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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, June 25, 2020 at 6:00 P.M**. **virtually** at 200 South Hough Street, Barrington, Illinois.

ZOOM Meeting Link Available Here:
www.barrington-il.gov/june25arc

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

Webinar ID: 826 9892 0380
Password: 102649

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., Thursday June 25, 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**
  - **609 S. Cook Street – Administrative Referral**
    The property owner is seeking modifications to the approved gutters from the prior administrative referral review for 609 S. Cook Street.

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

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VILLAGE MANAGER'S OFFICE
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- **ARC 20-06: 407 E. Main Street – 2nd Preliminary Review**
  The Petitioner is seeking approval of a Certificate of Approval for construction of a new multi-family residential building.

- **New Business**
  - **ARC 20-12: 229 W. Lincoln Avenue – Preliminary Review**
    The Petitioner is seeking a Certificate of Appropriateness for a rear second floor addition to the existing contributing primary structure.
  - **ARC 20-13: 120 Lageschulte Street – Concept Review**
    The property owner is considering demolition/exterior modifications to the structure on the front of the existing commercial building.
  - **ARC 20-14: 202 E. Hillside Avenue – Administrative Referral**
    The property owner is seeking approval to modify the original window pattern on the primary contributing structure.

- **Approval of Minutes**

- **Planner's Report**

- **Other Business**
  - **Historic Overlay District Design Guidelines Amendment**
    The Village is seeking feedback from the ARC on an amendment to the Historic District Design Guidelines.
  - **214 S. Hough Street (Canteen)**
    The property owner has requested a recommendation from the ARC on suggested paint colors for the future renovation of the existing antique sign.

- **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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ARC Memorandum

To: Architectural Review Commission

From: Jennifer Tennant, Assistant Director of Development Services

Subject: Administrative Referral – 609 S. Cook Street

Date: June 25, 2020

The property at 609 S. Cook Street was approved for new siding, trim and gutters in 2017. The project is now underway and the property owner is seeking approval to use k-style gutters rather than half round style gutters as shown on the plans.

This Historic District Survey indicates that this house was significantly altered in the 1970's. Staff was able to verify that the house was significantly altered in 1991 with the majority of the roofline being removed and reconstructed to accommodate a large two-story rear addition.

The ARC should review and determine if the historic architecture of the house has been modified in such a manner than k-style gutters would now be appropriate. Additionally, there is actually very little gutter on the house. A few small runs on the front and one run across the rear. The property owner would be permitted to re-use the existing k-style gutters but they are not in good condition and therefore they do not want to reinstall the existing gutters at the conclusion of the siding and trim work.

The ARC should review and make a recommendation to Staff as to whether the use of k-style gutters is architecturally compatible with the structure. This recommendation will also extend to the existing noncontributing garage which was constructed in 1998 and it currently undergoing the same siding and trim updates as the house.

The following documents are attached:

- Historic District Survey Sheet
- Letter from Property Owner
- Photos

609 S. Cook Street – Contributing

Located at 609 Cook Street is a one-and one-half story, frame, gabled ell Folk dwelling built ca. 1910 and extensively rebuilt ca. 1970. The house has a continuous poured concrete foundation, a gable roof of asphalt shingles, an interior brick chimney, a vinyl-clad exterior end chimney and an exterior of vinyl siding. On the main façade is a partial width, hipped roof porch with milled columns and railing added ca. 1980. The main entrance has a ca. 1970, wood panel door. Windows are ca. 1970, one-over-one double hung wood sash with flanking louvered shutters. At the eaves is added vergeboard and gable returns. On the south façade is a ca. 1970, gable roof entry bay with milled wood columns and milled wood railings.

To the rear of the dwelling is a ca. 1970, frame, two-bay garage with metal panel overhead track doors, a side gable roof of asphalt shingles and skylights and an exterior of vinyl siding. **Noncontributing**

BARRINGTON

Jennifer Tennant <jtennant@barrington-il.gov>

609 South Cook Street - Gutters

Lynee Alves <lynee.alves@gmail.com> Tue, Jun 23, 2020 at 11:58 AM
To: "Tennant, Jennifer" <jtennant@barrington-il.gov>
Cc: Dana Coote <dlcrestoration@yahoo.com>

Jennifer-

Thank you for your time on the phone this morning, and thank you for making it possible to squeeze our request onto this Thursday's ARC meeting agenda.

Per our discussion, when Dana Coote (our General Contractor) was working with an architect on plans to submit to the ARC back in 2017, they included half round gutters on the plans. However, over the past 2 years, our job got increasingly complex, and costs were increasing significantly beyond Dana's original estimate. Once Dana realized that our insurance coverage would not come close to covering the total costs we would incur due to Historic District requirements, he suggested some modifications, including the gutters. I referenced the Village Historic District guidelines, and I saw that half round gutters were noted as "preferred" and that "K" style gutters were "not preferred". And since we had to get our out-of-pocket costs down, Dana thought this was a change that we could make without any significant impact to the overall look of the home, especially since we had "regular" gutters on the home when we purchased it in 2004.

My husband and I would like to put forth that our home be considered a unique case since it had significant exterior renovations done prior to the Historic District being formed. This work drastically altered the exterior look and feel of the home, and to the average passerby, our home no longer bears much of a resemblance to its original structure, and looks like a home that has been significantly altered from its historic origins, or may not even look historic at all to the average eye.

As such, we are hoping that the ARC can approve the use of standard gutters for our exterior renovation that is in process. Despite the fact that our home no longer bears a strong resemblance to its historic origins, we are being mindful of the ARC requirements, and we are already seeing a huge visual improvement based on the one elevation that has siding and window trim completed. I have attached photos for your reference. I believe that this elevation illustrates our position that the home no longer resembles a historic structure. However, we are actively making significant improvements to the exterior appearance of our home. We can see that we are adding significant beauty to the streetscape and enhanced curb appeal to our home as a result of the exterior work we are currently engaged in.

In addition, I think it is important to be transparent and let you know that we simply do not have the financial resources to install half round gutters at this point in time. We have already taken on $40,000 in additional out-of-pocket costs that were not planned at the start of this process a few years back. Since that time, I have lost my job that represented 67% of our family income. I am now self employed, and I am barely earning 25% of my previous income. We have exhausted our home equity line to get this job off the ground and completed this year. It would be a terrible blow if we were unable to complete the job, or if our home and/or foundation were damaged as a result of having no working gutters on the home for an extended period of time.

With this all in mind, we respectfully request that the ARC approve the usage of standard "K" gutters for our exterior remodeling project. Doing so will allow us to avoid a construction delay on a job that has already been several years in the making, and will also be consistent with what was installed on the home when we purchased it in 2004.

We truly appreciate your consideration.
Respectfully,

Lynée Alves
Mike Medina
609 South Cook Street
Barrington, IL 60010

IMG_4551.png

609 S. Cook St. -
West Elevation

609 S. Cook St. -
South Elevation

609 S. Cook St. -
East Elevation

609 S. Cook St. -
North Elevation

609 S. Cook St. - Garage on property at rear of house

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ARC Memorandum

To: Architectural Review Commission

From: Jennifer Tennant, Assistant Director of Development Services

Subject: ARC 20-06: 407 E. Main Street – 2nd Preliminary Review

Date: June 25, 2020

At the March 12, 2020 ARC meeting, the ARC reviewed preliminary drawings for proposed changes to the approved condominium/apartment building at 407 E. Main Street. The ARC provided extensive preliminary review comments but the primary outcome of the meeting was that a second preliminary review should be held with the project architect in attendance prior to making any significant architectural changes to the building. The Petitioner has provided a revised architectural narrative with a list of changes that have been incorporated as well as revised elevations which are very similar to those reviewed at the 3/12/20 ARC meeting.

The purpose of this meeting is to be a continuation of the 1st preliminary meeting with the architect present to discuss and explain many of the design elements that were questioned at the 3/12/20 meeting.

Staff remains concerned that the proposed architecture is a significant departure from the current/2015 approved plans for a 12 unit all residential condo building and from the original/2007 approved plan for a mixed use building. Both buildings had a similar architecture style. The narrative provided by the Petitioner indicates that the design story for the building is to appear as a modern interpretation of a traditional farmhouse. Staff is concerned that this building may be too large to reference a traditionally single-family residential architectural style as its primary architectural theme. Lastly, Staff finds that the hipped roof design of the 2007 and 2015 buildings assists in reducing the scale of the building compared to the surrounding buildings and should be reconsidered.

Attached are the following documents:

1. List of ARC review comments provided at the 3/12/20 preliminary meeting
2. Preliminary ARC Staff Report – the majority of the concerns and comments from the 3/12/20 preliminary report remain the same.
3. Architectural Narrative w/summary of changes & Revised Proposed Preliminary Elevations/Floor Plans
4. Current (2015) Approved Plans
5. Original (2007) Approved Plan

3/12/20 ARC Preliminary Review Comments

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.

ARCHITECTURAL REVIEW COMMISSION
STAFF REPORT

TO:	Architectural Review Commission	**MEETING DATE:**	March 12, 2020 Preliminary Review
FROM:	Development Services Department	**PREPARED BY:**	Jennifer Tennant Asst. Director of Development Services

ARC 20-06: 407 E. Main Street – Multi-Family Residential Building

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.

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.

PROJECT DESCRIPTION

The Petitioner is seeking approval of a Certificate of Approval for a 15 unit multi-family residential apartment building. The Petitioner was previously granted a Certificate of Approval for the construction of a 12 unit multi-family residential condo building (ARC 15-17/Resolution 15-4539). Prior to that approval, the Petitioner was granted approval for a different mixed use project (ARC 06-32/Resolution 07-3555). The original proposal was for a mixed use building with office and retail on the first floor and residential units on the second and third floors.

The Petitioner is proposing significant architectural changes from the current approved design which is explained in detail below. The current approved design and building rendering have also been included.

All plans are subject to planned development approval as well as final building, engineering and zoning review and approval prior to the issuance of a building permit.

PRELIMINARY FINDINGS OF FACT

In considering an application for a Certificate of Approval in the B-5 Village Center East District, the Architectural Review Commission shall find that the project complies with the design standards in Section 7.6-K of the Zoning Ordinance.

1. **<u>Architectural Style.</u> Rigid conformance to specific architectural styles is not required. However, the exterior design of buildings shall emphasize traditional architectural themes consistent with older buildings in the B-5 Village Center East District.**

   Although architectural style is not specifically regulated, the proposed building should emphasize traditional themes found throughout the Village Center. The proposed building is a significant departure from the previously approved design in both architecture and materials. The Petitioner should provide

additional narrative or explanation on how the building relates architecturally to its surroundings. The Petitioner should also 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 Architectural Review Commission public hearing to illustrate impact and compatibility with surrounding properties and the streetscape in general..

2. **Exterior Materials General. In order to adapt to changing technology, the development of new materials, and so as not to limit the designer, additional materials other than those specified in this Section (7.6-K) may be permitted, if recommended by the Architectural Review Commission and approved by the Village Board. If materials other than those listed below are proposed for use, such material shall be reviewed and recommended by the Architectural Review Commission at a Preliminary Meeting as specified in Chapter 3 of this Ordinance.**

   Permission to use alternate materials recommended by the Architectural Review Commission and approved by the Village Board is valid only for the specific project reviewed. Prior approval and use of a material for another project within the B-5 Village Center East District does not grant permission to future projects. The right to use alternate materials shall be reviewed on a case-by-case basis, in the context of each individual project.

   Exterior materials are explored more specifically in the standards below.

3. **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 a mix of cementitious siding/trim/details, board and batten or vertical siding elements and brick on the raised foundation only. The prior approved design was mostly brick with areas of cementitious paneling and architectural detailing. Staff finds that the proposed materials are approved for use in the B-5 District but that the Petitioner should continue to explore an alternative design that is more compatible with the current approved architecture (ARC 15-17/Res. 15-4539).

4. **Door & Window Design. In order to promote and maintain the small town, historic character of the Village Center, glazed metal curtain wall systems are discouraged. The majority of glazed surface on façade(s) shall be double hung, casement, or fixed picture windows, within discernable wall elements. Sliding or jalousie windows shall not be permitted. All doors and windows with divisions on new construction projects shall utilize simulated divided lites with an appropriate pattern to match the architectural style of the structure. Replacement windows in existing buildings should match the existing windows as closely as possible. If all windows are being replaced in an existing building and divisions are proposed, then simulated divided lites with an appropriate pattern to match the architectural style of the structure shall be utilized. This section shall not apply to existing single-family residences within the B-5 District outside of the Historic Overlay District.**

   The Petitioner is proposing the use of all double hung windows with a one-over-one muntin pattern. The window fenestration on the rear of the building is sparse compared to the current approved architecture. This should be reviewed and considered by the ARC. This building should have a 360 degree design given the high visibility of the rear façade of the building.

5. **<u>Door & Window Materials</u>. No restrictions are placed on door or window materials.**

   All window and 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.

6. **<u>Exterior Trim</u>.**
   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.**

   The trim shown around the windows in the drawings indicates that it may be a picture frame design instead of a traditional vertical casing, header and sill detail. Wall sections and section details must be provided as part of the final submittal including dimensions and materials.

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

   There are several elements on the building which could be considered accent features including the standing seam metal roof detail above the basement level, the box bays and some of the detailing near the front entrance. The ARC should review and provide guidance to the Petitioner on these items which have a significant impact on the design of the building.

8. **<u>Mixed Materials</u>. 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 façade 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 proposing mixed siding and brick materials with standing seam metal roofing above the basement level. The use of approved mix materials is acceptable. Staff finds that this standard is met.

9. **<u>Exterior Colors</u>. 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.**

   The Petitioner has not provided the final color scheme for the building. This information should be

provided as part of the final submittal.

10. <u>Glazed Surface</u>.
    a. **At least forty (40) percent of the first floor of the front and corner side façades shall be glazed. However, the first floor façade shall be at least seventy (70) percent glazed if retail sales use is required on the first floor. A minimum eighteen (18) inch high knee wall shall be required beneath glazing;**
    b. **At least thirty (30) percent of upper floor façades of the front and corner side façades shall be glazed.**
    c. **At least ten (10) percent of any interior side façade shall be glazed surface, except where prohibited by the Building Code.**
    d. **First story glass shall be clear and non-tinted; tinting of second and third story glass shall not vary by more than twenty percent (20) from the adjacent story. No mirrored glass is permitted.**

    The first floor is raised several feet to provide privacy for first floor residential tenants. The amount of glazing proposed is compatible with a residential building. This standard is geared towards a commercial building with first floor retail or office. The final glazing percentages will be calculated on the final plans. Staff recommends that the ARC carefully consider the window fenestration on the rear elevation due to the high visibility of the rear façade.

11. <u>Exterior Wall Surface</u>. **Solid, windowless walls shall be avoided, except where such walls are a necessary part of a building's function. In such cases, they shall include arches, piers, murals, planters or other elements that reduce the building scale and add visual interest.**

    There are no solid or windowless walls proposed. Staff recommends that the ARC review the proposed window fenestration on the rear elevation due to the high visibility of this elevation. The building should be designed with 360 degree architecture.

12. <u>Roof Design</u>. **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.**

    The proposed building has a partial side gable and partial flat roof design. The current approved design has a partial hip and partial flat roof. The hip roof design on the current approved design has somewhat of a diminishing effect on the height of the roof. The proposed side gable design has a greater impact on the mass and scale of the building. The ARC should review the proposed modification from a hip roof design to a side gable design.

13. <u>Roof Materials</u>. **For roofs with shingles, only asphalt, fiberglass, wood or slate are permitted.**

    It appears that the Petitioner is proposing a combination of asphalt shingles and standing seam metal roofing materials. The ARC should discuss roofing materials with the Petitioner and ensure that an architectural style shingles will be used on the gable ends.

14. <u>Landscaping.</u> **Landscaping shall conform with Chapter 4, Part III and Section 7.5.I of this Ordinance.**

    The proposed landscaping is currently under review as part of the planned development amendment process. The ARC may provide feedback for the Plan Commission's consideration on the overall design.

15. <u>Lighting.</u> **Lighting standards and fixtures shall be consistent with the small-town character of the**

Village Center and shall conform to the guidelines of the Downtown Master Plan, wherever possible. All lighting shall be equipped with shielding and cut-off devices, such that no light shall fall upon adjacent residentially zoned properties, as measured with a standard light meter, facing the light source, at a height of six (6) feet above grade, at the adjacent edge of the residential property.

All site and building lighting will be reviewed as a part of the planned development amendment process. However, the ARC may provide feedback on the overall design of all exterior lighting. Additional information on the proposed lighting fixtures should be submitted as part of the final submittal.

16. **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. Color schemes and material selection shall be included.**

    The Petitioner has provided all required plans necessary for preliminary review of the project. Additional information as noted throughout this report will be required as part of the final submittal.

17. **Interpretation of Design Standards. A building permit for new construction of a building, any building addition, or any exterior remodeling of a building in this B-5 Village Center East District shall not be issued unless a Certificate of Approval has been issued by the Corporate Authorities. Information submitted for Architectural Review Commission consideration shall include front elevation drawings of immediately adjacent buildings and structures. Where deemed necessary by the Zoning Official, information submitted for Architectural Review Commission consideration shall also include a model of the project and adjacent structures, including an accurate depiction of grade. The Architectural Review Commission and/or the 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.**

    A building rendering and streetscape rendering of the final design should be provided prior to the Plan Commission public hearing and the Architectural Review Commission public hearing.

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 Petitioner is proposing a significantly different architectural design from the current approved design. Staff finds that the switch from a hip roofdesign to a side gable design impacts the mass and scale of the height of the building. The Petitioner should develop a building rendering and streetscape rendering of the final design which will be presented at the final Plan Commission and Architectural Review Commission meetings to illustrate how the proposed building interacts with the existing streetscape. The Petitioner should also provide additional narrative or explanation on how the building relates architecturally to its surroundings.

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 Petitioner is proposing modifications to a previously approved multi-family residential building. The footprint of the proposed building is slightly wider than the current approved building. This decreases the setback of the building on both sides which staff does not recommend. This also eliminates front to rear access on the site.

3. LANDSCAPE AND SITE TREATMENT

The primary purpose of this standard is to address the more technical aspects of site and landscape design such as topography patterns, grading, plant material, lighting, etc., all of which are addressed by Staff and the Plan Commission through the planned development review process. However, the ARC should consider the overall landscape design and its compatibility with the architecture of the proposed building. Due to the size of the building, there is a very minimal landscape package proposed. Review of the landscaping is ongoing as part of the planned development review process.

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.

Staff finds that a building rendering and streetscape rending (including, at a minimum, the buildings on both sides of the site) of the final design and additional narrative on how the proposed design relates architecturally to its surroundings are necessary in order to make further determination on the compatibility of the proposed design. Staff finds that the proposed architectural is a significant departure from the current approved design which was very well received.

There are several elements of concern relating to the preliminary design: 1.) the change from an all brick design to a primarily siding design without significant architectural detailing; 2.) the use of three-story box bays which seem heavy in this application and are traditionally small scale architectural features; 3.) the scale, massing and architectural compatibility of the front entrance way; 4.) the use of standing seam metal roofing on the basement roof and the off-set of the basement level from the rest of the building; 5.) the window fenestration and design of the rear elevation given the visibility of the rear elevation and 6.) the impact the proposed modification from a hip roof design to a side gable roof design will have on the scale and mass 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.

The ARC may provide feedback on the overall design of the building and lighting for the Plan

Commission's consideration.

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 is proposing materials that will be easy to maintain in the future. The selection of quality materials is important to the Village to ensure the character of the Village is not compromised and to ensure that future property maintenance cases are limited.

STAFF RECOMMENDATIONS

The ARC should consider the following items and provide guidance to the Petitioner prior to the final review of ARC 20-06:

1. **The proposed building is a significant departure from the current approved design in both architecture and materials. The Petitioner should provide additional narrative or explanation on how the building relates architecturally to its surroundings.**
2. **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.**
3. **The ARC should carefully consider the rear window fenestration due to the visibility of the rear façade.**
4. **The ARC should consider the large three-story box bays on the front and rear elevations and determine if a three story protrusion appears too heavy to be supported by brackets.**
5. **Wall sections and section details must be provided as part of the final submittal including dimensions and materials.**
6. **The trim shown around the windows indicates that it may be a picture frame design. A traditional vertical casing, header and sill detail should be used.**
7. **The ARC should review the proposed modification from a hip roof design to a side gable design and the impact the change will have on the mass and scale of the building.**
8. **The ARC should review the proposed entrance way and its scale, massing and architectural compatibility with the building.**
9. **Architectural style shingles should be used.**
10. **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.**
11. **Details on exterior building lighting fixtures should be provided as part of the final submittal.**
12. **Detail on all railing systems should be provided as part of the final submittal.**
13. **The final color scheme must be provided as part of the final submittal.**

Staff Report Prepared By:

J. Tennant

Jennifer Tennant,
Assistant Director of Development Services

Staff Report Approved By:

Marie Hansen

Marie Hansen,
Director of Development Services

The proposed fifteen unit apartment building is a modern interpretation of a traditional farmhouse vernacular. We believe this style fits very nicely among the existing traditional church and office buildings within the existing streetscape. The building is designed to appeal to those who appreciate the warm, balanced features of a familiar style, and will maintain its curb appeal for years to come. With modern amenity appointments and material selections the overall design shall include Hardiboard siding and trim, aluminum double hung windows, heavy-duty architectural roof shingles, face brick veneered building base, aluminum balconies and roofing accents and a stained wood trellis and brackets. We have included several example photographs of traditional architecture with modern amenities which we utilized in developing our theme and detailing. Our building is not a replica, but is an example within the family of the architectural style. One detail that can be highlighted is the main entry hip roof with the bracketed cornice line. This element is adapted from the venting cupolas that can be found as part of the stair towers of old farmhouses. While typically located at the ridge of the gabled roof, we designed this as part of the entry piece so as to not increase the overall height of the building. It is our belief that the market will embrace these concepts, both inside and out, and we are committed to respecting the neighborhood with quality materials, details and an overall design that enhances the existing streetscape.

Based on comments and suggestions from the last Preliminary Arc Meeting, we have provided some additional exterior building design changes:

- The rear window bay roof was redesigned to balance with the front façade window bays.
- The window and door trim has been updated, providing a traditional side casing with header and sill design.
- The main gabled roof eave at both the front and the rear of the building has been lowered by approximately one foot.
- Exterior balconies have been provided for all units within the building.
- The metal roof on the side elevations (between the two upper gable ends) has been removed and will now be architectural shingles to match the remainder of the roof.
- Additional windows have been added to the rear elevation to continue the overall design feel around the back of the building.
- A built-in outdoor kitchenette area has been provided as part of the rear terrace patio.

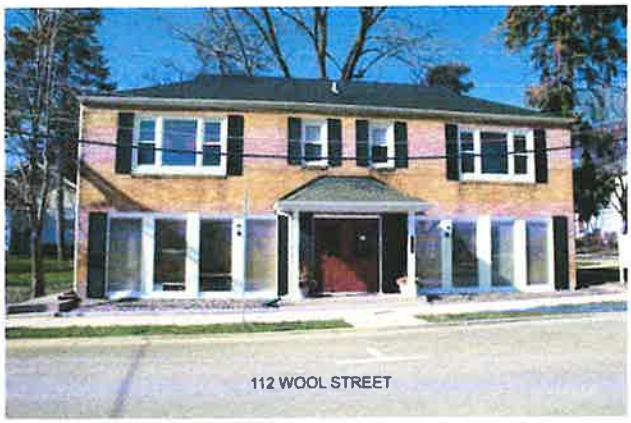
surrounding buildings

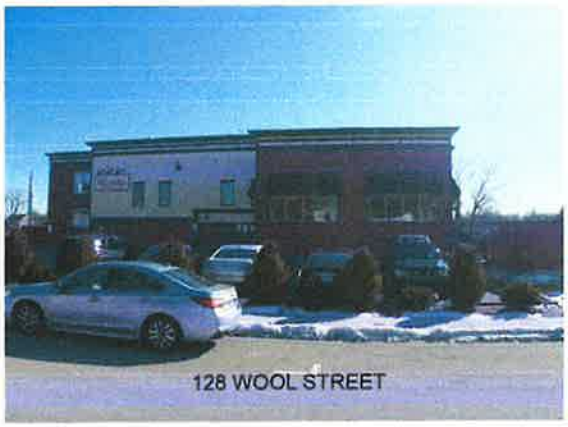
413 E. MAIN

410 E. MAIN STREET

111 NORTH AVE.

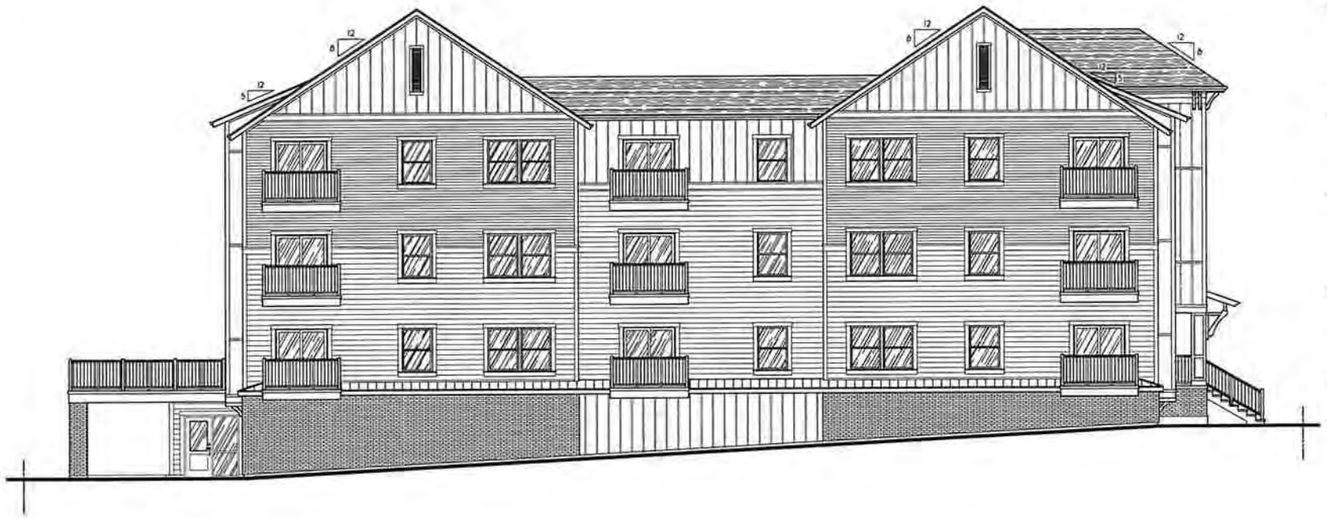
300 E. MAIN STREET


112 WOOL STREET


128 WOOL STREET

401 E MAIN STREET

Proposed



PROPOSED LEFT SIDE (EAST) ELEVATION

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

PROPOSED FRONT (NORTH) ELEVATION

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

PROPOSED RIGHT SIDE (WEST) ELEVATION

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

PROPOSED REAR (SOUTH) ELEVATION

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

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TINAGLIA ARCHITECTS

CLIENT

PROJECT

3-STORY APARTMENT BUILDING
407 EAST MAIN STREET
BARRINGTON, ILLINOIS 60010

DRAWING TITLE

EXTERIOR ELEVATIONS

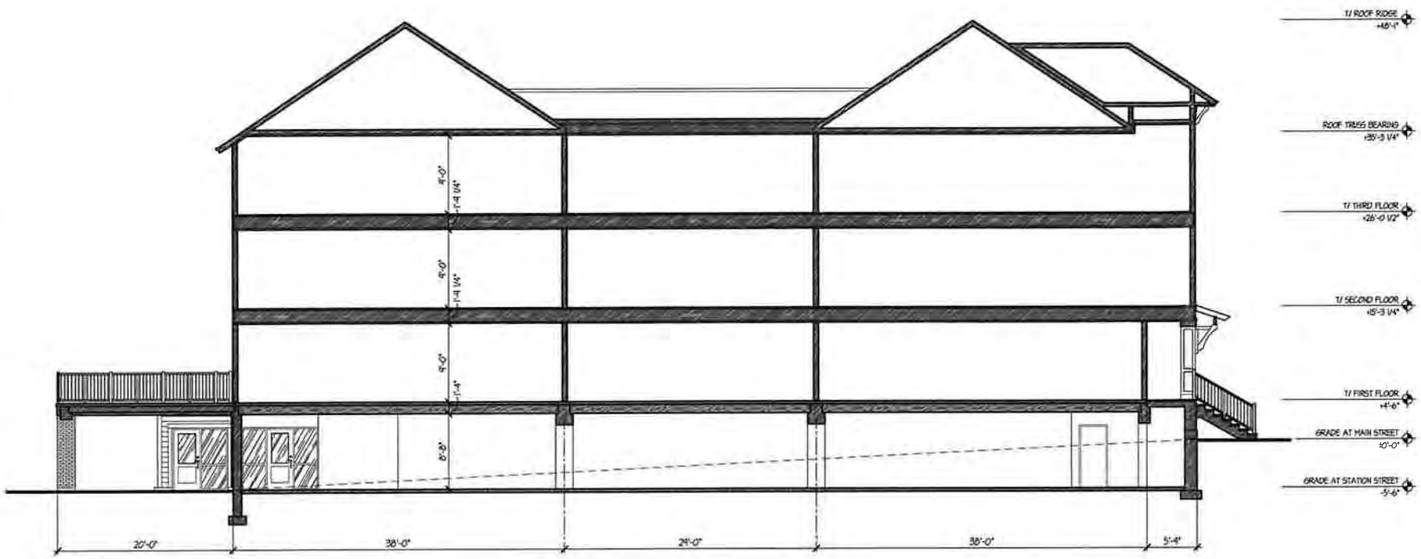
FILE NAME 403619
DRAWN BY RDL DATE 7 3 19

NO.	REVISED PER	DATE	BY
1	DESIGN DEVELOPMENT	8 16 19	RDL
2	DESIGN DEVELOPMENT	8 21 19	RDL
3	PRELIMINARY BIDDING	8 28 19	RDL
4	CLIENT REVISIONS	9 27 19	RDL
5	CLIENT REVISIONS	1 10 20	RDL
6	PRELIM VILLAGE ARC	4 2 20	RDL

JOB NO 403619

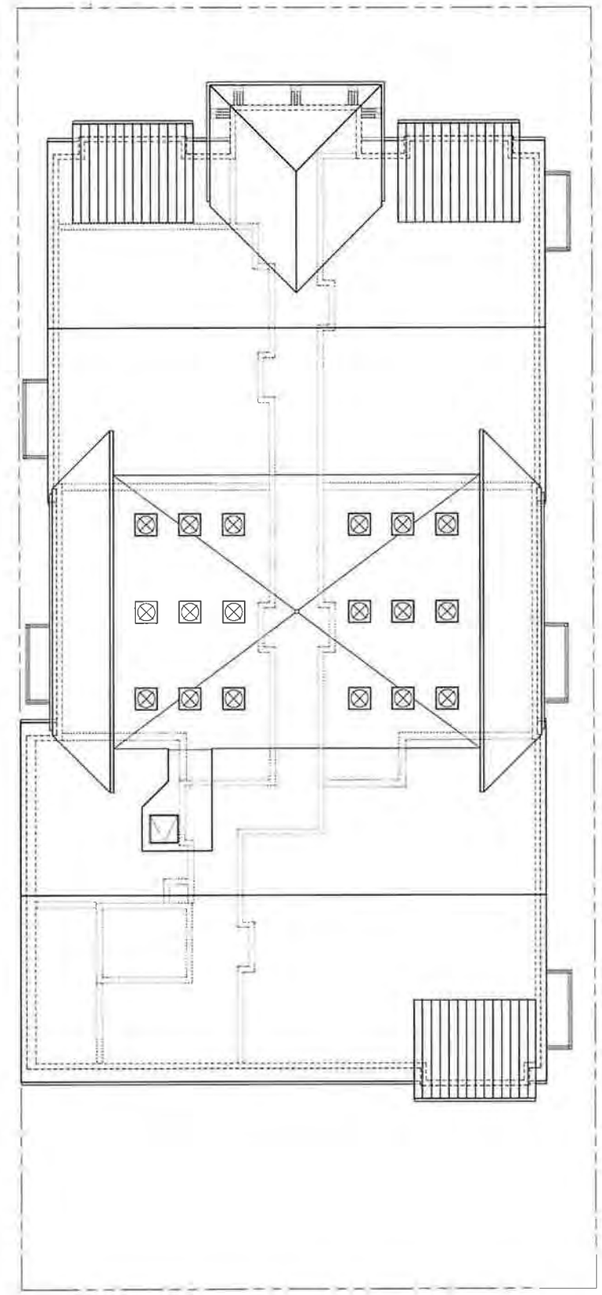
SHEET NO A.4
OF 7

PROFESSIONAL DESIGN FIRM LICENSE #184-002934



NORTH-SOUTH BUILDING SECTION

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



ROOF PLAN

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

N

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3-STORY APARTMENT BUILDING
407 EAST MAIN STREET
BARRINGTON, ILLINOIS 60010

DRAWING TITLE

ROOF PLAN & BUILDING SECTION

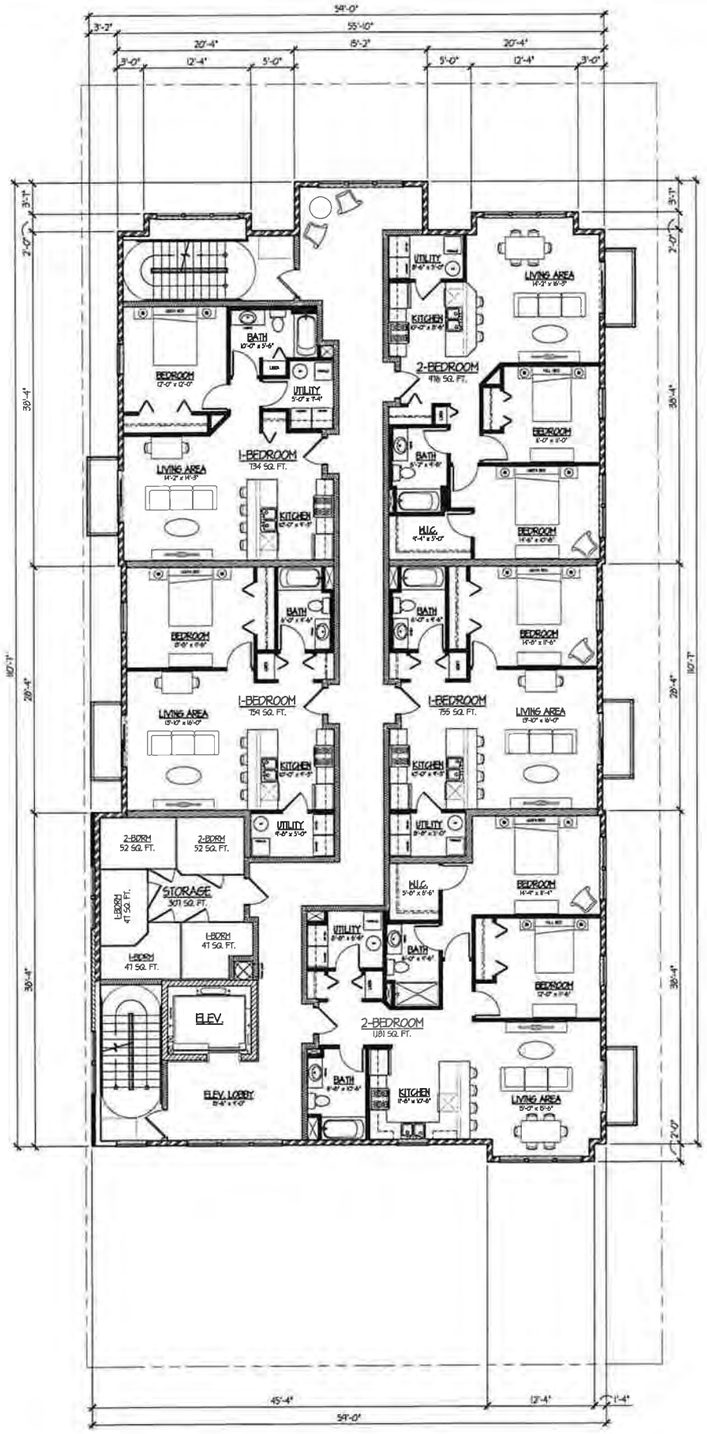
FILE NAME 4036-7P
DRAWN BY ROL DATE 8.27.19

NO.	REVISED PER	DATE	BY
3	PRELIMINARY BIDDING	8.28.19	ROL
4	CLIENT REVISIONS	9.27.19	ROL
6	PRELIM VILLAGE ARC	4.2.20	ROL

JOB NO. 403619

SHEET NO. A.3
OF 7

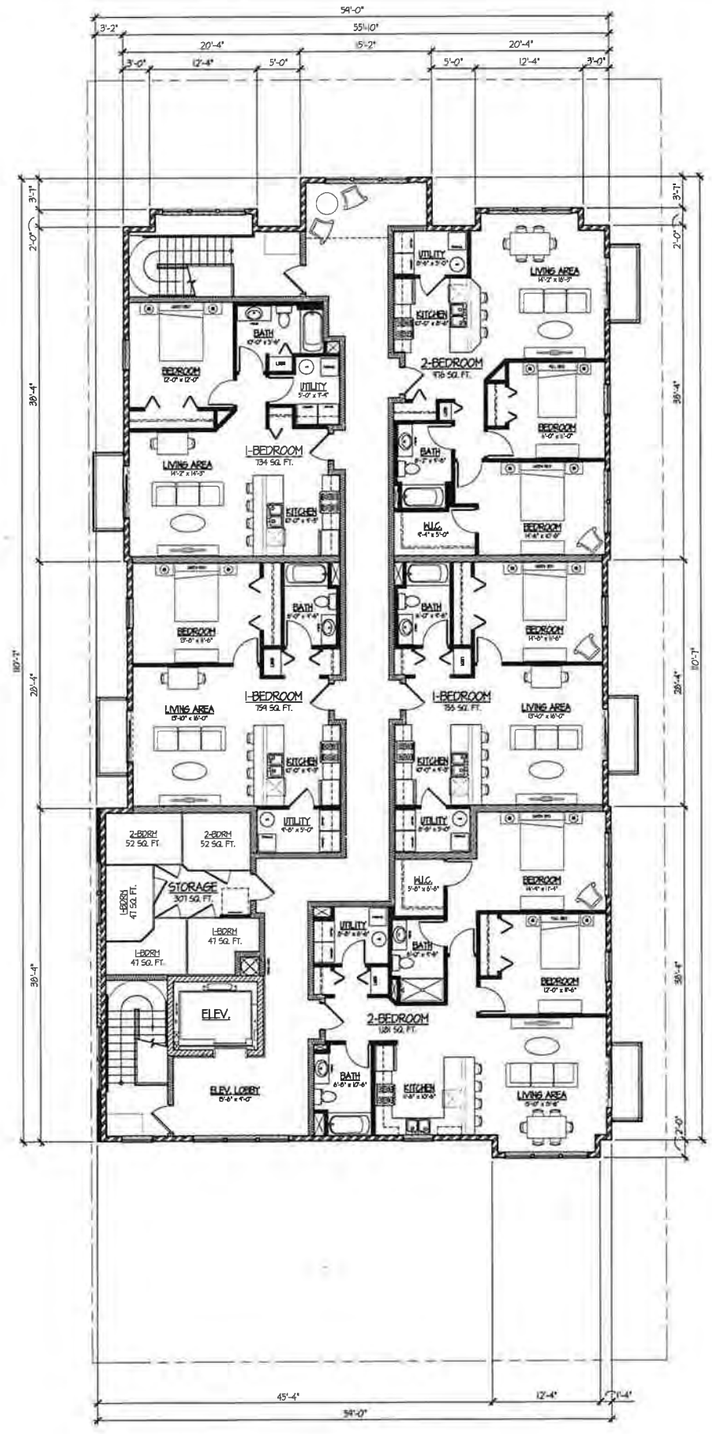
PROFESSIONAL DESIGN FIRM LICENSE #184-002934



SECOND FLOOR PLAN

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

FLOOR AREA = 6,124 SQ. FT.



THIRD FLOOR PLAN

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

FLOOR AREA = 6,124 SQ. FT.

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PROJECT

3-STORY APARTMENT BUILDING
407 EAST MAIN STREET
BARRINGTON, ILLINOIS 60010

DRAWING TITLE

2nd & 3rd FLOOR PLANS

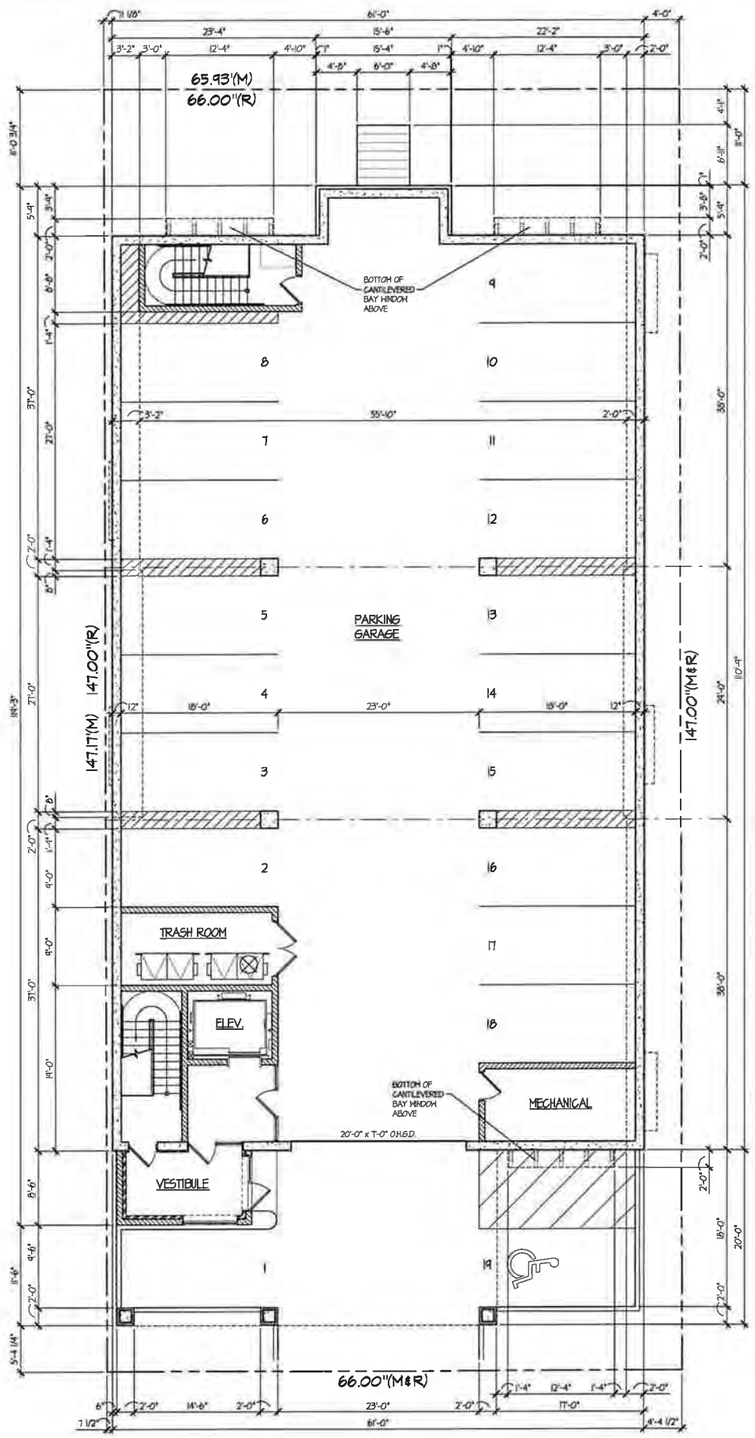
FILE NAME 4036-7P
DRAWN BY RDL DATE 7.3.19

NO.	REVISED PER	DATE	BY
1	DESIGN DEVELOPMENT	8.16.19	RDL
2	DESIGN DEVELOPMENT	8.21.19	RDL
3	PRELIMINARY BIDDING	8.28.19	RDL
4	CLIENT REVISIONS	9.27.19	RDL
6	PRELIM VILLAGE ARC	4.2.20	RDL

JOB NO. 403619

SHEET NO. A.2
OF 7

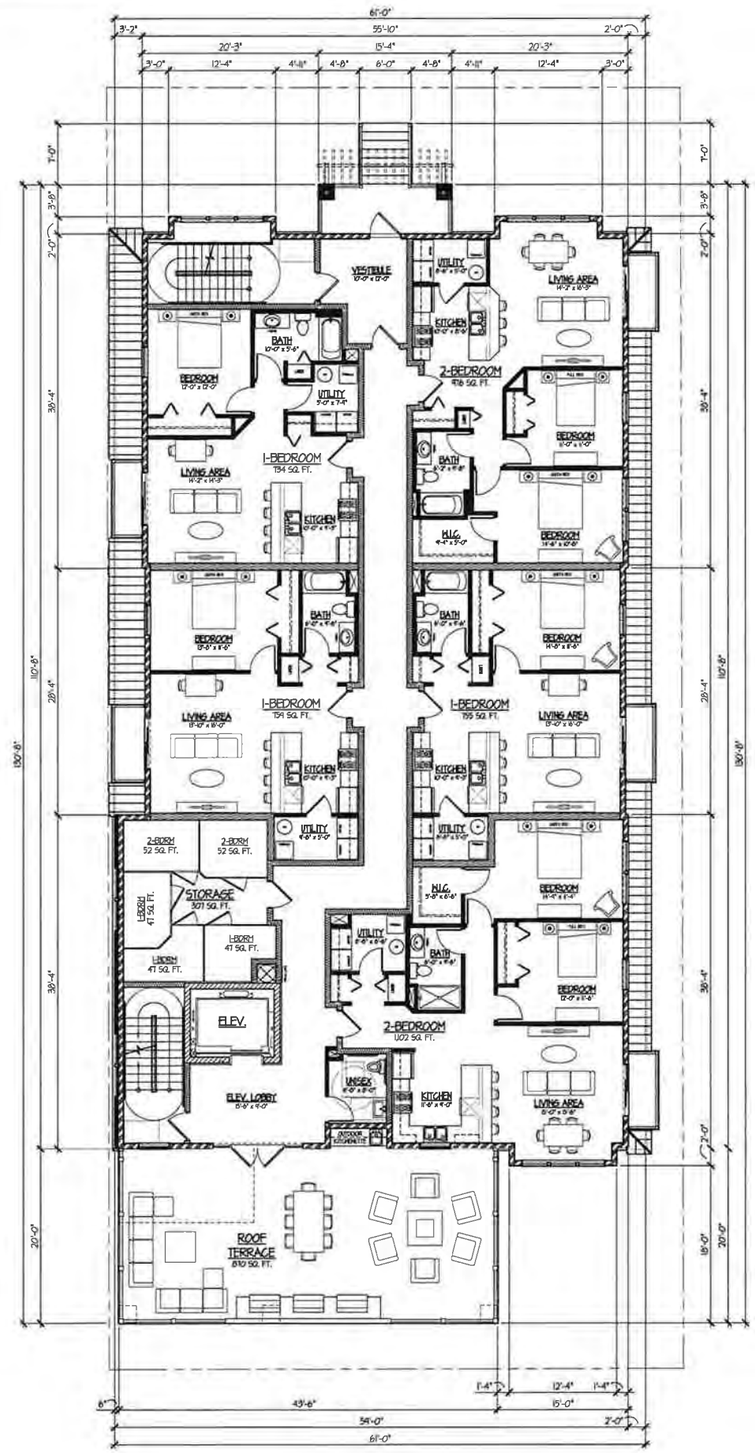
PROFESSIONAL DESIGN FIRM LICENSE #184-002934



LOWER LEVEL GARAGE / SITE PLAN

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

FOOTPRINT = 6,626 SQ. FT.



FIRST FLOOR PLAN

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

FLOOR AREA = 6,089 SQ. FT.

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CLIENT

PROJECT

3-STORY APARTMENT BUILDING
407 EAST MAIN STREET
BARRINGTON, ILLINOIS 60010

DRAWING TITLE

GARAGE & 1st FLOOR PLANS

FILE NAME 4036-7P
DRAWN BY RDL DATE 7.3.19

NO.	REVISED PER	DATE	BY
1	DESIGN DEVELOPMENT	8.16.19	RDL
2	DESIGN DEVELOPMENT	8.21.19	RDL
3	PRELIMINARY BIDDING	8.28.19	RDL
4	CLIENT REVISIONS	9.27.19	RDL
6	PRELIM VILLAGE ARC	4.2.20	RDL

JOB NO. 403619

SHEET NO. A.1
OF 7

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

NORTHEAST
PERSPECTIVE

current approved design

G SQUARED PROPERTIES
OWNERS

OCTOBER 19, 2015

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ELEVATION GLAZING PERCENTAGE	
GRADE TO B/1ST FLR CLG	- 28.5%
B/1ST FLR CLG TO B/2ND FLR CLG	- 30.3%
B/2ND FLR CLG TO B/3RD FLR CLG	- 30.3%

NORTH ELEVATION

0 2' 4' 8' 16'

407 E. MAIN ST.

BARRINGTON, ILLINOIS

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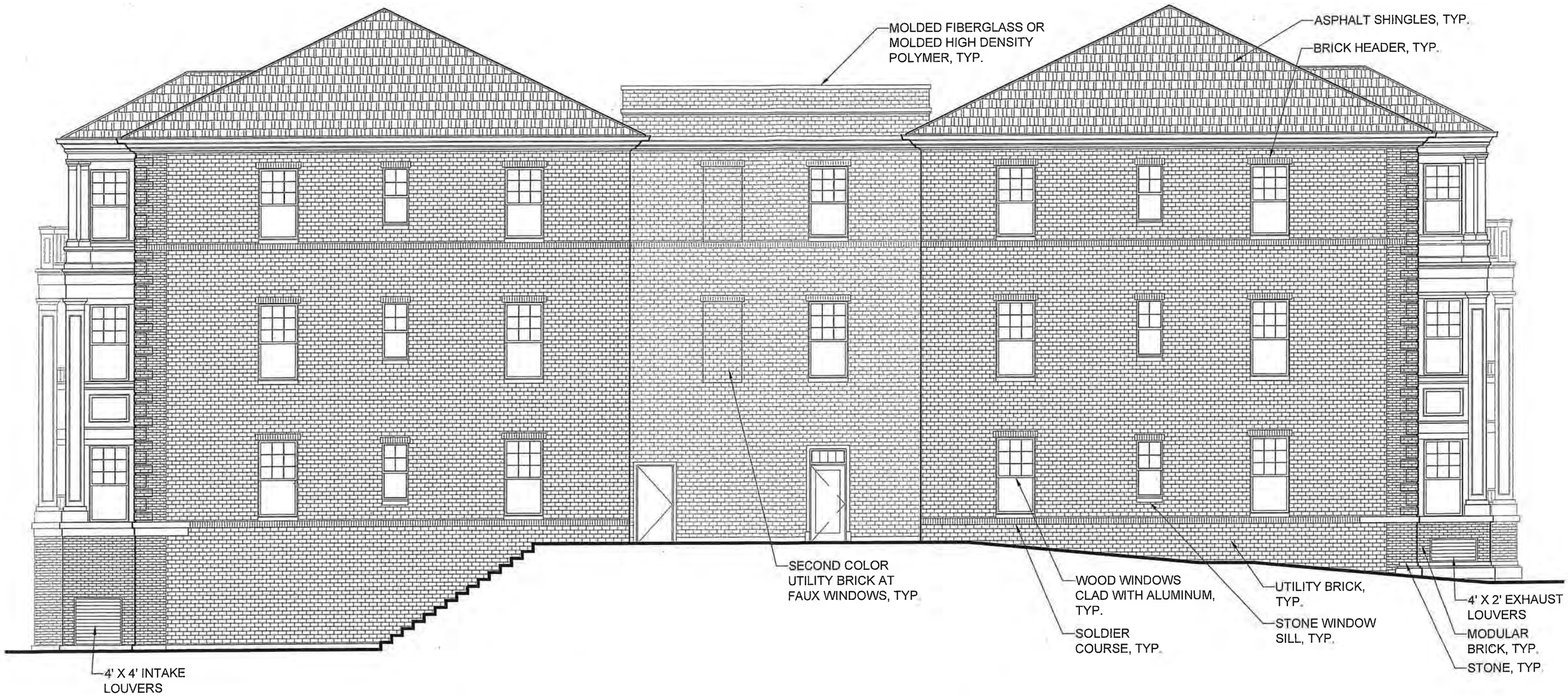

EAST ELEVATION

0 2' 4' 8' 16'

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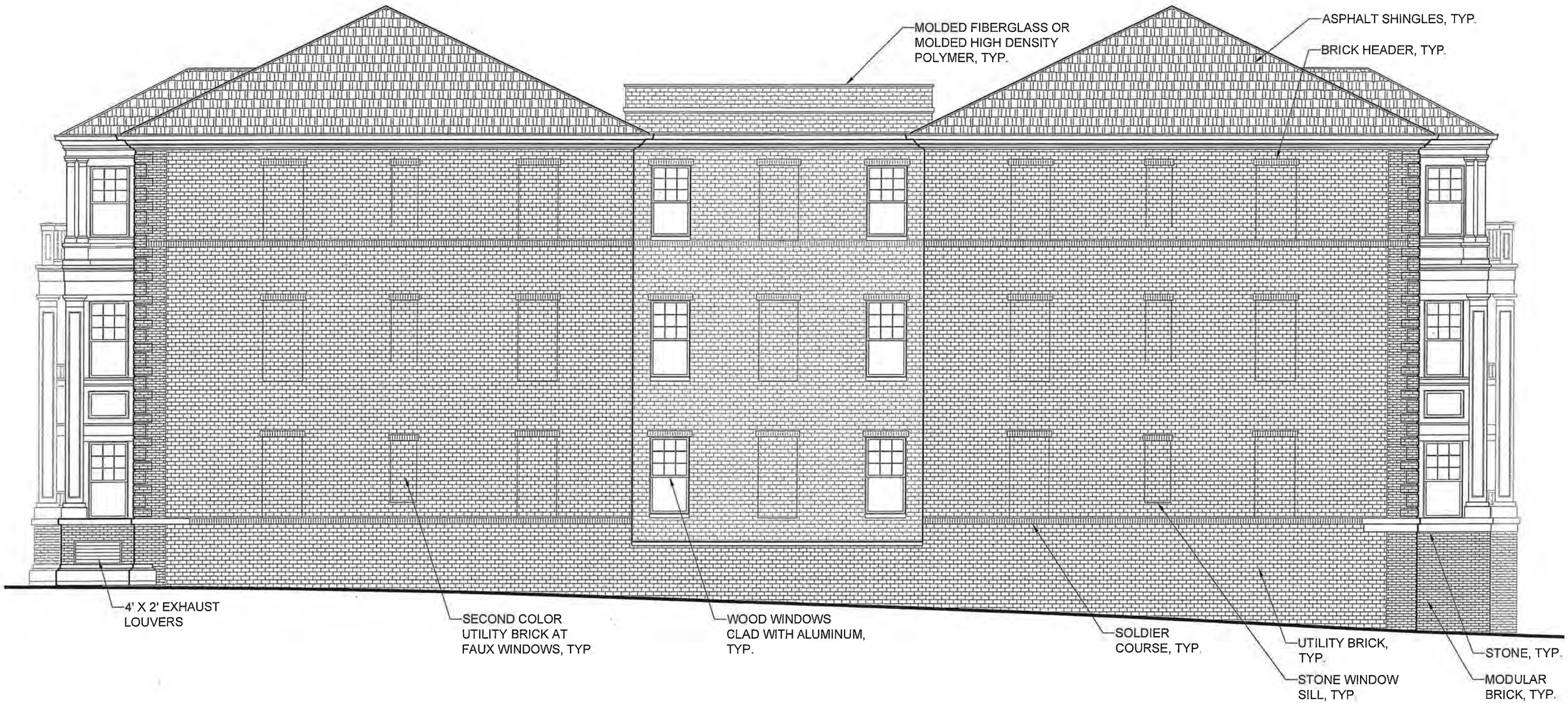

WEST ELEVATION

0 2' 4' 8' 16'

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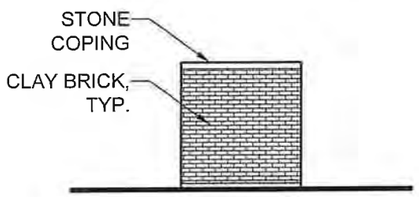
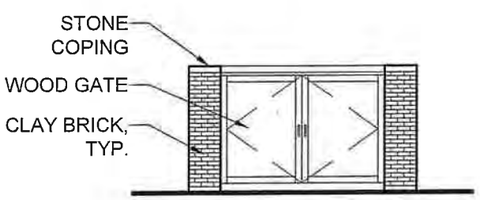


TRASH ENCLOSURE
EAST & WEST ELEVATION



TRASH ENCLOSURE
SOUTH ELEVATION

SOUTH ELEVATION

0 2' 4' 8' 16'

G SQUARED PROPERTIES
OWNERS

OCTOBER 19, 2015

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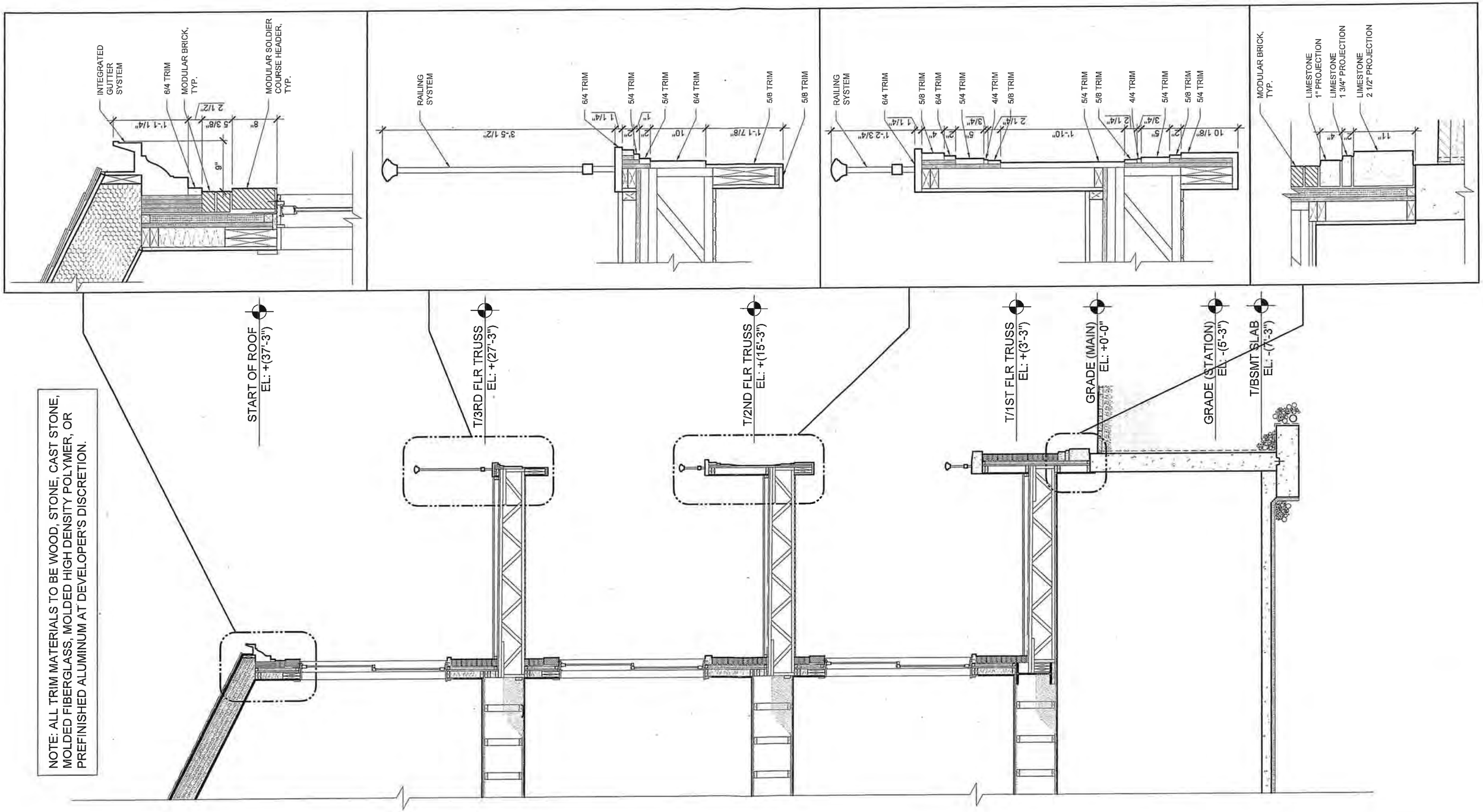

WALL SECTION 1 WITH DETAILS

0 1' 2' 4' 8'

G SQUARED PROPERTIES
OWNERS

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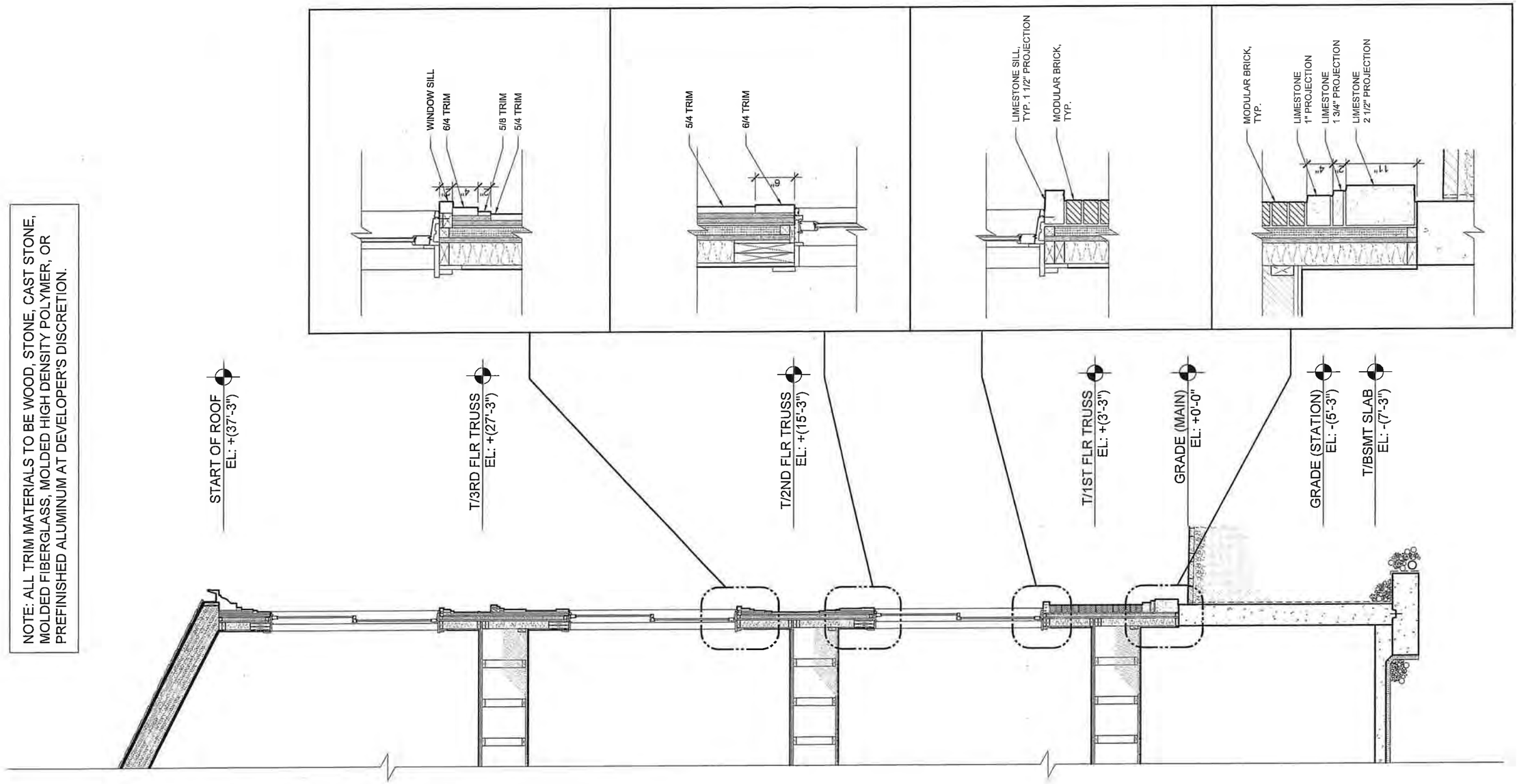
NOTE: ALL TRIM MATERIALS TO BE WOOD, STONE, CAST STONE, MOLDED FIBERGLASS, MOLDED HIGH DENSITY POLYMER, OR PREFINISHED ALUMINUM AT DEVELOPER'S DISCRETION.



WALL 2 SECTION WITH DETAILS

0 1' 2' 4' 8'

G SQUARED PROPERTIES
OWNERS

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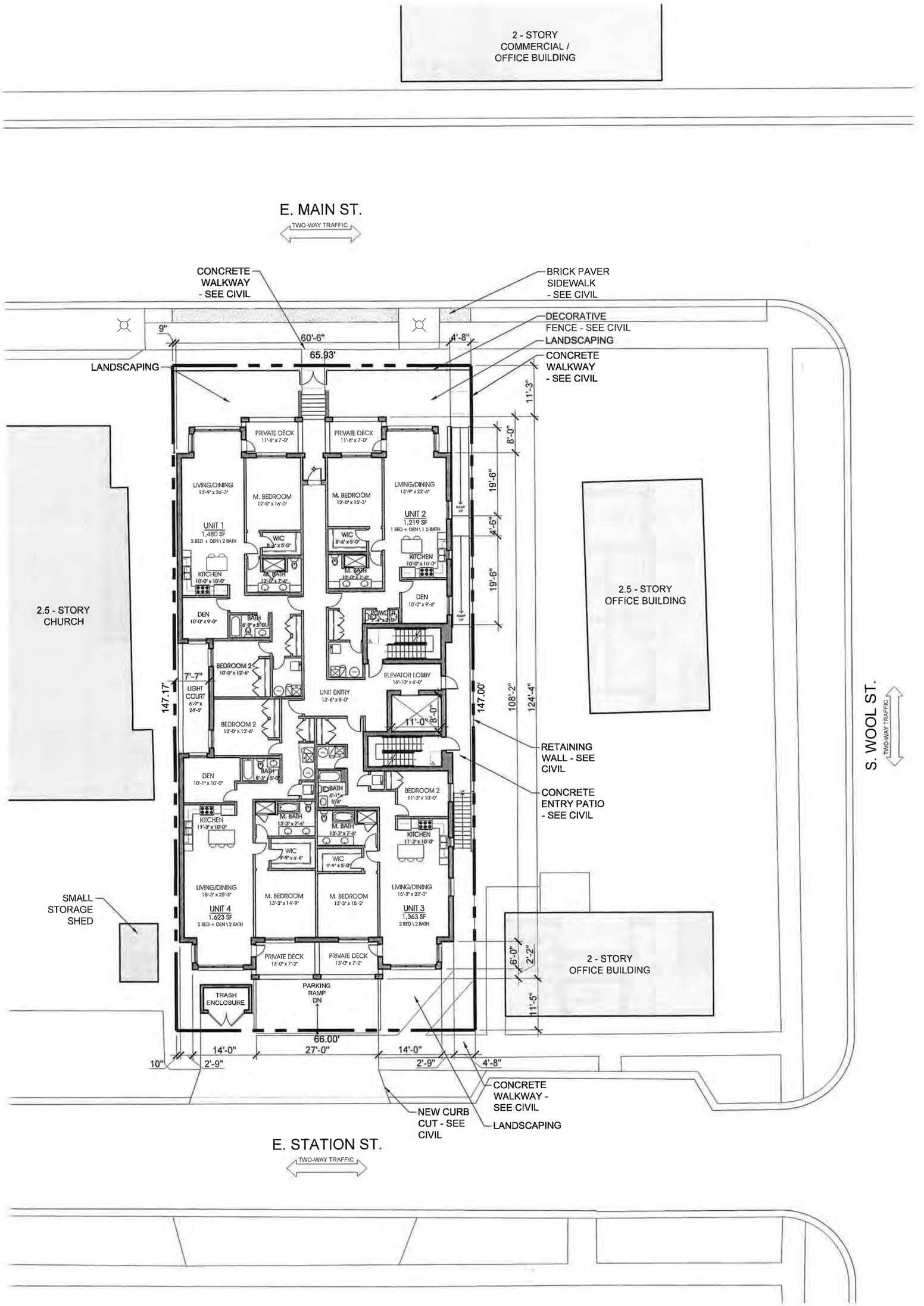

NORTH

SITE PLAN

0 5' 10' 20' 40'

G SQUARED PROPERTIES
OWNER

OCTOBER 19, 2015

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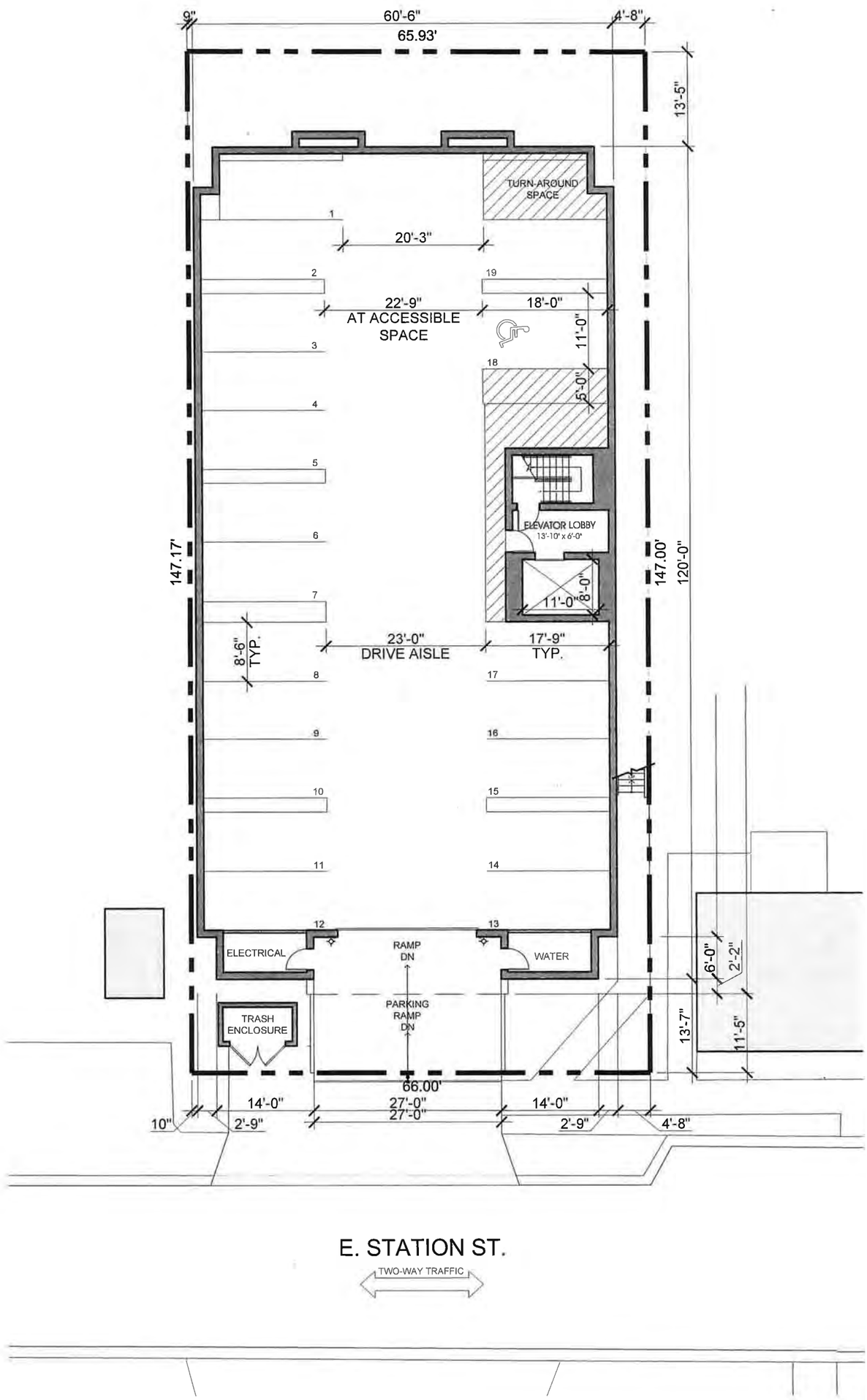

NORTH

BASEMENT PLAN
(7,065 SF)

0 4' 8' 16' 32'

G SQUARED PROPERTIES
OWNER

OCTOBER 19, 2015

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BARRINGTON, ILLINOIS

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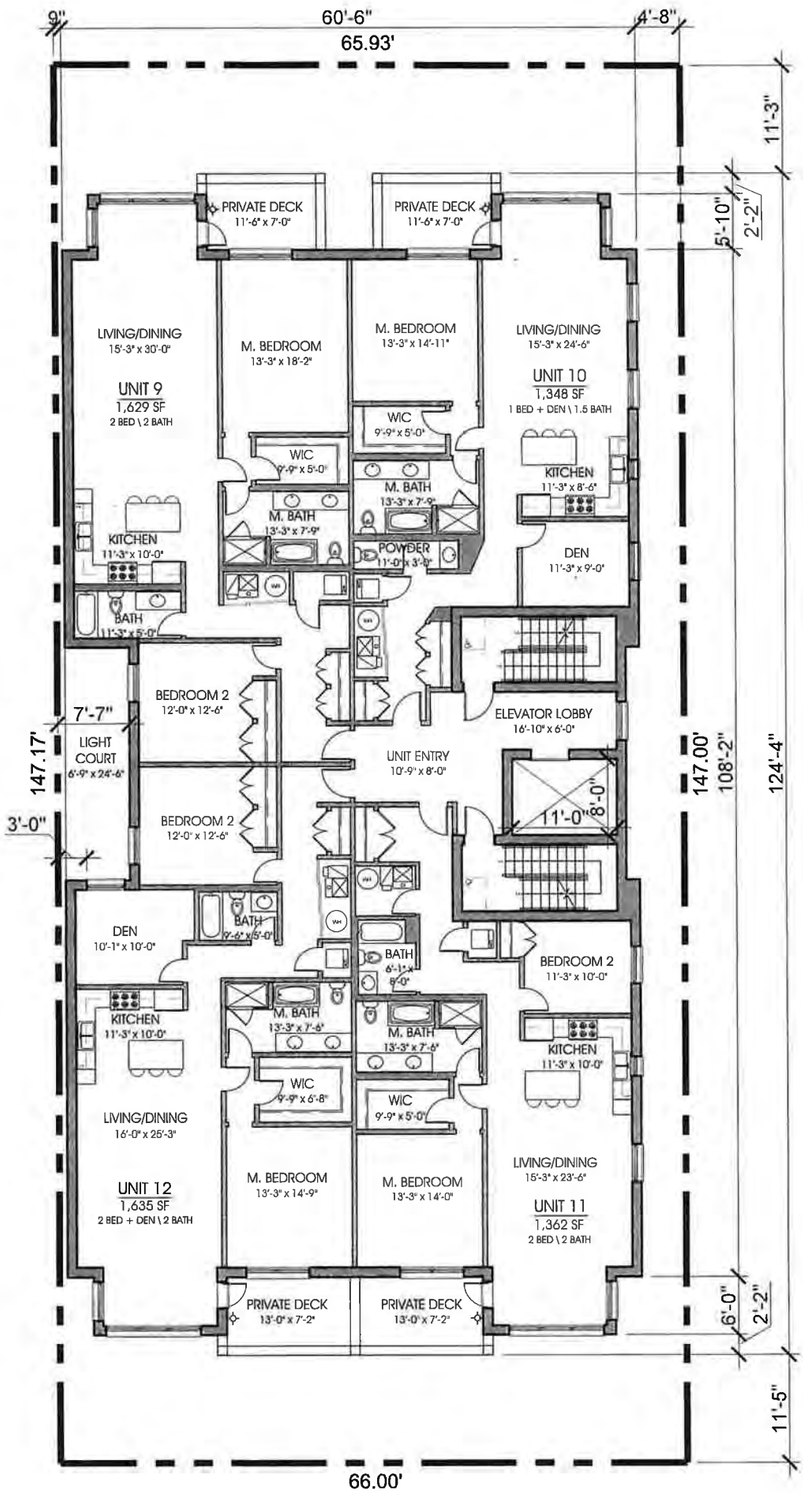

NORTH

THIRD FLOOR PLAN
(6,649 SF)

0 4' 8' 16' 32'

G SQUARED PROPERTIES
OWNER

OCTOBER 19, 2015

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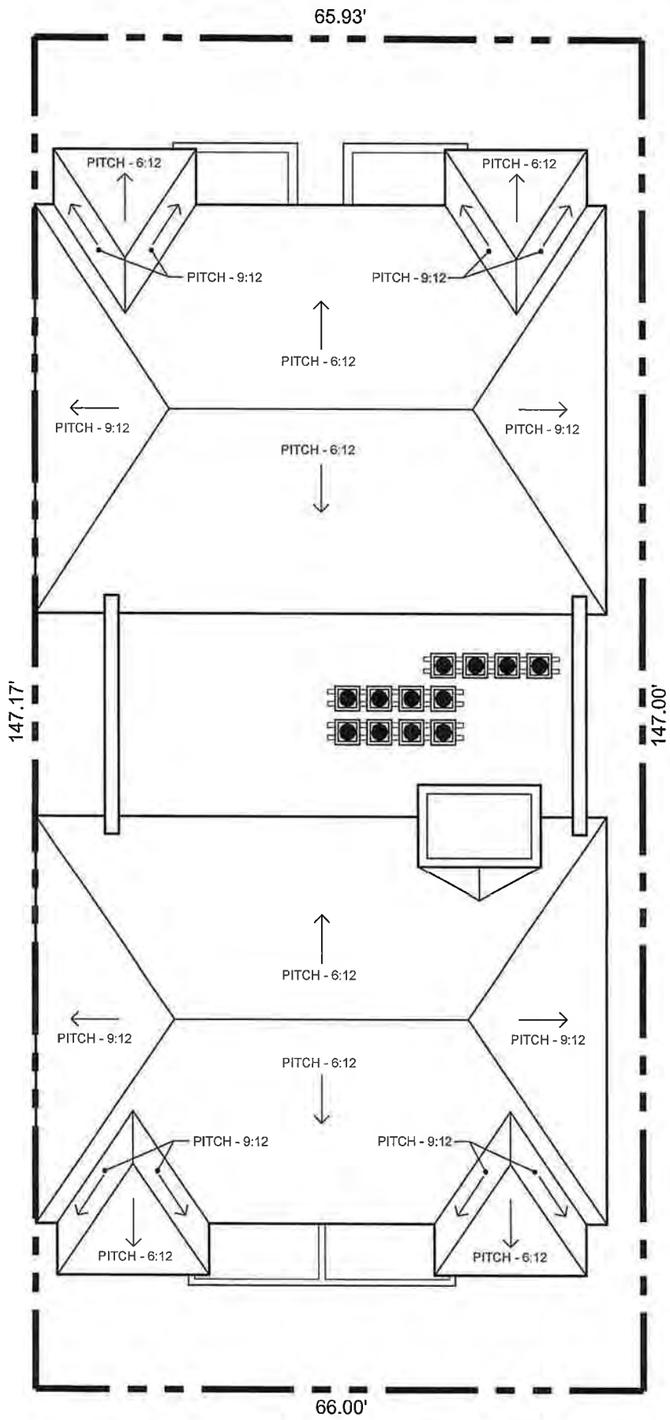

NORTH

ROOF PLAN

0 4' 8' 16' 32'

G SQUARED PROPERTIES
OWNER

OCTOBER 21, 2015

407 E. MAIN ST.
BARRINGTON, ILLINOIS

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Exhibit B-2

2007 Approved Plans

Exhibit B-4

407 East Main Street

Barrington, Illinois

Elevations

South Elevation (Station Street)

North Elevation (Main Street)

G SQUARED PROPERTIES
DEVELOPER

PAPPAGEORGE/HAYMES Ltd.
ARCHITECT

September 27, 2007
P/H # 041470

Exhibit B-5

407 East Main Street

Barrington, Illinois

East Elevation

Scale 1/4" = 1'-0"

G SQUARED PROPERTIES
DEVELOPER

PAPPAGEORGE/HAYMES Ltd.
ARCHITECT

September 27, 2007
File # 041470

Exhibit B-6

407 East Main Street

Barrington, Illinois

West Elevation

Scale: 1/8" = 1'-0"

G SQUARED PROPERTIES
DEVELOPER

PAPPAGEORGE/HAYMES Ltd.
ARCHITECT

September 27, 2007
P/H # 041470

Exhibit B-7

407 East Main Street

Burlington, Illinois

Partial Elevation with Materials
Scale 3/8" = 1'-0"

G SQUARED PROPERTIES
DEVELOPER

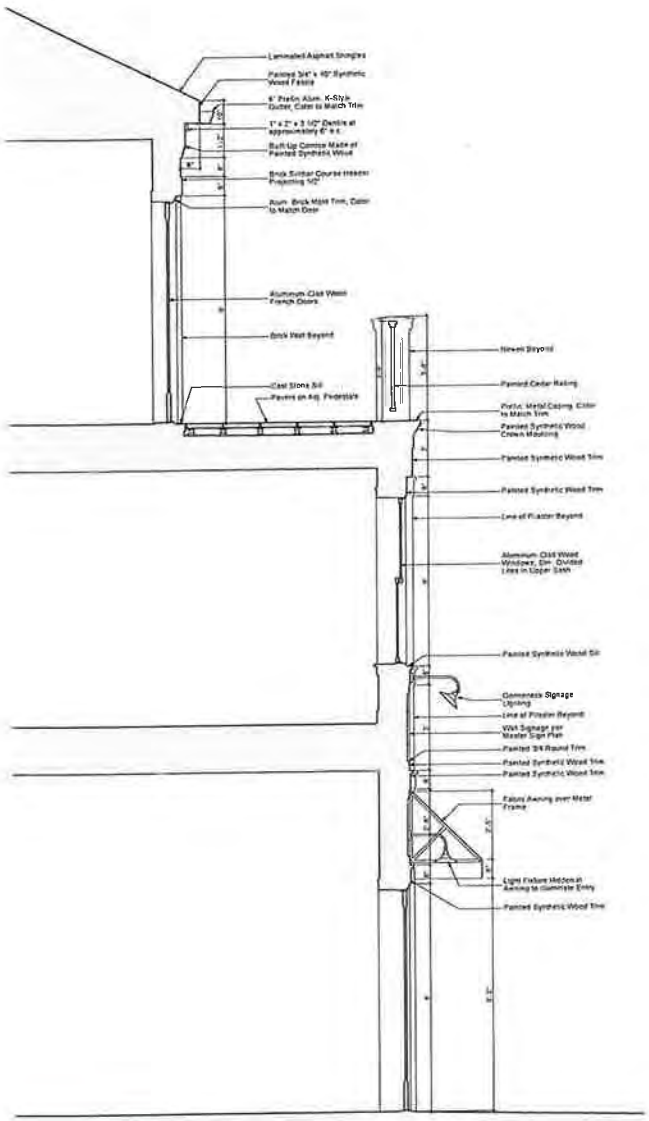
PAPPAGEORGE/HAYMES Ltd.
ARCHITECT

September 27, 2007
PM # 041470

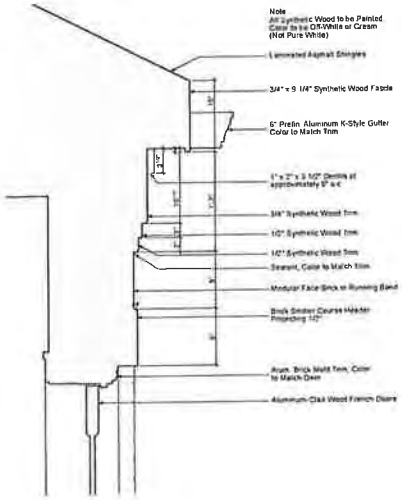
Exhibit B-8

407 East Main Street

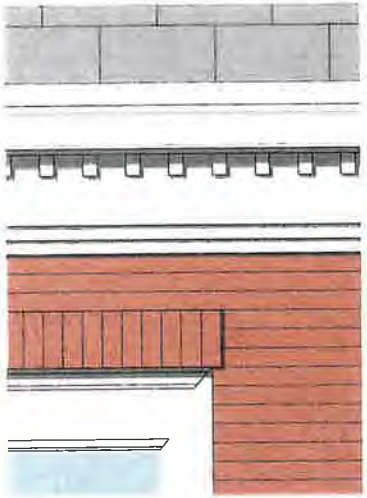
Facade Section Details



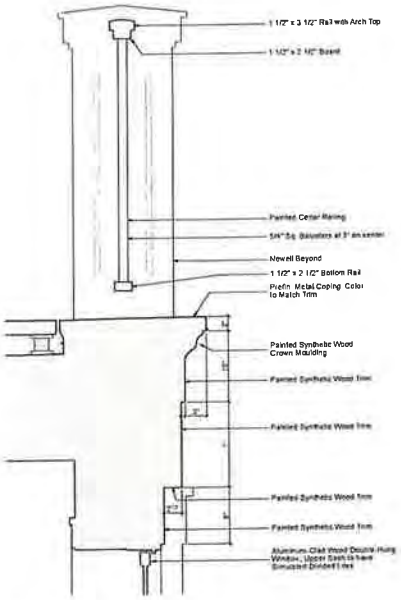
North Facade Section (South Facade Similar)



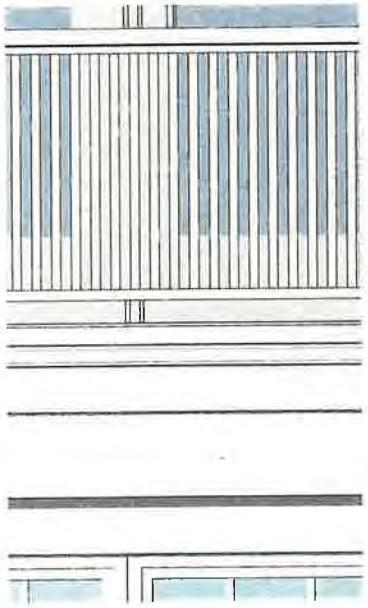
Upper Cornice Profile



Upper Cornice Partial Elevation



Lower Cornice Profile



Lower Cornice Partial Elevation

G SQUARED PROPERTIES
DEVELOPER

PAPPAGEORGE/HAYMES Ltd.
ARCHITECT

October 16, 2007
PM # 041470

ARCHITECTURAL REVIEW COMMISSION STAFF REPORT

TO:	Architectural Review Commission	**MEETING DATE:**	June 25, 2020 Preliminary Review
FROM:	Development Services Department	**PREPARED BY:**	Jennifer Tennant Asst. Director of Development Services

ARC 20-12: 229 W. Lincoln Avenue – HISTORIC/CONTRIBUTING

The Petitioner is seeking approval of a Certificate of Appropriateness for a second story rear addition to the existing contributing structure in the Historic Overlay District. The property is zoned R-6 Single-Family Residential District and is located in the H-Historic Overlay District. The subject property is approximately 8,448 sq. ft. All plans are subject to a final building, engineering and zoning review and approval prior to the issuance of a building permit.

PROPERTY OWNER: Adam & Carrie Kalita, 229 W. Lincoln Avenue, Barrington, IL 60010
APPLICANT: Adam & Carrie Kalita, 229 W. Lincoln Avenue, Barrington, IL 60010
ARCHITECT: Muran Architects, Inc.

PRELIMINARY FINDING OF FACT

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 property was originally and is currently utilized as a single-family residence. 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.**
   Aside from the addition, the only modification proposed to the original structure is the relocation of one window. No modifications to the existing materials on the original portion of the structure is proposed. The materials on the addition will match those on the original structure. Staff finds that this standard is met.

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 to the second story. The addition will be constructed similar to a dormer and the original roofline will still be evident due to the architectural style of the house. The Design Guidelines discourage the addition of a new story but this home does already has a second story

and the dormer-like addition will not extend past the ridge of the original 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 rear dormer and replace it with the new larger dormer-like addition. It does not appear as though the rear dormer has acquired any particular historical significance of its own. 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 is not proposing any modifications to the original portion of the structure with the exception of one window relocation. Staff finds that this standard is not applicable.

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 is not proposing any modifications to the original portion of the structure with the exception of one window relocation. Staff finds that this standard is not applicable.

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 second story rear addition in a dormer-like fashion. This design ensures that the height of the addition does not exceed the ridge of the original structure. Staff finds hat the proposed addition is in keeping with the size and scale of the original structure. And is compatible with the character of the property by keeping the original roofline intact. Staff finds that this standard is met.

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 designed in a dormer-like fashion and does not impair the original form of the structure and the original roofline will still be evident. The proposed addition is of a compatible mass and scale to the original structure as the height of the addition does not exceed the ridge of the original roof line. 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	stucco to match existing. OK.
TRIM	wood. OK.
GUTTERS	half-round to match existing. OK.
SHINGLES	architectural shingles. OK.
WINDOWS	wood double hung window. final selection not determine yet.
DOORS	N/A
CHIMNEY	N/A
PORCH	N/A
`	
OTHER	N/A

All material information, including window specifications, must be labeled on 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 20-12:

- **The ARC should review the use of the transom window on the east elevation**
- **The ARC should consider the proposed gable end.**
- **Any other proposed restoration or modifications to the existing must be included on the final plans if any is proposed.**
- **All material information, including window specifications, must be provided as part of the final submittal.**
- **Section details for all major trim elements (cornice, window trim, etc.) and wall sections through all major components of the addition must be provided as part of the final submittal.**

229 W. Lincoln Avenue – Contributing

ARC 05-06 – demolish existing detached garage and reconstruct a new detached garage as well as remodel existing front porch

Located at 229 W. Lincoln Avenue is a one-and-one-half-story side-gabled Craftsman dwelling built ca. 1920. The house has a roof of asphalt shingles, an interior brick chimney and an original exterior of stucco. On the main (N) elevation is an original gable roof porch enclosed with four-over-one, vertical-light double hung wood sash windows. The main entrance has an original, four-light glass and wood door with original, narrow, two-light glass and wood sidelights and an original, four-light transom. Windows in the dwelling are original, three-over-one-vertical light double hung wood sash with wood surrounds. On the main façade roofline is a large shed roof dormer with a set of four, two-over-one double hung wood sash windows. On the east elevation is a projecting, hipped roof bay with four, narrow, single-light windows with two-light transoms. Adjacent to this bay is a row of three, three-vertical-light glass and wood windows. The dwelling and enclosed porch have exposed roof rafters and knee brace brackets at the eaves.

To the rear of the dwelling is an original, gable front, frame garage with a front gable roof of asphalt shingles, an exterior of wood shingles and two, triple-sectioned, four-light and four-rectangular-wood-panel sliding garage doors. In the gable field is a four-light fixed attic window with a wood surround. **Contributing**

MURAN
ARCHITECTS
I N C.
P || 847 | 955 | 9090
jmuran@muran-architects.com

June 16, 2020

Barrington Architectural Review Commission
(Historic Overlay District)

RE: Addition and Alterations to Kalita Residence
229 W. Lincoln Avenue
Barrington, IL

Adam and Carrie Kalita are proposing to construct a new second floor dormer on the rear facing (south side) of their Arts and Crafts style home located at their address as listed above. The larger dormer will replace a smaller shed roof style dormer that is currently in place there. *The dormer will incorporate a new remodeled second floor plan as* shown in the Architect's Preliminary Plans that are a part of this submittal.

The exterior of the addition will match all existing materials throughout, including stucco siding, (color to match existing), wood windows (color to match existing), wood fascia, soffit and trim materials (colors to match existing) and a completely new architectural dimensional style asphalt shingle roof (color yet to be determined).

We thank you for your time.

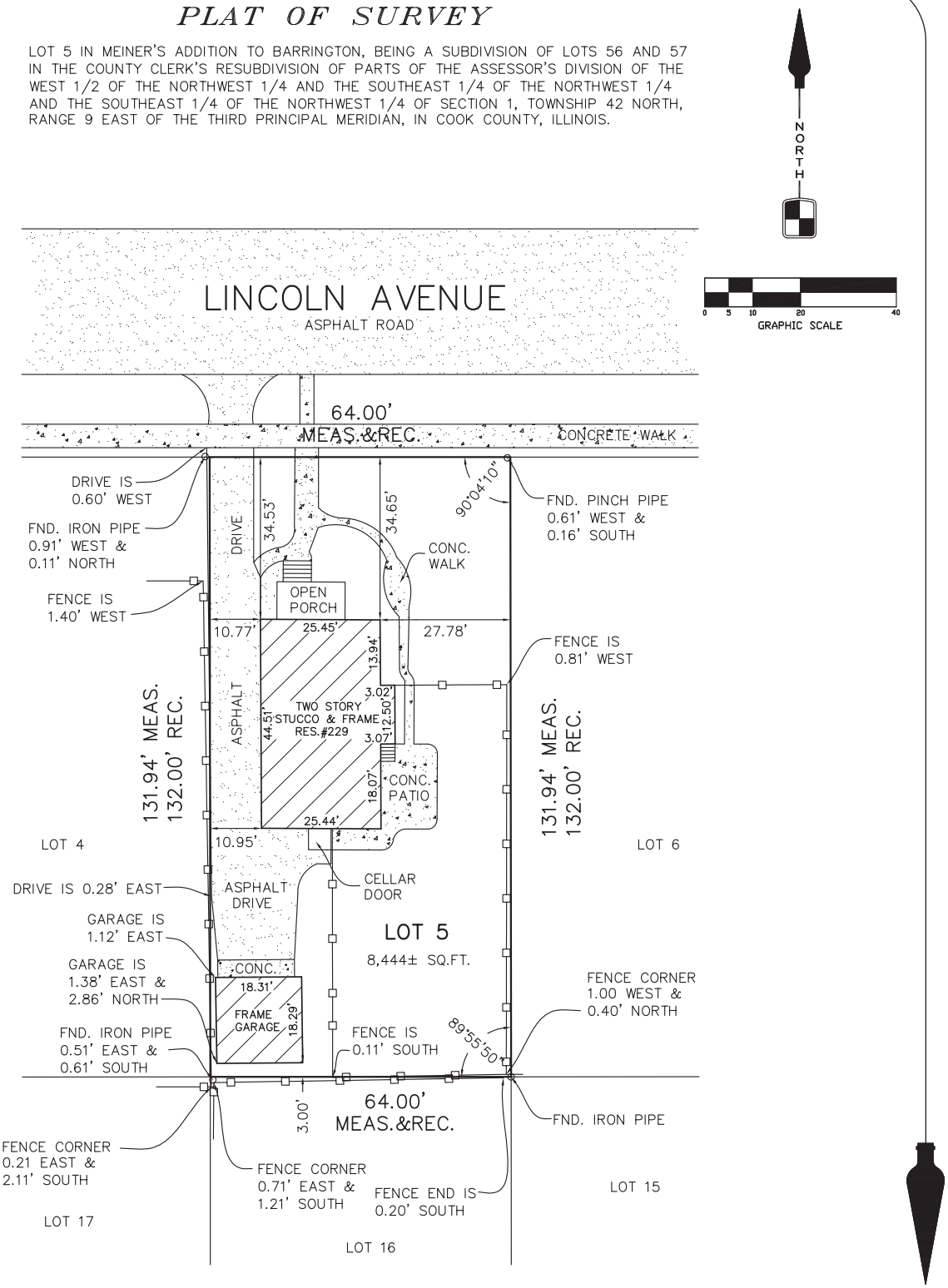
Respectfully,

LICENSED ARCHITECT
JOSEPH N. MURAN
001-011734
STATE OF ILLINOIS

Joseph N. Muran
President, Muran Architects, Inc.

PLAT OF SURVEY

LOT 5 IN MEINER'S ADDITION TO BARRINGTON, BEING A SUBDIVISION OF LOTS 56 AND 57 IN THE COUNTY CLERK'S RESUBDIVISION OF PARTS OF THE ASSESSOR'S DIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



PROPERTY ADDRESS: 229 W. LINCOLN AVENUE, BARRINGTON, IL. 60010

CLIENT: KELLEHER & BUCKLEY (SUTTON)

PROPERTY LINES, INC.
4706 GREGORY STREET
MCHENRY, IL. 60051

A PROFESSIONAL LAND SURVEYING AND MAPPING COMPANY
Design Firm Lic# 184-004381

PHONE (815)-578-9646
FAX (815)-578-9647
ORDER NO. 14-00344

COMPARE ALL POINTS AND REPORT ANY DIFFERNCE AT ONCE.

BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS. REFER TO YOUR DEED, ABSTRACT, TITILE POLICY OR BUILDING COMMISSIONER.

DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

NO DIMENSION IS TO BE ASSUMED BY SCALING THIS PLAT.

THIS PLAT IS NOT VALID WITHOUT EMBOSSED SURVEYORS SEAL.

FIELD WORK PERFORMED ON DEC 14, 2014.

STATE OF ILLINOIS)
COUNTY OF McHENRY) S.S.

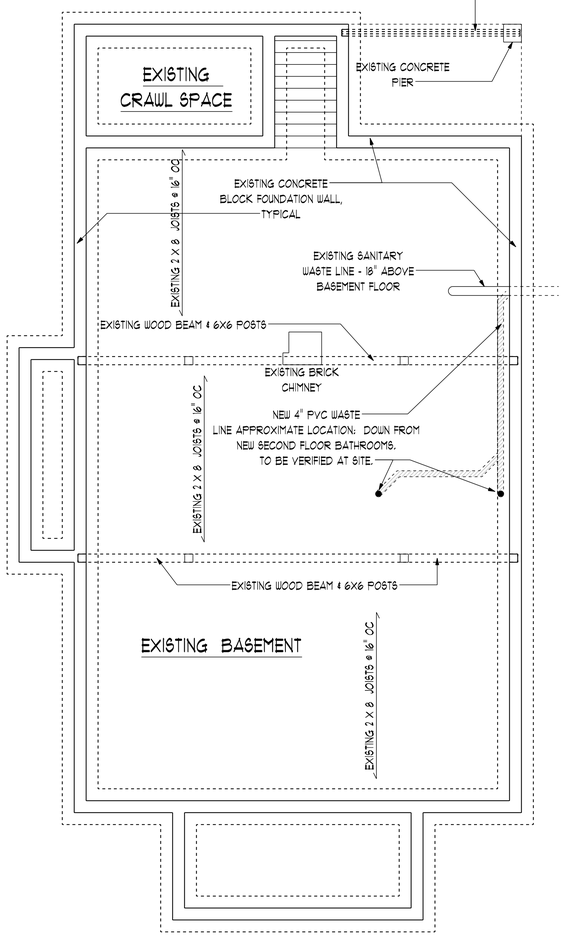
THIS IS TO CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY, ACCORDING TO THE OFFICIAL RECORD, AND THE ABOVE PLAT CORRECTLY REPRESENTS SAID SURVEY.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

_____
STEVEN M. SLOOT
ILLINOIS REGISTERED LAND SURVEYOR NO. 35-003279
MY PROFESSIONAL LICENSE EXPIRES ON NOVEMBER 30, 2016.

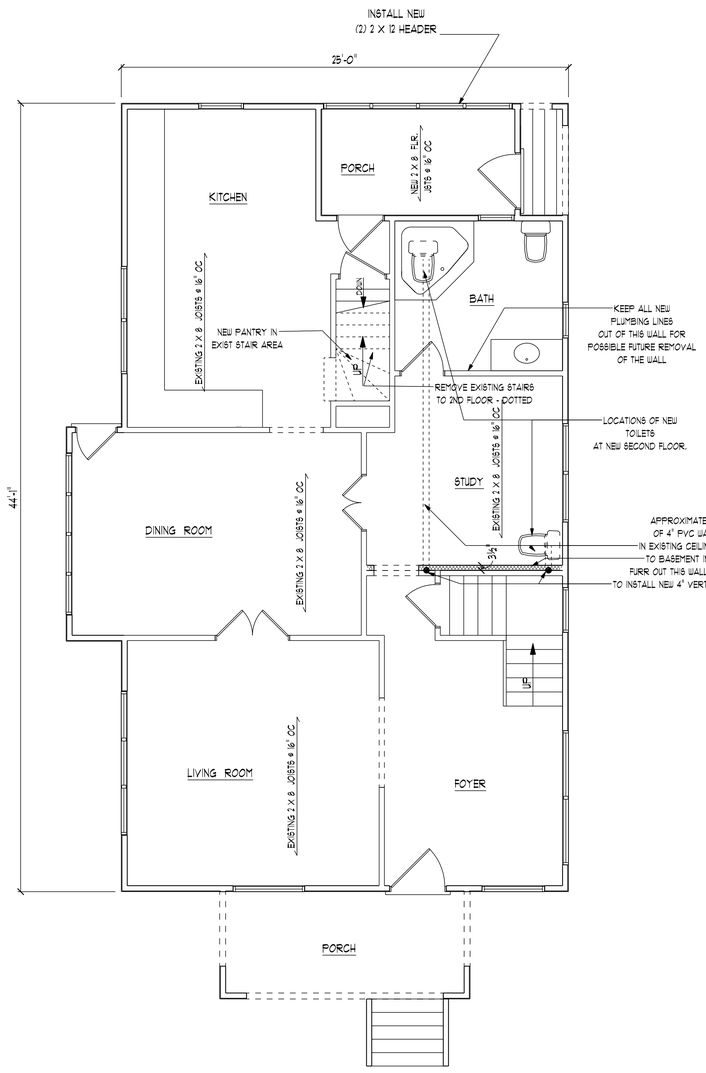
229
HOME

THE ARCHITECT HAS NOT IN ANY WAY BEEN HIRED IN A SUPERVISORY CAPACITY FOR THE CONSTRUCTION OF THIS PROJECT.
THEREFORE, THE USE OF THESE DRAWINGS BY THE OWNER OR ANY CONTRACTOR, SUB-CONTRACTOR, BUILDER, TRADESMAN OR WORKMAN SHALL CONSTITUTE A "HOLD HARMLESS AGREEMENT" BETWEEN THE DRAWING USER AND THE ARCHITECT.
THE USER SHALL IN FACT AGREE TO HOLD THE ARCHITECT HARMLESS FOR ANY RESPONSIBILITY IN REGARDS TO THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES AND FOR ANY SAFETY PRECAUTIONS OR PROGRAMS IN CONNECTION WITH THE WORK. FURTHER, THE ARCHITECT SHALL BE HELD HARMLESS AGAINST ANY LIABILITY OF ANY KIND WHATSOEVER, OR FOR ANY RESPONSIBILITY IN REGARD TO ANY COSTS OR PROBLEMS ARISING FROM THE NEGLIGENCE OF THE CONTRACTOR, SUB-CONTRACTOR, BUILDER, TRADESMAN OR WORKMAN. THE USE OF THESE DRAWINGS ALSO IMPLIES THAT THE ARCHITECT SHALL ASSUME NO RESPONSIBILITY FOR THE PLAN USERS FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE DRAWINGS OR CONTRACT DOCUMENTS.



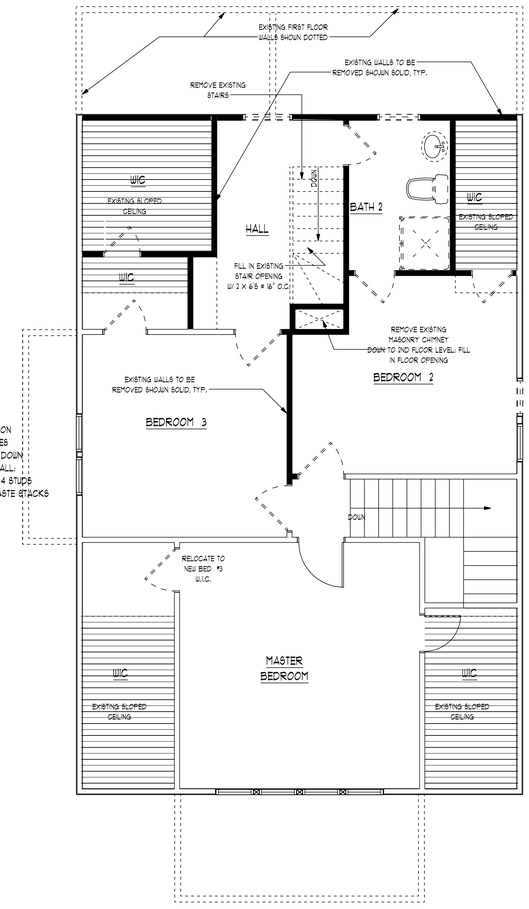
EXISTING FOUNDATION PLAN

(1/4" = 1'-0")



EXISTING FIRST FLOOR PLAN

(1/4" = 1'-0")



EXISTING SECOND FLOOR PLAN

(1/4" = 1'-0") 950 SQ. FT.

MURAN ARCHITECTS
21720 W. LONG GROVE ROAD, SUITE C-184, DEER PARK, IL 60010
www.muran-architects.com 847 - 955 - 9090

ADDITION & REMODELING FOR:
CARRIE AND ADAM KALITA
229 W. LINCOLN
BARRINGTON, IL

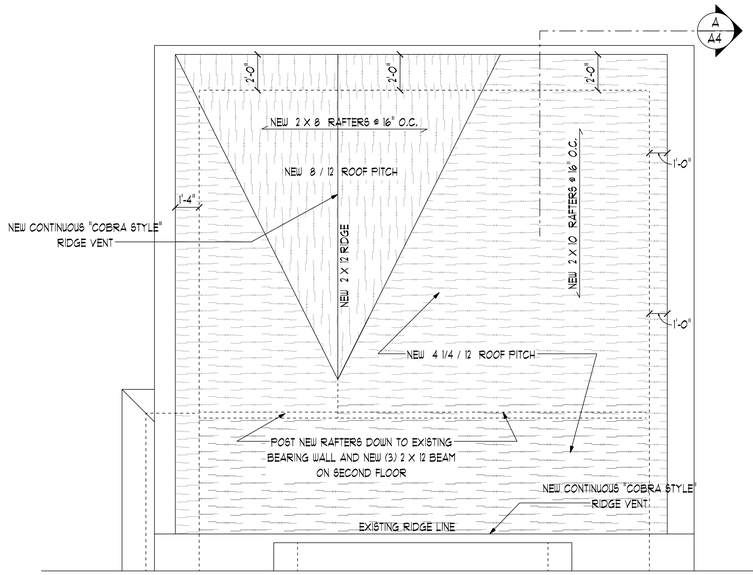
DATE :	04-17-2019
DRAWN BY :	J N MURAN
REVISIONS :	
PRELIM PLAN	03-03-2020
PRELIM PLAN	03-04-2020
PRELIM PLAN	03-07-2020

SHEET
A1

ELECTRICAL NOTE:

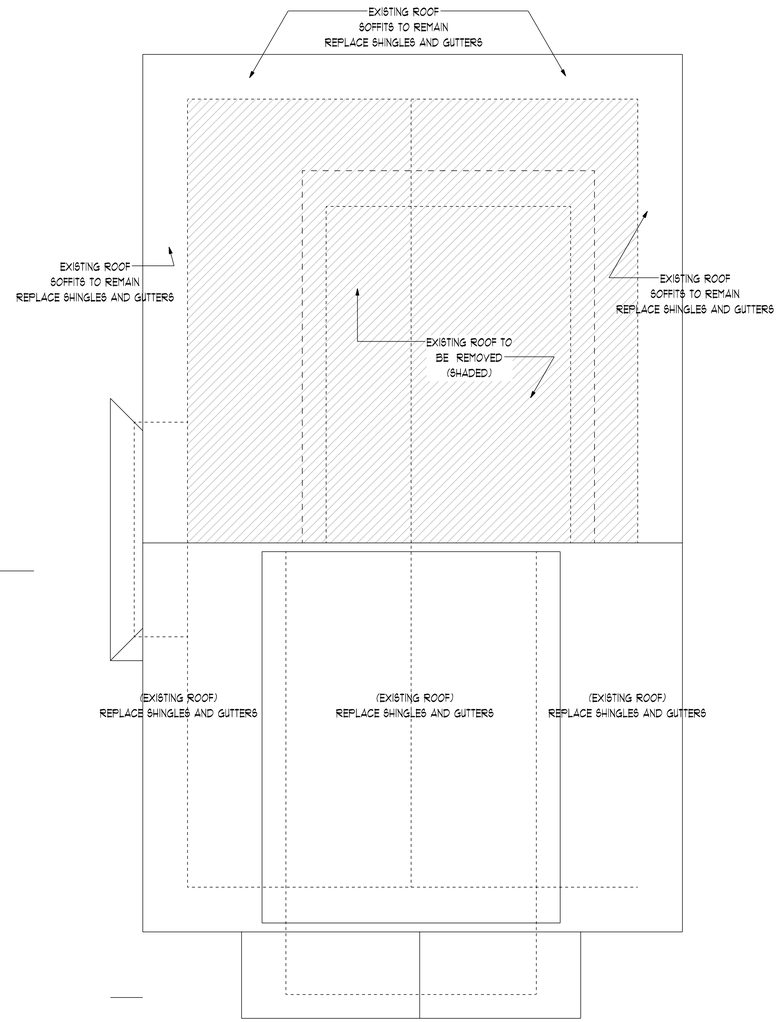
UPGRADE EXISTING ELECTRICAL SERVICE TO
NEW 200 AMP SERVICE

ELECTRICAL LEGEND	
ELECTRICAL	SYMBOL
C EILING FAN (TO BE SELECTED BY OWNER)	
BATH EXHAUST FAN	
RECESSED CAN LIGHT	
SURFACE MTD. LIGHT (TO BE SELCTED BY OWNER)	
DUPLEX OUTLET	
SMOKE DETECTOR OR COMBO SMOKE & C/O DETECTOR	
SWITCH	$
WALL MTD. LIGHT (OWNER TGO SELECT FIXTURE)	



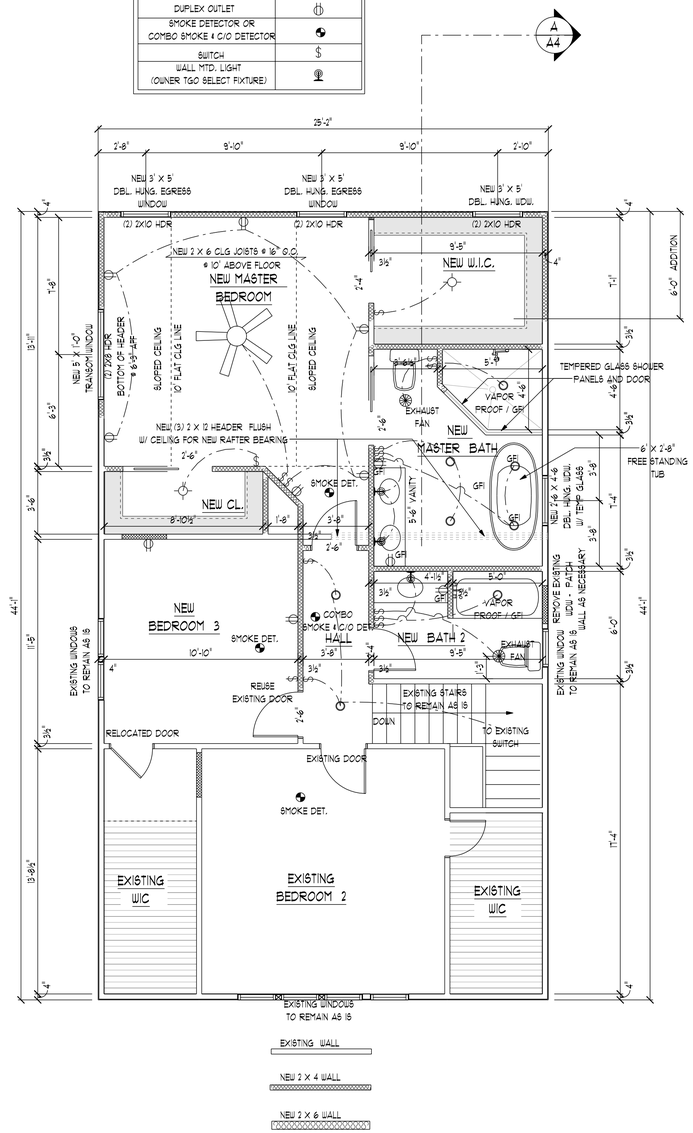
NEW REMODELED ROOF PLAN

(1/4" = 1'-0")



EXISTING ROOF PLAN

(1/4" = 1'-0")



NEW SECOND FLOOR PLAN

(1/4" = 1'-0") 1100 SQ. FT.

MURAN ARCHITECTS INC.
21720 W. LONG GROVE ROAD, SUITE C-184, DEER PARK, IL 60010
www.muran-architects.com 847 - 955 - 9090

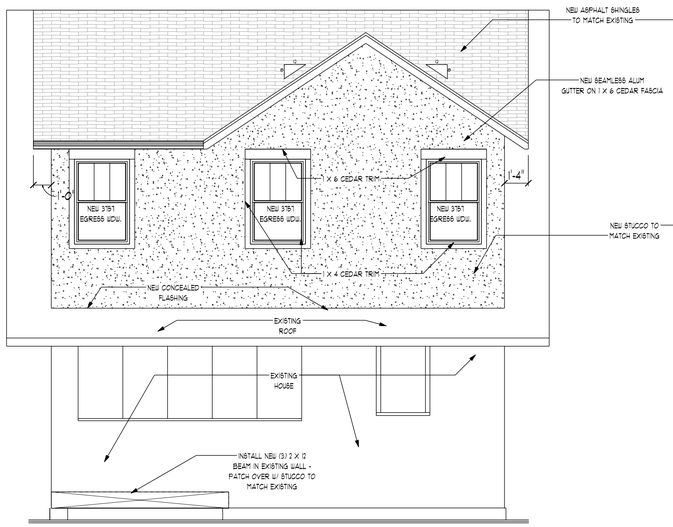
ADDITION & REMODELING FOR:

CARRIE AND ADAM KALITA
229 W. LINCOLN
BARRINGTON, IL

DATE :
04-17-2015
DRAWN BY : J N MURAN
REVISIONS :
PRELIM PLAN 02-03-2010
PRELIM PLAN 02-04-2010
PRELIM PLAN 02-07-2010

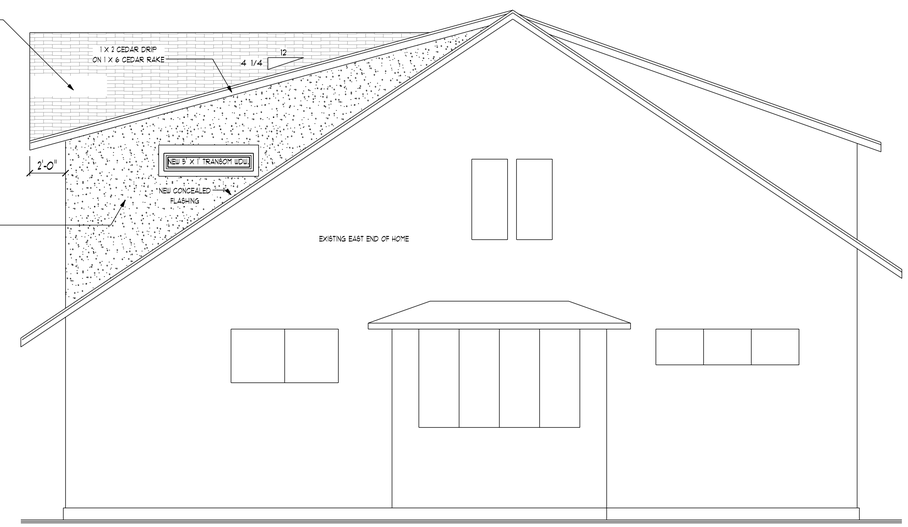
SHEET

A2



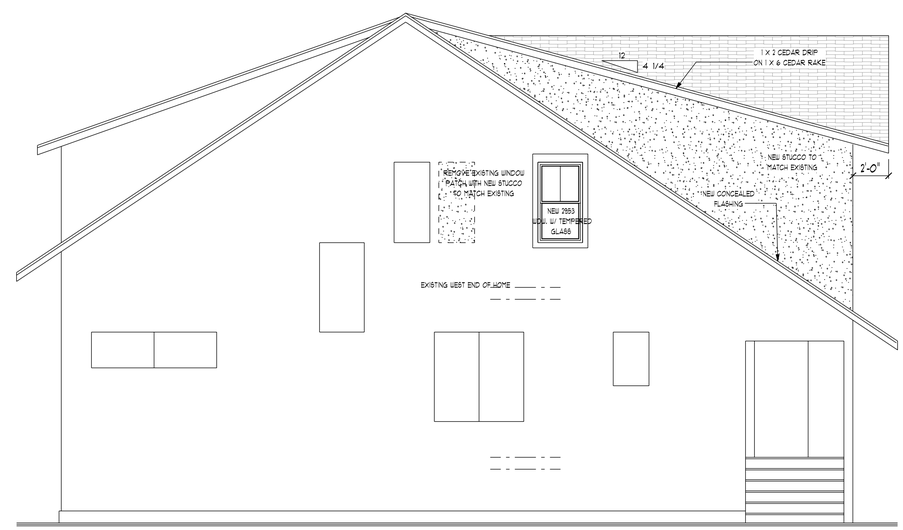
BACK ELEVATION DORMER ADDITION

(1/4" = 1'-0")



EAST SIDE ELEVATION DORMER ADDITION

(1/4" = 1'-0")



WEST SIDE ELEVATION DORMER ADDITION

(1/4" = 1'-0")

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I N C.
21720 W. LONG GROVE ROAD , SUITE C-184, DEER PARK, IL 60010
www.muran-architects.com 847 - 955 - 9090

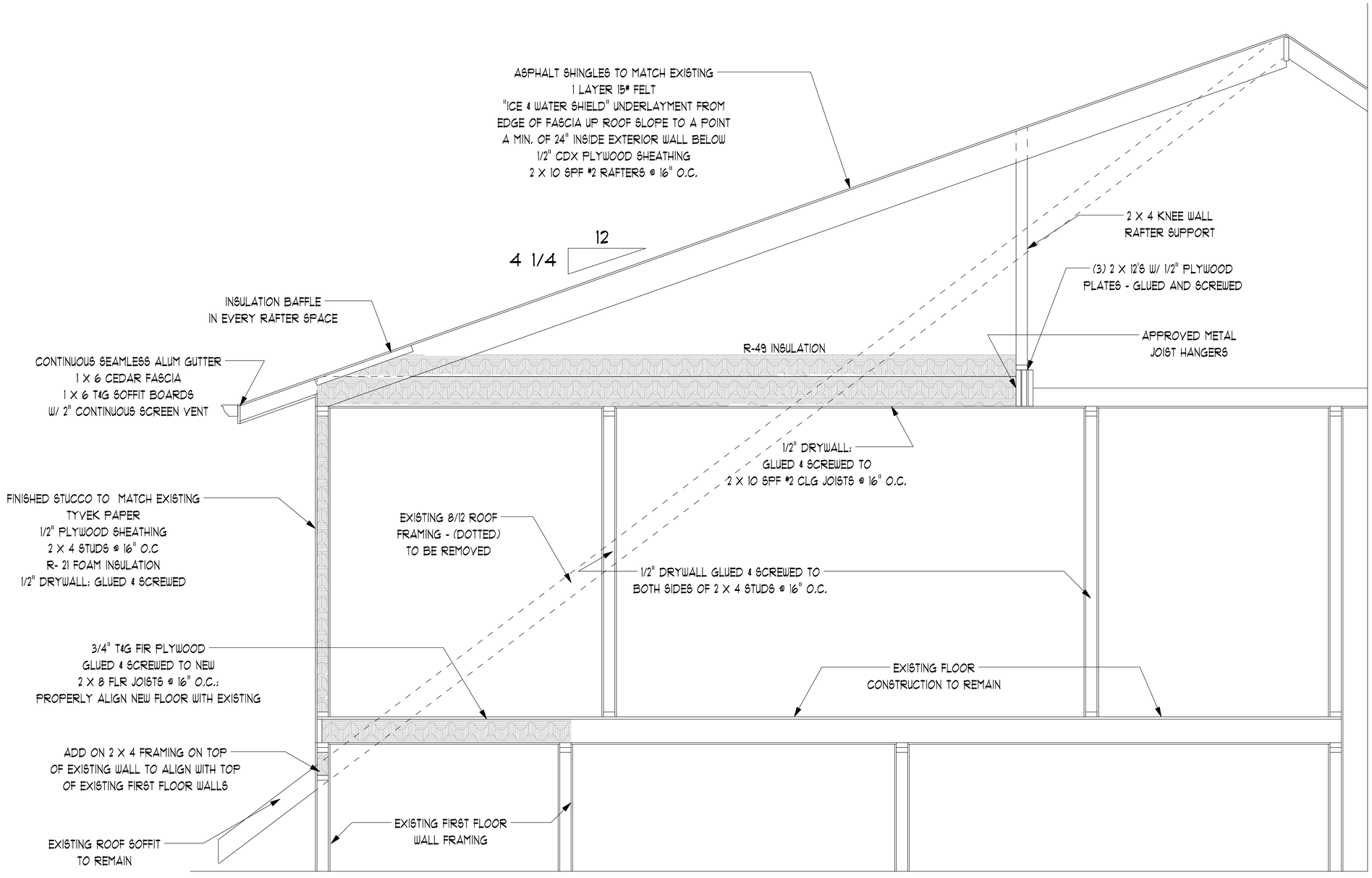
ADDITION & REMODELING FOR:

CARRIE AND ADAM KALITA
229 W. LINCOLN
BARRINGTON, IL

DATE :
04-17-2013
DRAWN BY :
J N MURAN
REVISIONS :
PRELIM PLAN 01-03-2010
PRELIM PLAN 01-04-2010
PRELIM PLAN 01-07-2010

SHEET

A3



DORMER BUILDING SECTION

(3/4" = 1'-0")

A
A4

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I
N
C.
21720 W. LONG GROVE ROAD , SUITE C-184, DEER PARK, IL 60010
www.muran-architects.com 847 - 955 - 9090

ADDITION & REMODELING FOR:

CARRIE AND ADAM KALITA
229 W. LINCOLN
BARRINGTON, IL

DATE :	04-11-2015
DRAWN BY :	J N MURAN
REVISIONS :	
PRELIM PLAN	02-03-2010
PRELIM PLAN	02-04-2010
PRELIM PLAN	02-07-2010

SHEET
A4

BARRINGTON
Be Inspired.

ARC Memorandum

To: Architectural Review Commission

From: Jennifer Tennant, Assistant Director of Development Services

Subject: ARC 20-13: 120 Lageschulte Street – Concept Review

Date: June 25, 2020

The property owner of 120 Lageschulte Street is contemplating the removal of the two-story structure attached to the front of the building. The property owner is also proposing to retain a 4′-0″ high section of the structure along the south. This is not permitted by zoning and therefore the entire structure would have to be removed.

Staff is seeking feedback from the ARC on whether the removal of the structure is architecturally appropriate for the building and whether the façade restoration plan is appropriate.

The following documents are attached:

- Photos
- Demolition and Restoration Plans

HAIR
SALON
JOYCE'S
CLASSROOM
LOCATION
ONLY
Office Hours
JOYCE'S
DRIVING
SCHOOL
JOYCE'S
DRIVING
SCHOOL
JOYCE'S
DRIVING
SCHOOL

HAIR SALON
BATAILLE ACADEMIE OF THE DANCE
JOYCE'S DRIVING SCHOOL
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joycesdrivingschool.net

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MONDAY
TUESDAY
CLASSROOM
LOCATION
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120
JOYCE'S
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LOCATION
ONLY
Office Hours
TUESDAY
JOYCE'S
DRIVING
SCHOOL
JOYCE'S
DRIVING
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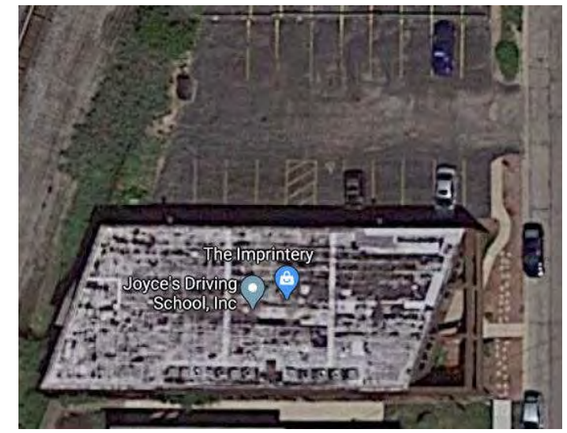
DRIVING
SCHOOL

DEMOLITION PLAN FOR:

120 LAGESCHULTE STREET

BARRINGTON, ILLINOIS 60010



SIGNED:

JOSEPH A. MEYER
081-002641
LICENSED
STRUCTURAL
ENGINEER
OF
ILLINOIS
BARRINGTON, IL

STRUCTURAL ENGINEER LICENSE NO. 081-002641

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE THEY CONFORM TO BARRINGTON CODES.

EXPIRES 11/ 30/ 2020

JOSEPH A. MEYER
STRUCTURAL & PROFESSIONAL ENGINEER
135 PARK AVE. BARRINGTON IL. 60010 847-382-0200

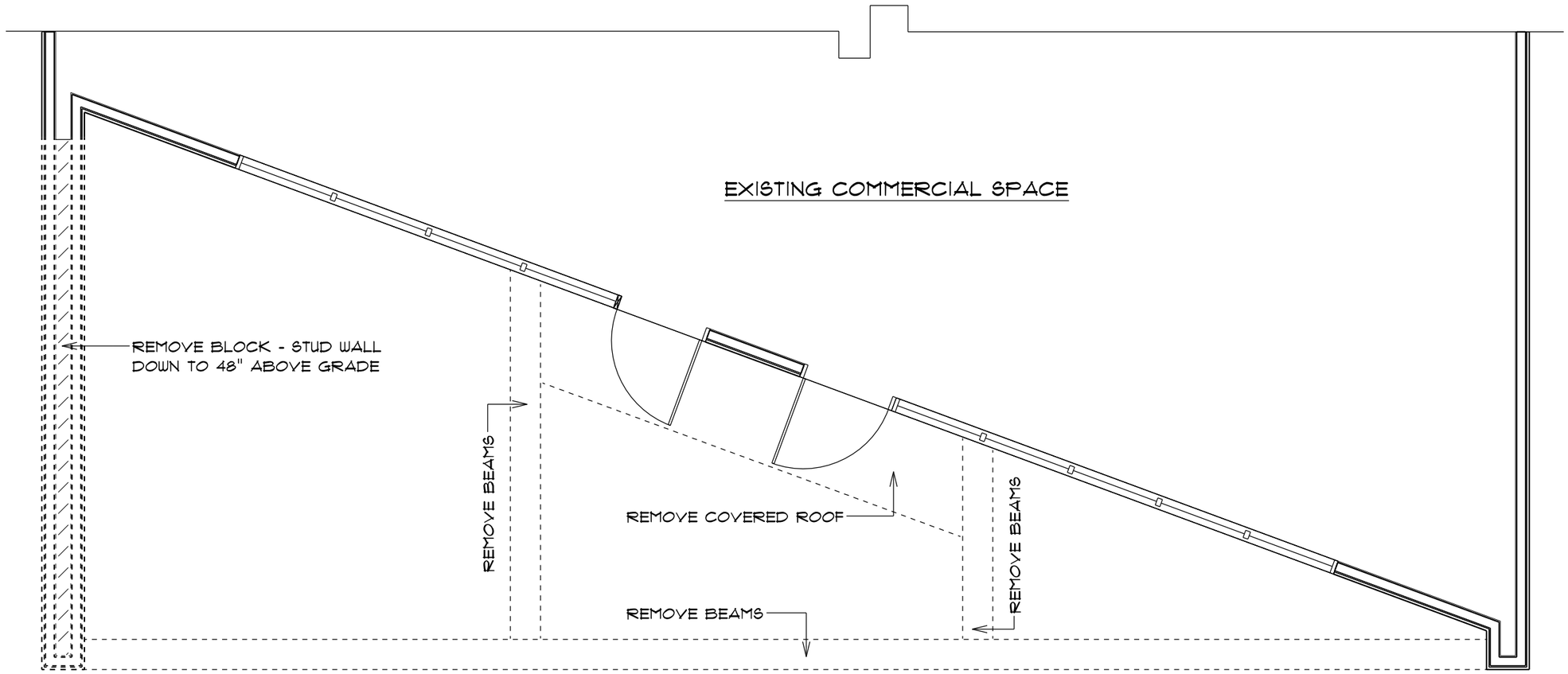
DEMOLITION PLAN FOR:
120 LAGESCHULTE STREET
BARRINGTON, ILLINOIS 60010

DATE
JUNE 2, 2020

REVISION

JOB #

SHEET #
1



DEMOLITION PLAN

SCALE 1/4" = 1'-0"

JOSEPH A. MEYER
STRUCTURAL & PROFESSIONAL ENGINEER
135 PARK AVE. BARRINGTON IL. 60010 847-382-0200

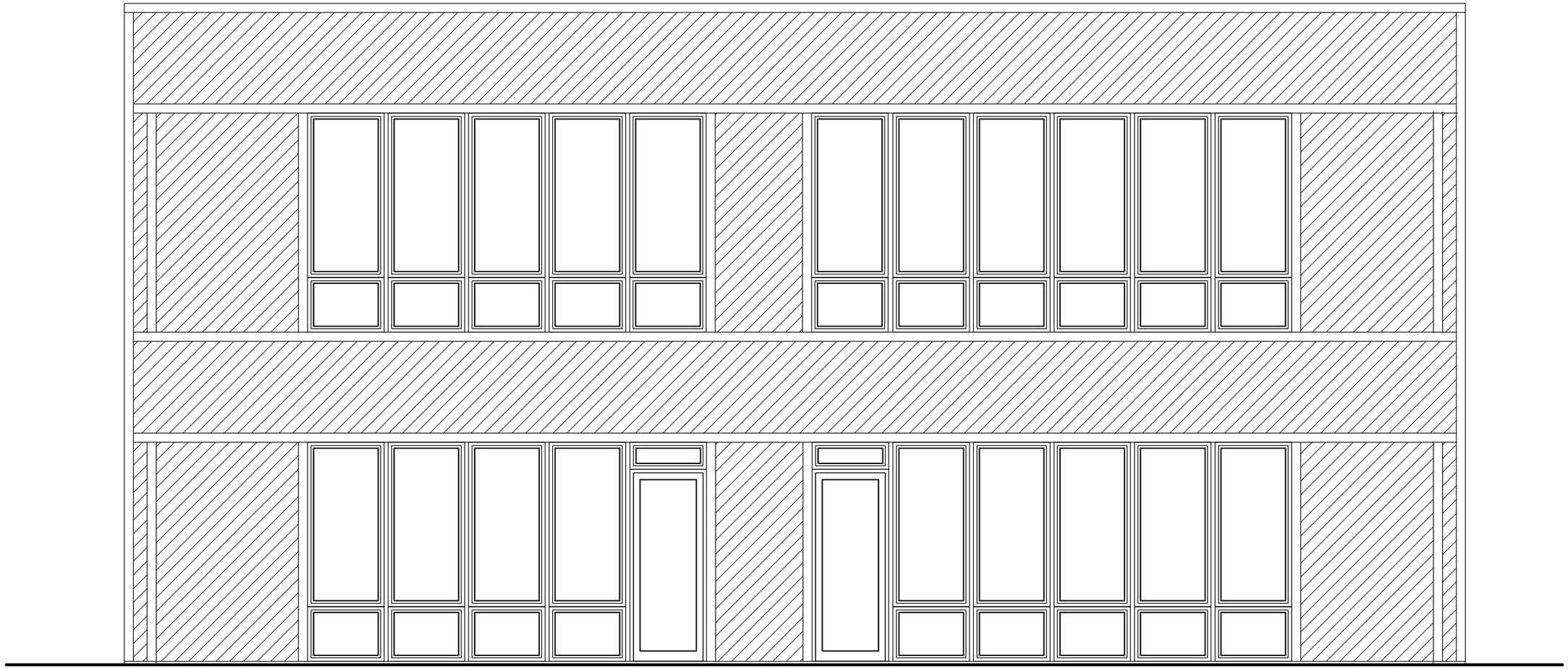
DEMOLITION PLAN FOR:
120 LAGESCHULTE STREET
BARRINGTON, ILLINOIS 60010

DATE
JUNE 2, 2020

REVISION

JOB #

SHEET #
2



EXISTING ELEVATION SCALE 1/4" = 1'-0"

JOSEPH A. MEYER
STRUCTURAL & PROFESSIONAL ENGINEER
135 PARK AVE. BARRINGTON IL. 60010 847-382-0200

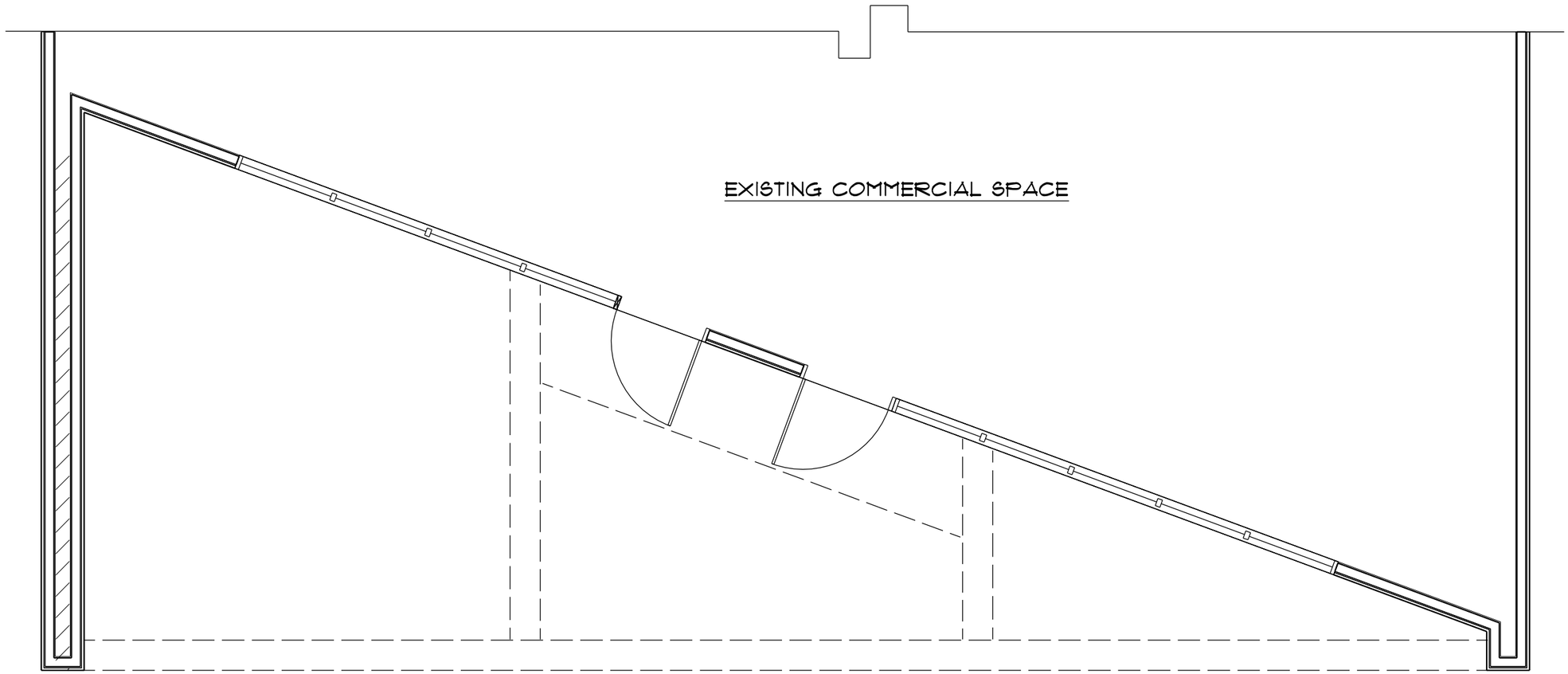
DEMOLITION PLAN FOR:
120 LAGESCHULTE STREET
BARRINGTON, ILLINOIS 60010

DATE
JUNE 2, 2020

REVISION

JOB #

SHEET #
3



EXISTING FLOOR PLAN

SCALE 1/4" = 1'-0"

JOSEPH A. MEYER
STRUCTURAL & PROFESSIONAL ENGINEER
135 PARK AVE. BARRINGTON IL. 60010 847-382-0200

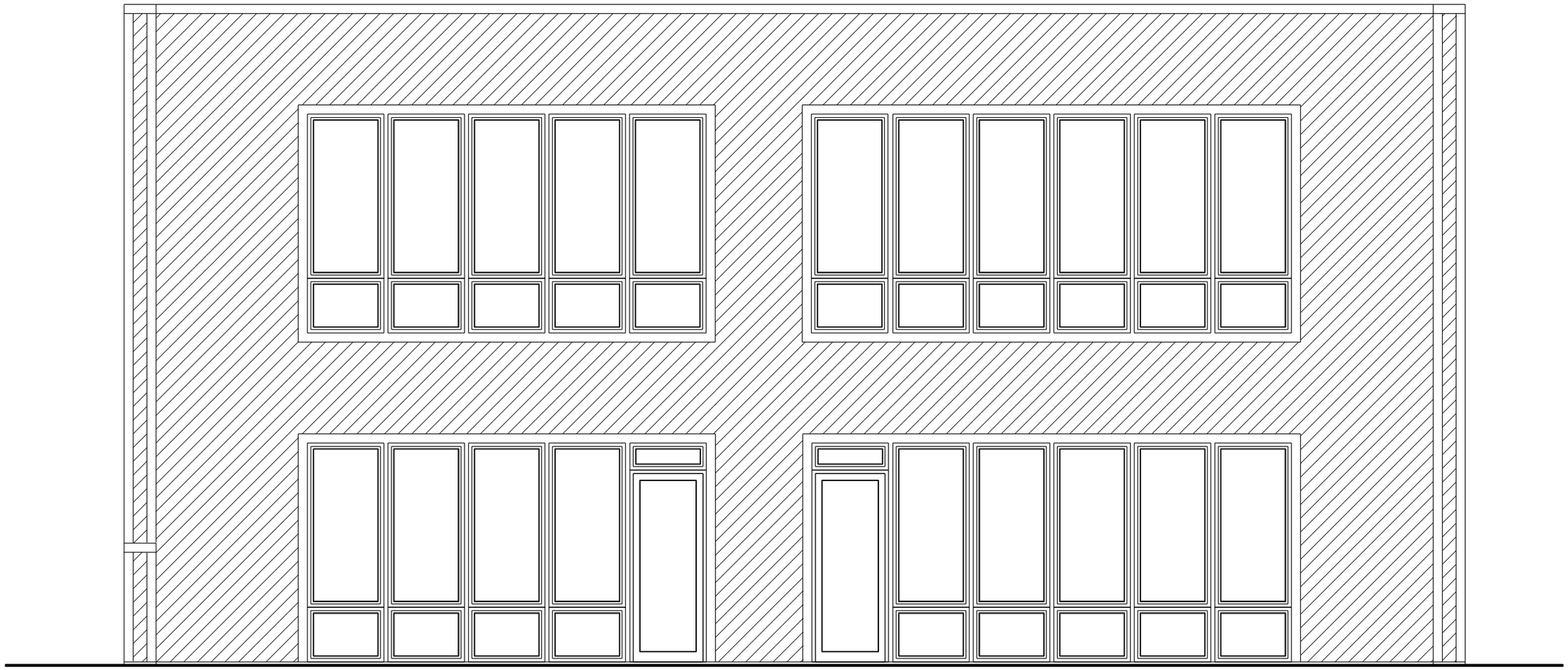
DEMOLITION PLAN FOR:
120 LAGESCHULTE STREET
BARRINGTON, ILLINOIS 60010

DATE
JUNE 2, 2020

REVISION

JOB #

SHEET #
4



PROPOSED ELEVATION SCALE 1/4" = 1'-0"

JOSEPH A. MEYER
STRUCTURAL & PROFESSIONAL ENGINEER
135 PARK AVE. BARRINGTON IL. 60010 847-382-0200

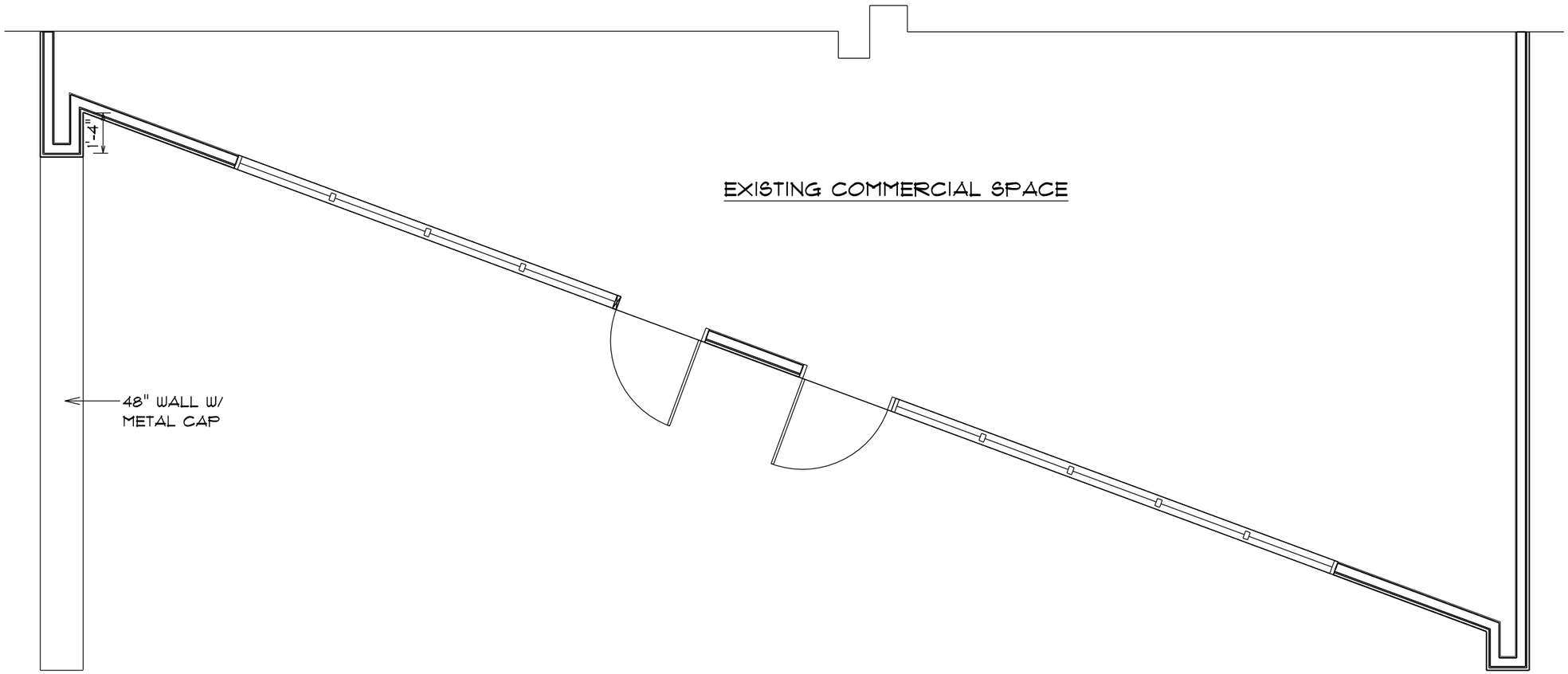
DEMOLITION PLAN FOR:
120 LAGESCHULTE STREET
BARRINGTON, ILLINOIS 60010

DATE
JUNE 2, 2020

REVISION

JOB #

SHEET #
5



PROPOSED FLOOR PLAN

SCALE 1/4" = 1'-0"

JOSEPH A. MEYER
STRUCTURAL & PROFESSIONAL ENGINEER
135 PARK AVE. BARRINGTON IL. 60010 847-382-0200

DEMOLITION PLAN FOR:
120 LAGESCHULTE STREET
BARRINGTON, ILLINOIS 60010

DATE
JUNE 2, 2020

REVISION

JOB #

SHEET #
6

BARRINGTON
Be Inspired.

ARC Memorandum

To: Architectural Review Commission

From: Jennifer Tennant, Assistant Director of Development Services

Subject: Administrative Referral – 202 E. Hillside Avenue

Date: June 11, 2020

The property owner at 202 E. Hillside Avenue is planning to replace the original windows as well as some non-original windows. The original muntin pattern on the original windows is two-over-two. The non-original windows are one-over-one. The property owner would like to replace the windows with a one-over-one pattern or no muntins.

The ARC should review and make a recommendation to Staff as to whether a one-over-one pattern is appropriate for this style of architecture.

The following documents are attached:

- Historic District Survey Sheet

202 E. Hillside Avenue – Contributing

At this location is a one-and a half story, modified gabled ell Folk dwelling built ca. 1886 and extensively remodeled ca. 1930. The house has a steeply pitched gable roof of asphalt shingles, an added concrete block foundation and an exterior of weatherboard siding. On the south elevation is a partial-width shed roof porch that was enclosed ca. 1930-40. The porch has one-over-one double hung wood sash windows, a single-light glass and wood door and a weatherboard exterior. At the roofline of this elevation is a gable roof dormer with one, one-over-one double hung wood sash window. On the east elevation is a gable roof dormer with a multi-light diamond-shaped window. On the west elevation is a small inset entry porch with chamfered wood posts which are connected by a small wooden valence with a central arrow-and-dart drop pendant and clover leaf cutouts. The porch railing has milled balusters. The main entrance is located on this elevation and has a ca. 1970, glass and wood door with louvered glass. The windows on the dwelling are primarily original two-over-two wood sash.

At the roofline of the west elevation is a gable roof dormer with paired, two-over-two double hung wood sash windows. In the dormer's gable field are wood shingles of various patterns and a central diamond shaped attic window. On the north elevation are two, original gable roof wings. The westernmost wing has a small shed roof porch on its east elevation with chamfered wood posts. This wing also has a diamond-shaped attic window on its north elevation. There are two, small one-over-one double hung wood sash windows on the west elevation. The house has an interior brick chimney that appears to be rebuilt.

Associated with the dwelling is a frame garage ca. 1930. The garage has a hipped roof of asphalt shingles, a poured concrete foundation and a shiplap exterior. On the west elevation are two garage bays with double, six-light and three-vertical panel hinged doors. A pedestrian door on the south elevation has a flush wood door. The windows in the garage are fixed, six-light windows. **Contributing**

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Memo

To: Architectural Review Commission

From: Jennifer Tennant, Assistant Director of Development Services

Subject: Historic Overlay District Design Guidelines Amendment

Date: June 25, 2020

The Village Board has directed Staff to research and propose amended guidelines relating to overhead garage doors in order to provide flexibility for property owners preferring to install non-wood doors.

The current regulations permit materials other than wood provided that they mimic the smooth texture of a wood door. Staff has been unable to identify a non-wood overhead garage door that is smooth. For example, the Clopay Canyon Ridge line has a full composite overlay but the overlay is textured. Clopay and other similar manufactures also make doors with partial composite overlays but the steal door panels are still textured. Since the current guidelines permit something that does not exist (to our current knowledge), the Village Board has requested that Staff propose an amendment which maintains appearance standards for garage doors while allowing additional materials.

Staff has contacted several communities and many do not specifically address overhead garage doors in their design guidelines. Of the communities that do, they do not specifically identify permitted materials such as aluminum or composite overlay. Many communities review garage doors on a case-by-case basis which we would like to avoid in order to best maintain a consistent and efficient administrative review process. The goal is to regulate the appearance of overhead garage doors while relaxing restrictions on materials due to the fact that a wood alternative meeting our typical criteria does not exist. Below are Staff's initial thoughts on how to accomplish this goal:

1. Noncontributing garages of no particular architectural style
    a. No restrictions on materials
    b. If the house on the property is contributing, the door should attempt to complement the architecture of the primary structure
    c. If the house on the property is noncontributing, the door should attempt to enhance the architecture of the garage. If a standard raised panel door is used, a row of windows should be incorporated with no divisions.
    d. The ARC should consider if there is an architectural alternative to the standard raised panel door that could be implemented for noncontributing garages that do not have any particular architectural style.
2. Non-contributing garage of a specific architectural style and/or designed to match or compliment the house (including new construction garages)
    a. No restrictions on materials.
    b. Garage door design should be of an appropriate style for the design of garage.
    c. Carriage style doors with lites are likely most appropriate.

    d. Standard raised panel aluminum doors with or without lites are likely not appropriate for this application.
3. Contributing garages
    a. Limited door materials to wood, composite overlay or composite trim.
    b. Design should match the original door as closely as possible if present. If not present, an architecturally/historically appropriate design should be proposed.

All doors with lites should have no divisions. If divisions are utilized to match an architectural style or original door, SDL will be required.

Staff is happy to discuss any feedback or ideas the Commission may have on the topic. The findings and recommendations will be presented to the Village Board at the July 6, 2020 Committee of the Whole meeting and scheduled for final consideration at the July 20, 2020 Village Board meeting.

Additionally, the fence regulations within the Historic District will be amended to ease restrictions on aluminum fencing to match what we permit throughout the Village and solid core, stick built composite fencing will also be permitted. However, to date, this material option has not been utilized in the Village that Staff is aware of.