Village of Barrington
Architectural Review Commission
Minutes Summary

Date: August 23, 2018

Time: 7:00 p.m.

Location: Village Board Room
200 South Hough Street
Barrington, Illinois

In Attendance: Tim Renaud, Commissioner
Patrick Lytle, Commissioner
Karen Plummer, Commissioner
Marty O'Donnell, Chairperson
Joe Coath, Vice-Chairperson

Staff Member: Jennifer Tennant

Call to Order
Chairperson O'Donnell called the meeting to order at 7:00 p.m.

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

There being a quorum, the meeting proceeded.

Chairperson's Remarks
Chairperson O'Donnell announced the order of proceedings.

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Old Business
ARC 18-08: 908 S. Northwest Highway – Public Hearing

PROPERTY OWNER: Peter Fischer, 24075 Chardon Road, Grayslake, IL 60030

PETITIONER: Christian Brothers Automotive, 17725 Katy Freeway, Suite 200, Houston, TX 77094

ARCHITECT: Stewart-Reindersma Architecture

The Petitioner is seeking approval of a Certificate of Approval for the construction of a new auto repair facility and related site improvements (landscaping, lighting, signage, drainage, etc.) in the B-1 General Business District. All plans are subject to a final building, engineering and zoning review and approval prior to the issuance of a building permit.

Ms. Tennant beings the meeting by informing the Commission that Eric Olson is at the meeting representing the petitioner. However, Ms. Tennant believes since no major changes have been made a presentation from Mr. Olson is not necessary.

Chairperson O'Donnell opens up the panel for anyone who may have any questions or concerns.

Vice-Chairperson Coath asks if the rake detail are projecting.

Mr. Olson does not have the answer, but says he can find out the answer to the question for the Commission.

After further discussion on the projection topic, a final detail of having the petitioner have the cornice in rake detail and freeze board at the brick of all projections is made.

Chairperson O'Donnell asks the Commission if they have anything else to add.

No one does.

Commissioner Plummer motioned and Commissioner Renaud, seconded the motion of a Certificate of Approval for the construction of a new auto repair facility with conditions and recommendations for ARC 18-08.

Roll Call Vote: Commission Plummer, yes; Commissioner Lytle, yes; Commissioner Connolly, absent; Commissioner DiDomenico, absent; Commissioner Renaud, yes; Vice-Chairperson Coath, yes; Chairperson O'Donnell, yes. The vote was 5-0. The motion carried.

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New Business

ARC 18-12: 200 W. Station Street – Public Hearing

PROPERTY OWNER: Clearwave Investments, LLC, 320 N. Waynes Ct., Palatine, IL 60067

APPLICANT: Clearwave Investments, LLC, 320 N. Waynes Ct., Palatine, IL 60067

ARCHITECT: Meyer & Associates, 135 Park Avenue, Barrington, IL 60010

The Petitioner is seeking approval of a Certificate of Appropriateness for exterior alterations to the existing contributing structure in the Historic Preservation Overlay District. The Petitioner is proposing to modify the roofline between the original house and the addition, several window

openings and the front porch railing. All plans are subject to a final building, engineering and zoning review and approval prior to the issuance of a building permit. The property is zoned B-R Mixed Business Residential District and is located in the H-Historic Preservation Overlay District. The current use of the property is commercial but an interior alteration has been issued for conversion to a single-family residence. The parcel is approximately 6,081 square feet. All plans are subject to a final building, engineering and zoning review and approval prior to the issuance of a building permit.

Chris Wichman, from Meyer & Associates, approaches the podium. Mr. Wichman begins by outlining what he hopes to do regarding this project.

Chairperson O'Donnell asks what the distance is between the old roof and new roof.

Mr. Wichman answers the question and gives an outline of his plan for the roof.

Commissioner Lytle asks Mr. Wichman if the windows on the North side, in the master bedroom, could be smaller.

Mr. Wichman says because the material for the windows are egress they are as small as they can possible be already.

Vice-Chairperson Coath provides an alternative material to utilize for the windows so that a smaller window can be utilized.

Chairperson O'Donnell shifts the topic to the other window in the front of the house. The window looks odd because it is being proposed as one window with what appears to be a half circle on top. Chairperson O'Donnell believes the window would look best if it were made into two windows instead of it being one.

Mr. Wichman explains that right now it is a casement window that is broken and instead of replacing the gear mechanism on the casement they are making it into one window.

Chairperson O'Donnell addresses his dislike of the plan for the front window and also voices that the plans for the porch should be altered as well.

Chairperson O'Donnell asks about the steel slab door going out into the neighbor's driveway on the West side.

Mr. Wichman says the door is going to stay where it is at and not making changes.

Ms. Tennant asks if Mr. Wichman is matching or patching the siding under the new window elevation.

Mr. Wichman states he did not know if he would be allowed to patch in, therefore, the plan is to create a false wood bottom of the window.

Chairperson O'Donnell goes back to the topic of the front window, he strongly recommends the window being made into two instead of one.

Vice-Chairperson Coath agrees, because if not altered it would lower the curb appeal of the building.

Mr. Wichman asks for clarification if the Commission means a split or double window when they are referring to pair window.

Mr. Wichman informs the Commission that spilt windows are not doable because it would hit the closet on one side.

Chairperson O'Donnell and Vice-Chairperson Coath say a double window in the center would satisfied and tell Mr. Wichman to get rid of the half circle on top.

After further discussion, the Commission agrees that existing single window can remain.

Moving forward, Ms. Tennant asks Mr. Wichman if the existing porch railing is 36 inches.

Mr. Wichman says he is unsure because it all fell off.

Chairperson O'Donnell shift the conversation to the hand rail and asks for additional information to be provided.

After discussion, Ms. Tennant reads back the conditions, recommendations, and final details regarding ARC 18-12 to the Commission and Mr. Wichman, they are the following:

Conditions

1. The porch flooring must be 1" x 4" Douglas Fir tongue and groove flooring. Decking boards may not be used for the porch flooring.
2. One-piece stair treads must be used on the porch steps. Decking boards may not be used for porch steps.
3. The porch steps must have returns and a nosing detail. The tread edges may not be exposed.
4. The existing siding may be patched in on the front elevation and side elevation to accommodate the new windows proposed in these locations. The siding must be "feathered in", no straight cuts are permitted.
5. All trim on the original section of the house must be wood. Smooth cementitious trim and siding may be used on the addition as proposed.
6. A 3-1/2" window mullion must be installed between the front windows.

Recommendations

1. The ARC recommends the use of faux double hung windows in casement style on the rear elevation to reduce the size of the egress windows. If this recommendation is implemented, all three (3) window units should be the same style to match.

2. The ARC recommends that the porch floor runs perpendicular to the face of the house.

Final Details

1. A revised hand rail detail must be submitted to show a sloped handrail, sub rail and shoe rail. All dimensions must be marked on revised detail.

Commissioner Plummer motioned and Commissioner Renaud seconded the motion of a Certificate of Appropriateness for exterior alterations to the existing contributing structure in the Historic Preservation Overlay District for ARC 18-12.

Roll Call Vote: Commission Plummer, yes; Commissioner Lytle, yes; Commissioner Connolly, absent; Commissioner DiDomenico, absent; Commissioner Renaud, yes; Vice-Chairperson Coath, yes; Chairperson O'Donnell, yes. The vote was 5-0. The motion carried.

Approval of Minutes

June 14, 2018

Commissioner Plummer made a motion to approve the June 14, 2018 meeting minutes, as amended. Commissioner Renaud seconded the motion. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

July 12, 2018

Commissioner Renaud made a motion to approve the July 12, 2018 meeting minutes, as amended. Commissioner Plummer seconded the motion. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

July 26, 2018

The Commission was not able to make a motion to approve the July 26, 2018 meeting minutes because certain Commissioners were not present.

Planners Report

Adjournment

There being no additional business to come before the Board, a motion was duly made by Commissioner Plummer and seconded by Commissioner Renaud to adjourn the meeting at 8:01 p.m. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

Respectfully submitted,

Esmeralda Nava
Administrative Assistant

Approved: September 27, 2018