

*Village of Barrington
Architectural Review Commission – Special Meeting
Minutes Summary*

Date: May 28, 2020

Time: 6:00 p.m.

Location: **Virtual** through ZOOM

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

Staff: Jennifer Tennant
Andrew Binder

Call to Order

Chairperson O'Donnell called the **virtual** special meeting through ZOOM to order at 6:00 p.m.

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

There being a quorum, the meeting proceeded.

Old Business

New Business

ARC 20-10: 340-360 W. Northwest Highway – Public Hearing
PROPERTY OWNER: GPB LLC – David Garfield
PETITIONER: Barrington Cardinal Warehouse LLC – Adam Silverstein
ARCHITECT: Psenka Architects

The Petitioner is seeking approval of a Certificate of Approval for exterior façade modifications to the existing building in the B-1 General Business District. The Petitioner is proposing to implement a more modern building façade through the use of smooth cementitious panels with composite wood accents and metal awning structures.

Chairperson O'Donnell indicated that he carefully reviewed the Staff Report and agrees with Staff's findings. He continued that final details will be required for the window and door trim. He believes that the only discussion needed would be the color of the building.

Adam Silverstein, the Petitioner, indicated that the building is in need of some repairs after finalizing the purchase of the buildings. He stated that the goal of the remodel is to make the building more ascetically appealing with a material that is easier to maintain. He continued that there are three different color variations to choose from and the wood is a Timberteck. He stated that they are going to go with the wrought iron color from Benjamin Moore.

Commissioner Renaud joined the meeting at 6:04pm.

Paul Psenka, the architect for the proposal, discussed the aluminum extrusions that will be used at the corner of the windows for the panels. He indicated that the panels will give a sleek, modern and contemporary feel to the design. He continued by reviewing the materials and paint being used for the building's modifications.

Jennifer Tennant asked the Commission if they would like a detail for final details review of the edging around the doors and windows.

Vice-Chairperson Coath indicated that the edging around the doors and windows occurs at the siding. He asked if the siding is lap siding.

Mr. Psenka stated that the siding is lap siding. He continued that once they pull the old corrugation off the building before the metal panels and will have only the steel left on the building. He stated the steel wall will have to be resurfaced and the doors and windows will also have to be reframed that will add some thickness.

Vice-Chairperson Coath asked if the lap siding will butt into the jam.

Mr. Psenka indicated that the siding will return into the jam corners. He stated the windows would also be like a reset window.

Vice-Chairperson Coath indicated that it would be best to provide a window trim detail as a final detail.

Chairperson O'Donnell said that a couple of sections would be sufficient as a final detail. Ms. Tennant confirmed.

Commissioner Connolly asked if the store front is moving from the existing plane.

Mr. Psenka answered that the storefront will remain in the same plane.

Chairperson O'Donnell indicated that a simple section detail is needed and the only concern remaining is the color.

Ms. Tennant stated that the only comment staff has is that the Zoning Ordinance says there should be window trim. She noted that the section detail of the trim as a final detail would be sufficient. She continued by saying that the ARC must approve colors with of certain darkness level and the color proposed would fall into that requirement.

Mr. Silverstein indicated that the existing trim that is black will remain black and the color of the panels of the building will be wrought iron color from Benjamin Moore.

Chairperson O'Donnell asked if the panels will be artificial wood grain?

Mr. Silverstein stated that the James Hardie panels will be smooth.

Ms. Tennant indicated that the material is actually decking.

Chairperson O'Donnell stated that the ARC prefers that the smooth side is shown.

Commissioner Haynes-Eiring asked if the panel color is consistent throughout.

Mr. Psenka indicated that the panel color is consistent.

Commissioner Haynes-Eiring stated that if the panels were real wood, it would vary in color and she believes the consistent color would be more monolithic.

Commissioner Plummer would like to see samples of the proposed color.

Ms. Tennant said she would collect some sample colors and provide them in the next packet to the ARC.

Commissioner Connolly believes there is a lot of details in the canopy and thinks it could be more simplified.

Mr. Silverstein stated that they went through a variety of awnings and they settled with the proposed awnings.

Commissioner Plummer stated that she liked the proposed awning and will help with the sun from coming into the store.

Commissioner Renaud indicated that the canopy may be too long and thinks breaking up the canopy into sections on the front façade will center the building and will draw people towards the door.

Commissioner Plummer likes the clean look of the awning. She indicated that she believes the building will merge the look into the community and is a wonderful improvement from the existing building.

Commissioner Renaud stated that it might be good to raise the front canopy or make it larger to make a more significant impression on the building.

Commissioner Haynes-Eiring stated that she understands Commissioner Renaud's comment, but believes the awning is fitting for the contemporary appearance.

Vice-Chairperson Coath agreed with Commissioner Haynes-Eiring.

Mr. Silverstein indicated that the Benjamin Moore color code is 2124-10.

Commissioner Haynes-Eiring and Commissioner Plummer indicated that they will review the color at the paint store. Commissioner Plummer indicated that she would like to see the colors before it is approved.

Ms. Tennant asked the Commission if they are comfortable with approving the color scheme subject to color samples being provided as a final detail at the next ARC meeting. She stated that the timeline would not be delayed because the ARC's recommendation still requires Board of Trustee approval.

The Commissioners agreed.

Vice-Chairperson Coath asked if the siding and Hardie panels will be in the same plane.

Mr. Psenka confirmed that the siding and Hardie panels will be in the same plane and will provide a section of the wall with the final details.

Chairperson O'Donnell asked the Commission if they have any further concerns or questions.

Chairperson O'Donnell asked if there was any public comment submitted. Ms. Tennant indicated that no public comments were submitted before the meeting.

Commissioner Plummer motioned to approve ARC 20-10 for the exterior façade modifications to the existing building subject to the conditions set by the ARC. Commissioner Connolly seconded the motion.

Roll call vote: Leslie Haynes-Eiring, yes; Tim Renaud, yes; Crystal DiDomenico, absent; Kevin Connolly, yes; Karen Plummer, yes; Vice-Chairperson Joe Coath, yes; Chairperson Marty O'Donnell, yes. The vote was 6-0. The motion carried.

#####

Approval of Minutes

January 9, 2020

Commissioner Renaud motioned to approve the January 9, 2020 meeting minutes, Vice-Chairperson Coath seconded the motion. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

January 23, 2020

Vice-Chairperson Coath motioned to approve the January 23, 2020 meeting minutes, Commissioner Renaud seconded the motion. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

March 12, 2020

Chairperson O'Donnell suggested edits to page 3 and page 7.

Commissioner Renaud motioned to approve the March 12, 2020 meeting minutes with the suggested edits, Vice-Chairperson Coath seconded the motion. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

Planners Report

Other Business

Adjournment

There being no additional business to come before the Commission, a motion was duly made by Commissioner Plummer and seconded by Commissioner Connolly to adjourn the meeting at 6:41 p.m. A voice vote noted all ayes, the motion is approved.

Respectfully submitted,

Andrew Binder
Planning and Zoning Coordinator

Approved: June 11, 2020