Village of Barrington
Architectural Review Commission Special Meeting Minutes Summary

Date: April 8, 2021

Time: 6:30 p.m.

Location: **Virtual** through ZOOM

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

Staff: Jennifer Tennant, Assistant Director of Development Services
Andrew Binder, Planning & Zoning Coordinator

Call to Order
Chairperson O'Donnell called the **virtual** special meeting through ZOOM to order at 6:30 p.m.

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

There being a quorum, the meeting proceeded.

Old Business

ARC 21-02: Materials Review – Everlast Siding

The Petitioner is seeking approval of a new siding material for use in the Historic Overlay District.

Ms. Tennant indicated that at the last two meetings the Commission discussed the Everlast Siding product and took a vote at the last meeting with a motion to deny and that motion passed. She continued that the Commission did not adopt a finding of fact which is required. Ms. Tennant also provided an update that Everlast siding has to be used with a J-Channel or a pocket trim to be installed on the building.

Chairperson O'Donnell stated that he is open for discussion and would accept a motion to accept Staff's Finding of Fact as our own.

No public was present to comment.

Commissioner Plummer motioned to deny ARC 21-02 and accept Village Staff's Finding of Fact.
Commissioner Renaud seconded the motion.

Roll call vote: Commissioner Haynes-Eiring, yes; Commissioner Renaud, yes; Commissioner Connolly, absent; Commissioner Plummer, yes; Vice-Chairperson Joe Coath, absent; Chairperson Marty O'Donnell, yes. The vote was 4-0. The motion to deny ARC 21-02 passed.

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New Business

ARC 21-03: **Materials Review- LP Siding 38 Series**

Applicant: Mark Cornwell, Grand Traditions

The Petitioner is seeking approval of a new siding material for use in the Historic Overlay District

The property owner at 625 S Grove, Ellen Roy, and the architect for the project, Raynette Bradford, were present at the meeting.

Chairperson O'Donnell stated that there was a physical mock-up of the LP siding at the Village Hall and he indicated that he was able to see the mock-up siding and stated that it looked good to him.

Ms. Tennant presented the examples of the LP sample siding compared to an example of a wood siding. She indicated that both examples have a 4 inch exposure. She also presented locations of houses outside of the Historic District within the Village that have the textured version of the LP siding.

Chairperson O'Donnell stated that the traditional siding is tapered and the LP siding is not tapered, but neither is the approved Hardie Board Artisan siding.

Ms. Tennant confirmed and presented a sample of the approved Hardie Artisan siding. She indicated that all of the synthetic siding she has seen are not tapered.

Chairperson O'Donnell confirmed that the main difference in his opinion is the tapered siding. The indicated that the manufactures of the composite sidings are not going to be making tapered siding. The main point should be the thickness of the proposed LP siding. He stated that he still agrees that the Commission should not approved 5/16" siding but the 3/8" siding is getting pretty close to wood.

Commissioner Kevin Connolly joined the meeting.

Raynette Bradford indicated that she has used the LP siding product over the past couple of years. She stated that the price point of the LP siding is a good alternative that matches the profile and look of wood siding.

Vice-Chairperson Joe Coath joined the meeting

Ms. Tennant stated that the LP siding is installed like wood siding as far as it relates to the siding joints and trim.

Chairperson O'Donnell stated that the economics of products are not a factor to determine the approval. The LP siding could be more expensive than a cheaper wood siding. The look and design is what the ARC is looking at when reviewing products to ensure the products match the historical nature of the building.

Ellen Roy, the property owner, stated that she agrees with Raynette and indicated that the LP siding looks exactly the same as the cedar siding and is in favor of the LP siding.

Chairperson O'Donnell stated that the LP siding can have 4 inch exposure.

Ms. Tennant asked Ms. Bradford if the LP siding 5 7/8 inch board can be installed at any exposure.

Ms. Bradford responded that there is flexible with the exposures width and she continued that the LP siding is not a snap in siding.

Commissioner Renaud stated that he is overall pretty favorable, as the LP siding has a smooth option is better than the previously considered Everlast siding.

Chairperson O'Donnell stated that he is willing to entertain a motion to approve the product. He provided an overview of the discussion for Vice-Chairperson Coath. He stated that the LP siding is smooth and the main difference between the LP siding and wood siding is the LP siding is not tapered and the thickness of the LP siding is 3/8"

Vice-Chairperson Coath stated that looking at the edge it appears the LP siding is thinner.

Ms. Tennant stated that the LP siding is a bit thinner than the wood siding. She stated the manufacture specifications call out the siding as 3/8" but the actual measurement is about 7/16". The manufacture is required to indicate the minimum thickness that the siding could be produced at which is 3/8" per the manufacture.

Chairperson O'Donnell stated that the material does have a slight texture to it, but it is not a fake wood grain texture, but a texture like a paint roller.

Vice-Chairperson Coath stated that the wood siding example shown has a bottom edge as a 7/16". He continued the main concern is the casing of the trim with the siding.

Chairperson O'Donnell agreed but stated that the main difference from the Everlast siding presented last week was the J-channel. He continued that this siding is not a J-Channel and the LP siding will have normal trim.

Ms. Tennant stated that she did have a conversation with Mark Cornwell from Grand Traditions to inform him that all of the trim will still need to be appropriately dimensioned. She continued that when a synthetic trim is used, often they cannot use the trim for window casings because the majority of synthetic trim is only 3-1/2" dimension and not 4-1/4". Cedar trim would be used where synthetic trim does not have the right dimensions.

Vice-Chairperson Coath asked what project is the LP siding being used for.

Ms. Tennant stated that the application is for 625 S Grove, but the approval of the siding would be for the whole District.

Commissioner Plummer motioned to approve ARC 21-03 and adopt Staff's findings of fact.

Vice-Chairperson Coath questioned the quality of the LP siding over traditional cedar siding and said there

is benefit from a good quality cedar.

Chairperson O'Donnell stated that they would not have good quality cedar, they would likely have a less expensive cedar. He agrees that a high quality cedar would be great, but the ARC can't control the quality of the cedar siding being proposed.

Vice-Chairperson Coath indicated that if they are looking for a product for its longevity and for a product that the paint would hold, a good quality cedar siding would be it.

Commissioner Plummer stated that she has spent years walking passing the houses with LP siding and stated that the siding is extremely attractive. She stated that an average person who walks down the street are not going to know the difference.

Chairperson O'Donnell stated that the manufacture says it will last forever. He continued that the ARC is only here for the appearance of the siding.

Vice-Chairperson Coath stated that the original concerns with Hardie siding was that it had a 5/16 inch butt with a light shadow on the siding.

Chairperson O'Donnell stated were not approving 5/16" siding, but really a 3/8" or 7/16" siding. He has measured some older houses with smaller exposure siding with 3/8" dimension.

Commissioner Connolly seconded the motion.

Roll call vote: Leslie Haynes-Eiring, yes; Tim Renaud, yes; Kevin Connolly, yes; Karen Plummer, yes; Vice-Chairperson Joe Coath, yes; Chairperson Marty O'Donnell, yes. The vote was 6-0. The motion to deny ARC 21-03 passed.

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ARC 21-04: **1475 S. Barrington Road/42 E. Dundee Road (Motor Werks of Barrington) – Preliminary Review**

PROPERTY OWNER: Grove Street Land Company
PETITIONER: Grove Street Land Company
ARCHITECT: TMA Affinity Corp.

The Petitioner is seeking approval of a Certificate of Approval for construction of a new car wash facility and related site improvements.

Scott Kozak, from TMA Affinity Corp, presented the project and scope of work to the ARC. Motor Werks is proposing to utilize the southwestern section of the site to construct a new car wash facility which will be open to both Motor Werks customers and the general public. The building will also house a detailing center which will be used for internal use to prepare vehicles for sale. The proposal includes site improvements including parking, lighting, signage, landscaping, etc. He indicated that the building will be painted and detailed with precast panels to have the look and feel of the existing Motor Works dealership.

Ms. Tennant asked if the blue panels on the building are being proposed as there was a difference between the PDF architectural plans, the printed plans and the renderings.

Mr. Kozak indicated that Motorworks had blue originally, but they will be moving forward with black, white and grey colors for the building. He stated that no blue will be used and the rendering submitted will be colors that will be used. He stated that whatever is blue on the plans will be black.

Chairperson O'Donnell asked how many cars stack currently for the existing car wash.

Ms. Tennant responded that there is no official stacking count for the existing car wash.

Marc Walk, TMA Affinity Corp, indicated that they wanted to make sure traffic is not going on to the public roads.

Ms. Tennant stated that they plan to keep the existing car wash for their service cars and the newly proposed car wash will be open to the customers and the general public.

Mr. Kozak indicated that there will be three lines of stacking, one line for Motor Werks customers, one line for the general public to pay, and another line for some Motor Works cars.

Commissioner Connolly asked if there will be any exposed steel as there looks like there is some eyebrows.

Mr. Kozak responded that it would be ACM but continued that they are looking at using a dark utility size brick as well. He stated that they are not certain on where it will be located but along back wall of the building.

Commissioner Connolly asked if the vertical grey precast will be ACM as well.

Mr. Kozak confirmed.

Commissioner Connolly asked if the outboard, where the logo is shown, will be ACM precast.

Mr. Kozak confirmed.

Commissioner Plummer stated that it's the most attractive car wash she has seen.

Chairperson O'Donnell stated that this is a quality car wash at a quality organization. He continued that the look of the building is based off the existing building.

Mr. Kozak confirmed and noted that they played off the existing dealership building. They included a landscape package and oriented the building so that the drying area with the high volume blowers are away from all residential areas.

Commissioner Connolly asked about the access to the property to the west.

Mr. Kozak stated that they plan to do a 2nd phase development on the property to the west.

Marc Walk, TMA Affinity Corp, indicated that there is small wayfinding signage to help them navigate.

Commissioner Renaud stated that he likes the overall placement, location and look of the proposed building. He stated that there should be screening on the roof to screen any roof top equipment.

Mr. Kozak indicated that the building has big parapets, and all the roof equipment will be screened. He stated that the building will be higher than the road.

Ms. Tennant stated the grade change is less drastic than the area near the Honda dealership.

Commissioner Renaud stated that the wayfinding signs are 6 feet tall. He asked if it would be possible to be 4 feet tall or smaller.

Mr. Kozak indicated that he believes that they were trying to meet the existing signage regulations.

Ms. Tennant stated that the Village does not have standards for wayfinding signage, so they can only be considered as part of the planned development. She indicated that they can carry that recommendation for the wayfinding signage for smaller signs to the Plan Commission.

Commissioner Renaud asked if there can be any landscaping around the base of the wayfinding signage.

Mr. Walk stated that the line of sight is important and everything is under review for the signage.

Chairperson O'Donnell asked Commissioner Renaud on his thoughts on the lighting.

Commissioner Renaud responded that they should try to keep the lighting color consistent with the existing lighting color in the parking lot.

Mr. Kozak stated that each dealership has a color requirement.

Commissioner Renaud stated that he would recommend dimmer features for certain hours and helps with glare. He stated that there is residential all around and glare is important. He also stated that lighting timers could be used.

Mr. Kozak indicated that timers are used currently at their existing facility.

Mr. Walk stated they use a computerized dimming feature. He stated that this new development is not dealer specific which will allow them not to have a specific color requirement for their lighting.

Chairperson O'Donnell asked if anyone else or staff has any concerns.

Ms. Tennant stated that the Plan Commission will review the signage package, but looks for the ARC's thoughts on the scale and look of the signs.

Commissioner Plummer stated that she does like the signage package, including the height of the wayfinding signs as they need to be seen. She indicated that the signs echo the design of the building.

Ms. Tennant stated that Staff does not support the proposed LED display sign on the corner of Grove and Dundee Rd.

Commissioner Haynes-Eiring agreed with Commissioner Renaud and encouraged the lower height of the wayfinding signs.

Commissioner Plummer stated that everyone should consider snow as a 4 foot wayfinding sign could be impacted with a good amount of snow on the ground.

Ms. Tennant clarified that a lot of the wayfinding signs are internal to the site.

Commissioner Connolly stated that the building looks great from his perspective.

Chairperson O'Donnell stated that he thinks the traffic is going to be better.

Commissioner Renaud asked if the old car wash is going away.

Mr. Kozak stated that the old car wash will be used for the dealership.

Ms. Tennant stated this is preliminary review, so no motions are needed.

Approval of Minutes

February 11, 2021
Commission Renaud motioned to approve the minutes of February 11, 2021. Commissioner Plummer seconded the motion. Roll call vote, the motion is approved.

March 11, 2021
Commission Renaud motioned to approve the minutes of March 11, 2021. Commissioner Plummer seconded the motion. Roll call vote, the motion is approved.

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Other Business
Vice-Chairperson Coath asked about the siding at the project at 610 S Cook Street. Ms. Tennant gave an update on the on-going project and said that the siding has been removed. She indicated that she does not currently know what they are planning to do at this project.

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Adjournment
There being no additional business to come before the Commission, a motion was duly made by Commissioner Plummer and seconded by Commissioner Connelly to adjourn the meeting at 7:46 p.m. Roll call vote.

Respectfully submitted,

Andrew Binder, Planning & Zoning Coordinator

Approved: April 22, 2021