

*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 service 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 it is a large building 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: May 28, 2020