project from the main two-story portion of the building made of brick or stone.
- e. A fireplace or columns of one material may be combined with walls of another material.

The Petitioner is not proposing the use of mixed materials as described by this standard but is proposing the use of mixed artificial materials which are permitted as described above. Staff finds that this standard is not applicable.

6. **Exterior Colors.** All colors produced from completely natural materials and unglazed brick shall be permitted. Colors produced through paint or other material coatings shall be restricted.

- a. **Exterior Wall Colors.** Excessively bright or dark colors shall be avoided, and accordingly, the following restrictions shall apply:
 - 1) No color shall be darker than Value 4 in the Munsell color system.
 - 2) No color shall be brighter than Chroma 8 in the Munsell color system.
 - 3) White is permitted; black is not permitted.
- b. **Trim Material Colors.** Colors shall be compatible to and complementary with, the colors

used on the exterior walls.

- c. The ARC and/or the Board of Trustees may approve alternate colors schemes if deemed appropriate for the style of the building.**

The Petitioner is seeking approval of a very dark grey color for the Hardie paneling. The ARC should carefully review the proposed color scheme to determine if the use of this color is appropriate in this application. The use of dark colors requires the approval of the ARC. The Petitioner will be providing color samples at the virtual meeting. Staff finds that black or nearly black would be acceptable for trim but finds that a dark grey would be preferable to a black or nearly black color for the wall panels.

7. Glazed Surface.

- a. At least forty (40) percent of the first floor of the front and corner side facades shall be glazed. A minimum eighteen (18) inch high knee wall shall be required beneath the glazing.**
- b. At least thirty (30) percent of upper floor elevations of the front and corner side facades shall be glazed.**
- c. At least ten (10) percent of interior side elevations shall be glazed surface, unless prohibited by the Building Code.**
- d. First story glass shall be clear and non-tinted; tinting of the second and third story glass shall not vary by more than twenty (20) percent from the adjacent story. No mirrored glass is permitted.**

No modifications to the existing glazing percentages are proposed at this time. The storefront system is existing.

- 8. Roof Design. Mansard or gambrel roofs are not permitted. If a flat roof design is used, the building shall have a cornice along the top of the building. Buildings on lots immediately adjacent to, or across the street from, a residential district are required to have a hip, gable or other sloping roof.**

No roof modifications are proposed at this time.

- 9. Roof Materials. For roofs with shingles, only asphalt, fiberglass, wood or slate are permitted.**

No roof modifications are proposed at this time.

- 10. Landscaping. Landscaping shall conform to the requirements of Chapter 4, Part III (Landscape Regulations).**

No landscape modifications are proposed at this time.

- 11. Required Plans. Every application for a building permit shall be accompanied by architectural plans, a site plan and a landscape plan of sufficient detail to show conformance with these Design Standards.**

The Petitioner has provided architectural plans and renderings documenting the proposed modifications. Staff finds that this standard is met.

- 12. Interpretation of Design Standards. A building permit for new construction, an addition or exterior remodeling in this B-1 District shall not be issued unless the Architectural Review Commission has determined that the plans submitted conform to the intent and requirements of these Design Standards and to the Appearance Code located in Appendix H of this**

Ordinance. The Architectural Review Commission and/or Village Board may approve the use of alternate materials if such materials are determined by the Village to be appropriate for the style of building.

In general, Staff finds that the proposed modifications are in conformance with the intent and requirements of the B-1 Design Standards and the Appearance Code as described below.

STANDARDS FOR APPEARANCE

The purpose of these standards is to establish a designed objective of those items, which affect the physical aspect of the Village of Barrington's environment. Pertinent to appearance is the design of the site, building and structures, planting, street hardware, and miscellaneous other objects which are observed by the public.

These criteria are not intended to restrict imagination, innovation, or variety, but rather to assist in focusing on design principles, which can result in creative solutions that will develop a satisfactory visual appearance within the city, preserve taxable values, and promote the public health, safety and welfare.

The following factors and characteristics which affect the appearance of a development will govern the Architectural Review Commission's evaluation of a design submission: (i) Conformance with the Appearance Code; (ii) Logic of design; (ii) Exterior space utilization; (iii) Architectural character; (iv) Attractiveness; (V) Material selection; (vi) Harmony and compatibility; (vii) Circulation – vehicular and pedestrian; (viii) Maintenance aspects.

1. RELATIONSHIP OF BUILDINGS TO SITE

The primary purpose of this standard is to ensure that the proposed building is designed to accomplish a desirable transition with the streetscape and that the scale of the building is compatible with the site with regards to site planning, mass and scale.

The proposal seeks to modify the exterior façade of the existing building on Northwest Highway. There are no changes proposed relating to site planning and/or mass and scale of the existing building.

2. RELATIONSHIP OF BUILDINGS AND SITE TO ADJOINING AREA

The primary purpose of this standard is to address the relationship between the proposed site improvements and the surrounding properties as it relates to transitions, landscaping and screening.

The building is existing as are all site improvements. No site improvements are proposed at this time.

3. LANDSCAPE AND SITE TREATMENT

The primary purpose of this standard is to address the more technical aspects of landscape design such as topography patterns, grading, plant material, lighting, etc.,

No modifications are proposed to these elements at this time.

4. BUILDING DESIGN

The primary purpose of this standard is to consider the overall building design, compatibility with the neighborhood, building materials, colors, screening of mechanicals, waste receptacles, etc. This

standard states that architectural design is not restricted. This standard is explored in more detail above through the B-1 Design Standards.

The Petitioner is proposing to implement a more modern appearance through the use of smooth cementitious panels with a standing seam, composite “wood” accents and metal awning structures. The architecture along Northwest Highway ranges from eclectic to traditional with some buildings being of no particular style and in need updating or enhancement. This particular building is currently a warehouse style building and the nature of the underlying building is suited for this type of architectural design. The community has indicated through the comprehensive plan survey that Northwest Highway beautification should be a top priority of the Village. While that comes in many forms, investment into existing buildings and properties along this front age is a significant step towards that goal. The ARC should carefully review the proposed color scheme of the building.

5. MISCELLANEOUS STRUCTURES AND STREET HARDWARE

The primary purpose of this standard is to consider the design and compatibility of miscellaneous structures and street lighting.

No modifications are proposed to these elements at this time.

6. MAINTENANCE – PLANNING AND DESIGN FACTORS

The primary purpose of this standard is to consider future maintenance of the proposed development.

Staff finds that the Petitioner has selected materials that will require minimal maintenance and that are compatible with the nature of the use of the building.

STAFF RECOMMENDATIONS

The ARC should consider the following items and provide guidance to the Petitioner as part of the final review of ARC 20-10

- 1. A window trim detail must be provided for all doors and windows with an approved material. Staff recommends a simplistic trim detail to complement the proposed architectural style of the building. The ARC should determine if the trim detail can be a condition or if final detail review is necessary.**
- 2. The Petitioner is seeking approval of a very dark grey color for the Hardie paneling. The ARC should carefully review the proposed color scheme to determine if the use of this color is appropriate in this application as the use of dark colors requires the approval of the ARC. The Petitioner will be providing color samples at the virtual meeting. Staff finds that black or nearly black would be acceptable for trim but finds that a dark grey would be preferable to a black or nearly black color for the wall panels.**

Motion: If the ARC concurs with Staff's findings, conditions and recommended final details, Staff recommends that the Architectural Review Commission adopt these findings as their own and make a motion to approve ARC 20-10 subject any additional conditions, recommendations or required final details determined by the ARC.

GARFIELD'S

— BEVERAGE WAREHOUSE —

340 W Northwest Highway Barrington IL. 60010

4/30/2020

Barrington Architectural Review Commission

Our building located at 340-360 W Northwest Highway is the project that we will be completing. Since purchasing the building in 2019 we have gone back and forth on what we can do to update the façade of the building. Our goal for this project is to inject a fresh image for our store and the building. Currently the building is corrugated metal on the front, sides, and rear of the building. We will be removing the corrugated metal on the front elevation and replacing it with a Hardie Panel system with Timber Tek decking for accents. We will be replacing the current awnings and walk-way lighting as well on the front elevation. The side and rear of the building currently is painted light blue that does not match the building. We will be painting the side of the building on Exmoor and the rear of the building to match the color of the Hardie Panels.

Adam Silverstein

Chief Operating Officer

Garfield's Beverage Warehouse



BARRINGTON

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APPLICATION FOR CERTIFICATE OF APPROVAL

Architectural Review Commission – Commercial & Multi-Family

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: 340 W Northwest Hwy Barrington IL 60010

USE(S) OF PROPERTY: Retail Wine and Liquors

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

BUILDING TYPE

- | | |
|--|--|
| <input type="checkbox"/> Single-Family | <input type="checkbox"/> Rehabilitation |
| <input type="checkbox"/> Two-Family | <input type="checkbox"/> Addition / Alteration |
| <input type="checkbox"/> Multiple-Family | <input type="checkbox"/> New Construction |
| <input checked="" type="checkbox"/> Business | <input type="checkbox"/> Demolition |
| <input type="checkbox"/> Manufacturing | <input type="checkbox"/> Awning / Canopy |
| <input type="checkbox"/> Institutional | <input type="checkbox"/> Master Sign Plan |

APPLICANT INFORMATION

APPLICANT NAME: Barrington Cardinal Warehouse LLC - Adam Silverstein

ADDRESS: 340 W Northwest Highway Barrington IL 60010

PHONE NUMBER: Store 847-387-3676 Cell 847-668-3431

EMAIL ADDRESS: adam@garfieldsbeverage.com

SIGNATURE:

PROPERTY OWNER INFORMATION

PROPERTY OWNER: GPB LLC - David Garfield

ADDRESS: 4601 N Harlem Ave

PHONE NUMBER: 708-457-1000

EMAIL ADDRESS: adam@garfieldsbeverage.com dave@garfieldsbeverage.com

SIGNATURE:

ARCHITECTURAL FIRM INFORMATION

ARCHITECTURAL FIRM: Psenka Architects

CONTACT NAME: Paul Psenka

PHONE NUMBER: 847-756-4700

EMAIL ADDRESS: ppsenka@comcast.net

AFFIDAVIT OF OWNERSHIP

COUNTY OF Cook)
) SS

STATE OF ILLINOIS)

I, David Garfield, 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 340 W. Northwest Hwy

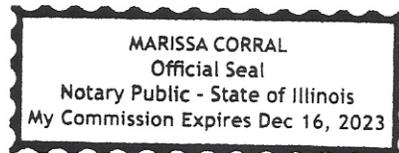
and that such property is owned by GPB LLC as
of this date.

David Garfield
(Signature)

SUBSCRIBED AND SWORN TO BEFORE ME THIS

17th DAY OF April, 2020

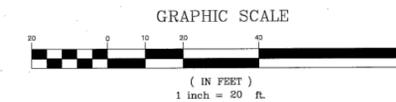
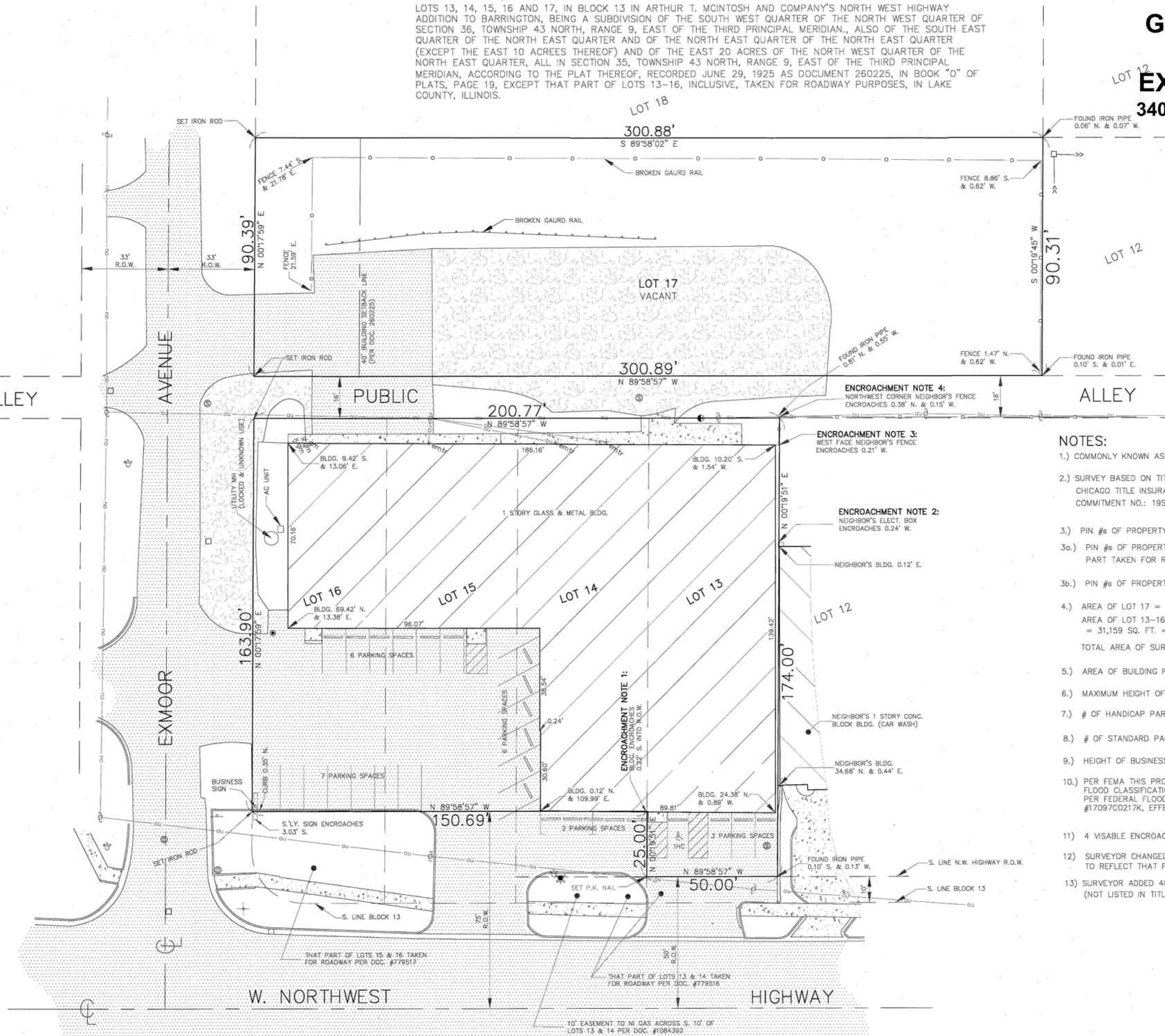
Marissa Corral
(Notary Public)



ALTA/NSPS LAND TITLE SURVEY

LOTS 13, 14, 15, 16 AND 17, IN BLOCK 13 IN ARTHUR T. MCINTOSH AND COMPANY'S NORTH WEST HIGHWAY ADDITION TO BARRINGTON, BEING A SUBDIVISION OF THE SOUTH WEST QUARTER OF THE NORTH WEST QUARTER OF SECTION 36, TOWNSHIP 43 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN., ALSO OF THE SOUTH EAST QUARTER OF THE NORTH EAST QUARTER AND OF THE NORTH EAST QUARTER OF THE NORTH EAST QUARTER (EXCEPT THE EAST 10 ACRES THEREOF) AND OF THE EAST 20 ACRES OF THE NORTH WEST QUARTER OF THE NORTH EAST QUARTER, ALL IN SECTION 35, TOWNSHIP 43 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED JUNE 29, 1925 AS DOCUMENT 260225, IN BOOK "O" OF PLATS, PAGE 19, EXCEPT THAT PART OF LOTS 13-16, INCLUSIVE, TAKEN FOR ROADWAY PURPOSES, IN LAKE COUNTY, ILLINOIS.

GARFIELDS BEVERAGE WAREHOUSE EXTERIOR REMODELING 340 WEST NORTHWEST HIGHWAY BARRINGTON, IL



LEGEND

	= BITUMINOUS PAVEMENT
	= CONCRETE PAVEMENT
	= GRAVEL
	= CATCH BASIN
	= STORM MANHOLE
	= SANITARY MANHOLE
	= GAS VALVE
	= WATER VALVE VAULT
	= B-BOX
	= FIRE HYDRANT
	= UTILITY POLE
	= OVERHEAD UTILITY LINE
	= GUY ANCHOR
	= TRAFFIC SIGN
	= STREET NAME SIGN
	= CHAIN LINK FENCE
	= NEIGHBORS' WOOD PRIVACY FENCE
	= BROKEN WOOD GUARD RAIL
	x gm = GAS METER
	x Em = ELECT. METER

- NOTES:**
- 1.) COMMONLY KNOWN AS: 340-350 WEST NORTHWEST HIGHWAY, BARRINGTON, IL 60010
 - 2.) SURVEY BASED ON TITLE COMMITMENT BY:
CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NO.: 19ST0167BLZ. COMMITMENT DATE: APRIL 2, 2019.
 - 3.) PIN #s OF PROPERTY:
3a.) PIN #s OF PROPERTY: 13-35-210-010 (AFFECTS LOTS 13-16, EXCLUDING THAT PART TAKEN FOR ROADWAY)
3b.) PIN #s OF PROPERTY: 13-35-210-005 (AFFECTS LOT 17)
 - 4.) AREA OF LOT 17 = 27,188 SQ. FT. = 0.624 ACRES
AREA OF LOT 13-16 (EXCEPT THAT PART TAKEN FOR ROADWAY) = 31,159 SQ. FT. = 0.715 ACRES
TOTAL AREA OF SURVEY = 58,347 = 1.340 ACRES
 - 5.) AREA OF BUILDING FOOTPRINT = 19,260 SQ. FT. = 0.442 ACRES
 - 6.) MAXIMUM HEIGHT OF BUILDING = 20.0 FT.
 - 7.) # OF HANDICAP PARKING SPACE = 1
 - 8.) # OF STANDARD PARKING SPACES = 24
 - 9.) HEIGHT OF BUSINESS SIGN = 13.0 FT.
 - 10.) PER FEMA THIS PROPERTY IS LOCATED IN A ZONE "X", DENOTES FLOOD CLASSIFICATION AREAS OUTSIDE OF 500 YEAR FLOODPLAIN, PER FEDERAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL #17097C0217K, EFFECTIVE SEPTEMBER 18, 2013
 - 11.) 4 VISIBLE ENCROACHMENTS (SEE NOTES ON PLAT)
 - 12.) SURVEYOR CHANGED LEGAL DESCRIPTION FROM TITLE COMMITMENT TO REFLECT THAT PART TAKEN FOR ROADWAY PURPOSES.
 - 13.) SURVEYOR ADDED 40' BLDG. SETBACK LINE TO LOT 17. (NOT LISTED IN TITLE COMMITMENT)

TO:
1.) GPB, LLC
2.) CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7(c), 7(b)1, 7(c), 8, 9, AND 11(OBSERVED EVIDENCE) OF TABLE "A" THEREOF.

THE FIELD WORK WAS COMPLETED ON APRIL 25, 2019 A.D.
DATE OF PLAT APRIL 29, 2019 A.D.



PROFESSIONAL LAND SURVEYORS LICENSE # 035-002732 EXPIRES 11/30/2022
PROFESSIONAL DESIGN FIRM LICENSE 184.007987-0008 EXPIRES 04/30/2019

PROJECT NO.: 19-145
ACCURATE SURVEY SERVICE, INC.
28 W. 123 INDUSTRIAL AVE.
BARRINGTON, IL 60010
PHONE: (847) 381-8735

1 SURVEY / SITE PLAN

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 PSENKA ARCHITECTS INC.
 ARCHITECTURE • PLANNING • DESIGN • BUILD
 75 BLUE JAY LANE, HAWTHORN WOODS, ILLINOIS 60047
 TEL: 847-756-4071 FAX: 847-756-4071
 SURVEY / SITE PLAN
 GARFIELDS BEVERAGE WAREHOUSE EXTERIOR REMODELING
 340 WEST NORTHWEST HIGHWAY BARRINGTON, IL
 A-2



PROPERTY TO WEST



SUBJECT PROPERTY



PROPERTY TO EAST

**GARFIELDS BEVERAGE
WAREHOUSE
EXTERIOR REMODELING
340 WEST NORTHWEST HIGHWAY
BARRINGTON, IL**



PROPERTY TO SOUTH / WEST ACROSS STREET



PROPERTY TO SOUTH



PROPERTY TO SOUTH / EAST ACROSS STREET



1 BUILDING LOCATION MAP 

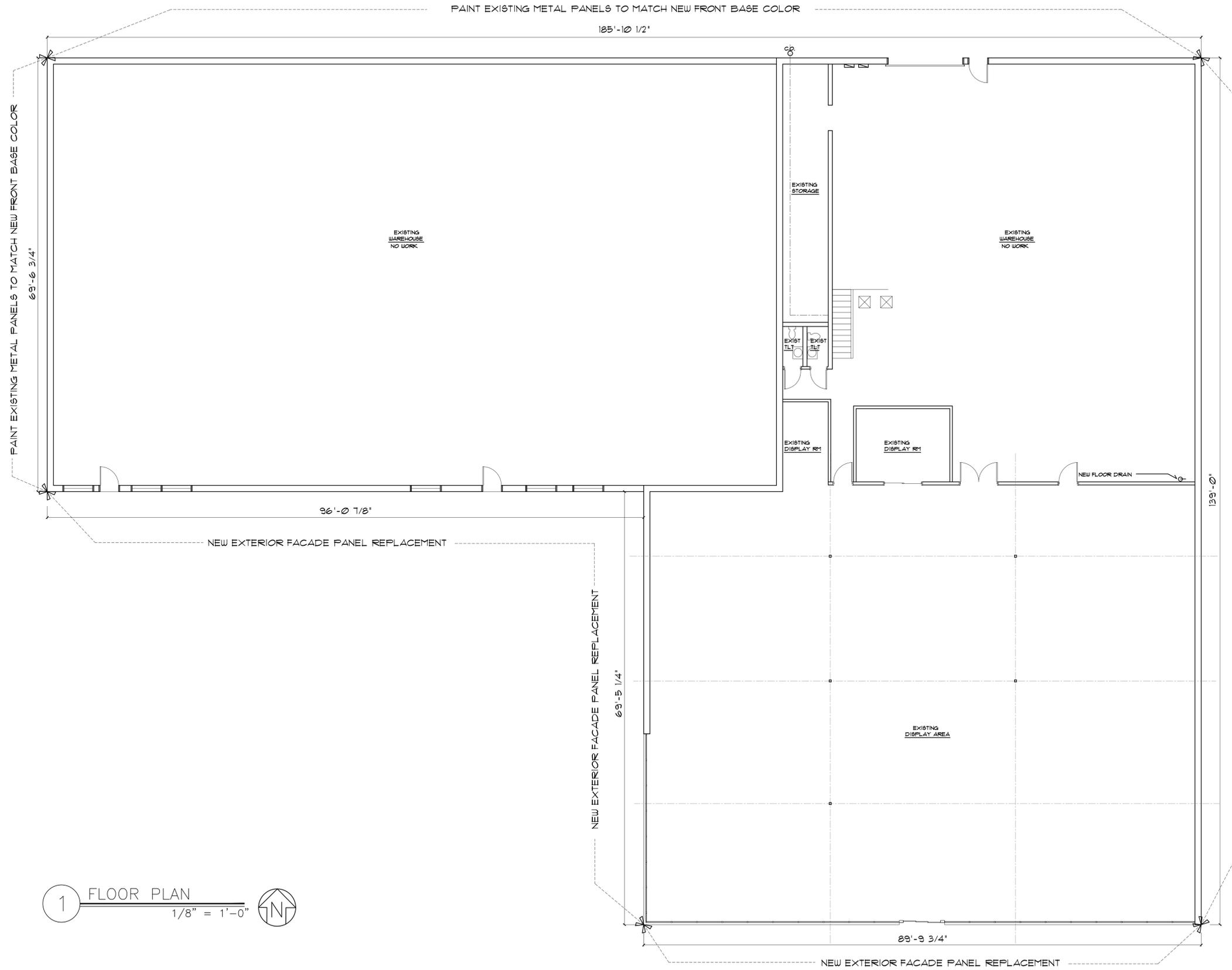
FOR REVIEW	3-4-16
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PSENKA ARCHITECTS Inc.
ARCHITECTURE • PLANNING • DESIGN • BUILD
75 BLUE JAY LANE, HAWTHORN WOODS, ILLINOIS 60047
TELEPHONE 847.564.000
FAX 847.564.001



EXISTING PROPERTY AND LOCATION
**GARFIELDS BEVERAGE
WAREHOUSE
EXTERIOR REMODELING**
340 WEST NORTHWEST HIGHWAY
BARRINGTON, IL

**GARFIELDS BEVERAGE
WAREHOUSE
EXTERIOR REMODELING**
340 WEST NORTHWEST HIGHWAY
BARRINGTON, IL



1 FLOOR PLAN
1/8" = 1'-0"

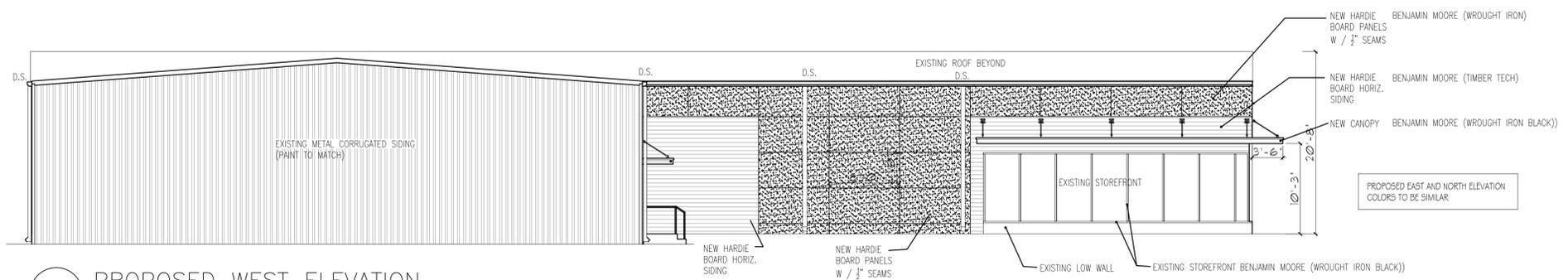
FOR REVIEW	5-1-20
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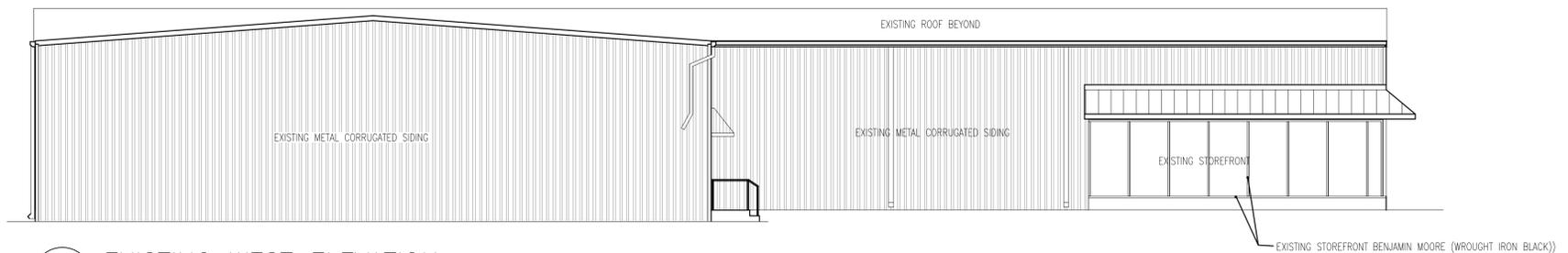
FLOOR PLAN
**GARFIELDS BEVERAGE
WAREHOUSE
EXTERIOR REMODELING**
340 WEST NORTHWEST HIGHWAY
BARRINGTON, IL

GARFIELD'S BEVERAGE WAREHOUSE EXTERIOR REMODELING

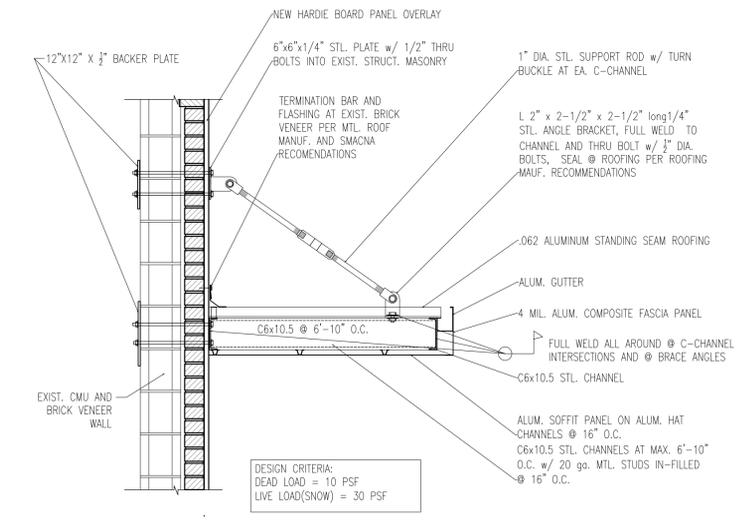
340 WEST NORTHWEST HIGHWAY BARRINGTON, IL



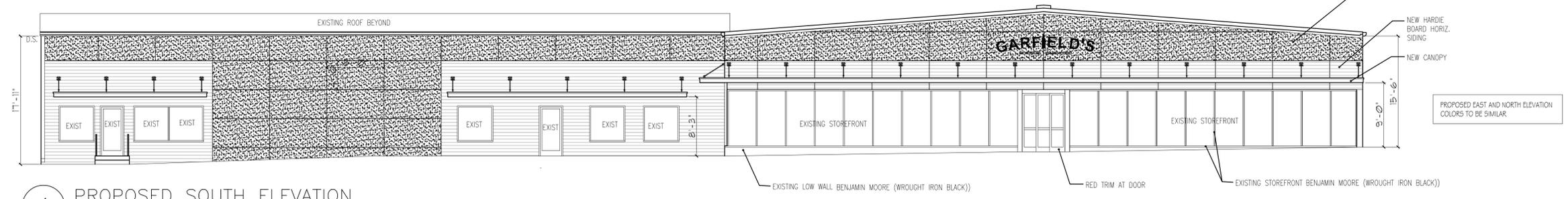
1 PROPOSED WEST ELEVATION
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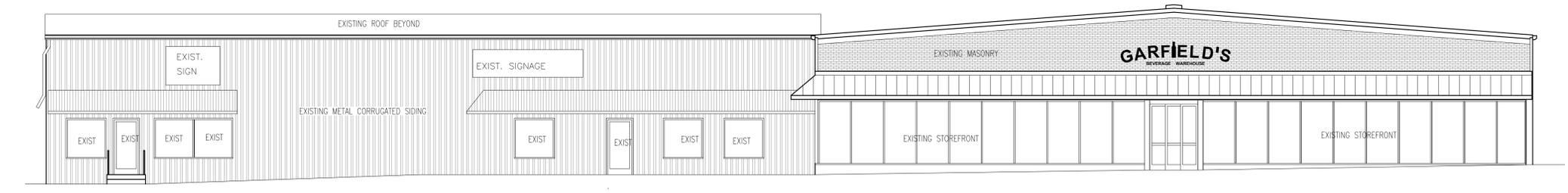
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 1/8" = 1'-0"



1 CANOPY DETAIL



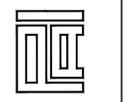
1 PROPOSED SOUTH ELEVATION
 1/8" = 1'-0"



1 EXISTING SOUTH ELEVATION
 1/8" = 1'-0"

FOR REVIEW
 3-4-20
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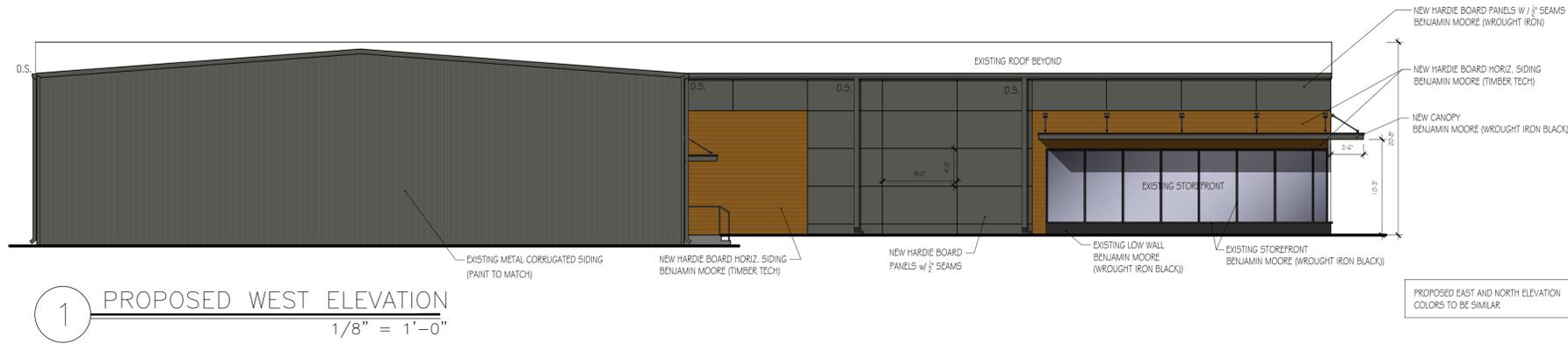
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 ARCHITECTURE • INTERIOR • BUILD
 75 BLUE JAY LANE, HAWTHORN WOODS, ILLINOIS 60047
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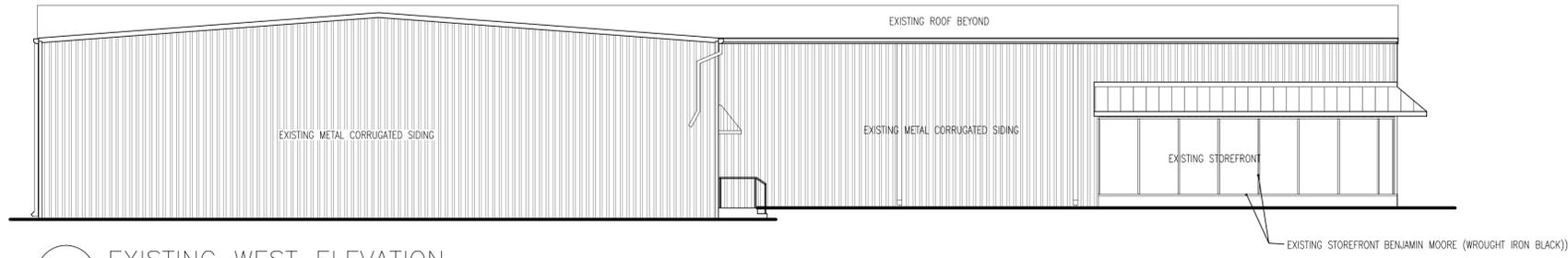
ARCHITECTURAL ELEVATIONS
 GARFIELD'S BEVERAGE WAREHOUSE EXTERIOR REMODELING
 340 WEST NORTHWEST HIGHWAY BARRINGTON, IL

GARFIELD'S BEVERAGE WAREHOUSE EXTERIOR REMODELING

340 WEST NORTHWEST HIGHWAY BARRINGTON, IL



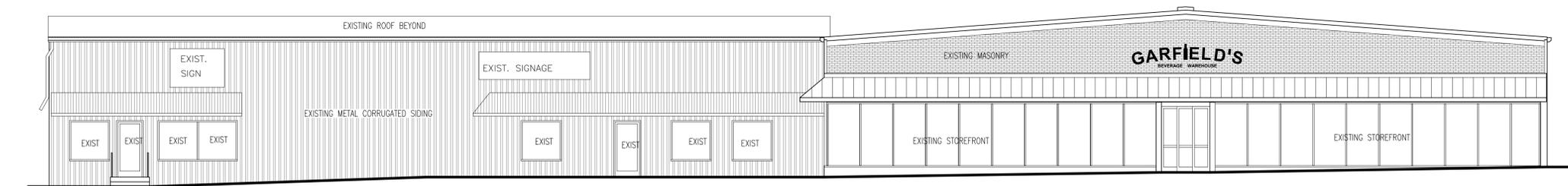
1 PROPOSED WEST ELEVATION
1/8" = 1'-0"



1 EXISTING WEST ELEVATION
1/8" = 1'-0"



1 PROPOSED SOUTH ELEVATION
1/8" = 1'-0"



1 EXISTING SOUTH ELEVATION
1/8" = 1'-0"

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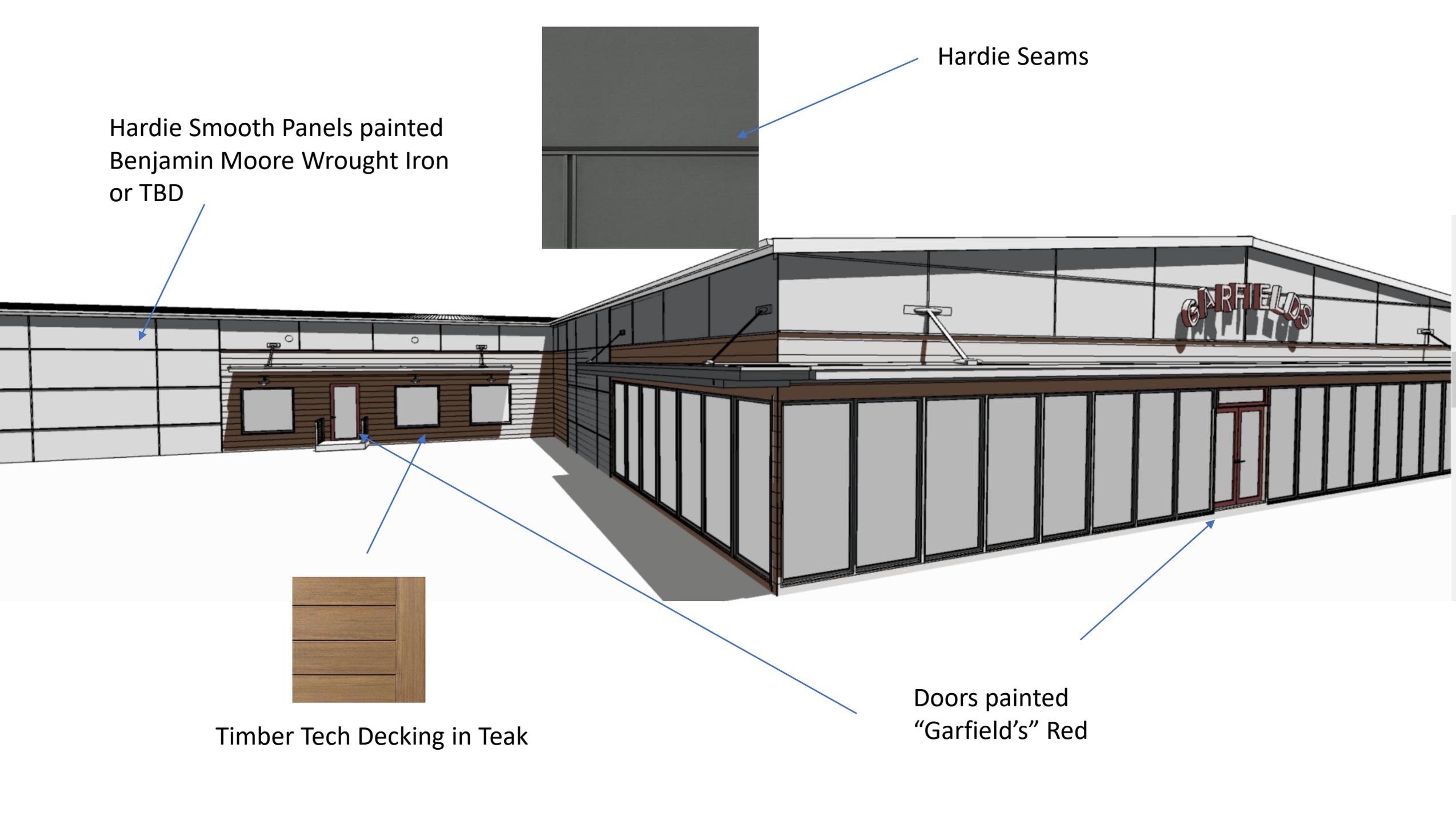
FOR REVIEW

COLORED ELEVATION RENDERING
GARFIELD'S BEVERAGE WAREHOUSE EXTERIOR REMODELING
340 WEST NORTHWEST HIGHWAY BARRINGTON, IL

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A-5





Hardie Smooth Panels painted Benjamin Moore Wrought Iron or TBD

Hardie Seams



Timber Tech Decking in Teak

Doors painted "Garfield's" Red











*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.

#####

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.

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 misled 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.

#####

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.

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:

*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

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.

#####

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. Kolbrook 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.

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

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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:

*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.

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.

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 existing 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 will have doors with a window at the top of the door to bring light into the interior of the play area.

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.

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.

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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.

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.

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.

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.

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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.

Respectfully submitted,

Andrew Binder
Planning and Zoning Coordinator

Approved:

DRAFT