Village of Barrington
Architectural Review Commission Meeting Minutes Summary

Date: December 10, 2020
Time: 7:00 p.m.
Location: **Virtual** through ZOOM

In Attendance: Marty O'Donnell, Chairperson
Joe Coath, Vice-Chairperson
Karen Plummer, Commissioner
Kevin Connolly, 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 7:00 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.

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Old Business
ARC 20-29: 40 E. Dundee Road – Prairie Middle School – Public Hearing

PROPERTY OWNER: Community Unit School District #220
APPLICANT: Community Unit School District #220
ARCHITECT: DLR Group

The Petitioner is seeking a Certificate of Approval for construction of an addition to the existing school building.

Dennis Bane, representing Community Unit School District #220 from DLR Group, introduced their team. Josh Tremblay, the designer from DLR Group, gave a presentation on the scope of work for the project. The project includes the construction of a 13,509 sq. ft. addition towards the north/rear side of the existing Prairie Middle School building. The project will also include the removal of the existing detached mobile classrooms on the north end of the site and minor site modification to accommodate the location of the addition including the reconfiguration of the rear access road and additional landscaping.

Commissioner Connolly asked about the metal panel on the roof.

Mr. Tremblay confirmed the metal panel is metal on the roof and not wood.

The Commissioners and petitioner discussed the metal screening on the roof.

Vice-Chairperson Coath asked about the post on the north side portico. Mr. Tremblay indicated that the post is small and wrapped in the same platting material.

Chairperson O'Donnell asked if anyone from the public had any questions. Ms. Tennant gave the ZOOM instructions on how to give a public comment.

Vice-Chairperson Coath moved to recommend approval of ARC 20-29. Commissioner Connolly seconded the motion.

Roll call Vote:
Ayes: *Haynes-Eiring, Connolly, Plummer, Coath, O'Donnell*
Nays: *None*
Abstain: *None*
Absent: *Renaud, DiDomenico*
5-0 vote. Motion carried.

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ARC 20-30: **215-217 Eastern Avenue – Station Middle School – Public Hearing**

PROPERTY OWNER: Community Unit School District #220
APPLICANT: Community Unit School District #220
ARCHITECT: DLR Group

The Petitioner is seeking a Certificate of Approval for construction of an addition to the existing school building.

Josh Tremblay, from DLR Group, presented an overview of the project. The project includes the construction of an 18,500 sq. ft. addition at the front southwest corner of the existing Station Middle School building. The project will also include the removal of the existing detached mobile classrooms on the south end of the site and other minor site modifications and landscaping.

No Commissioners had any comments on the request.

Chairperson O'Donnell asked if any Commissioners or anyone from the public had any questions or comments. Ms. Tennant gave the ZOOM instructions on how to give a public comment.

Commissioner Plummer moved to recommend approval of ARC 20-30. Commissioner Connolly seconded the motion.

Roll call Vote:

Ayes:	*Haynes-Eiring, Connolly, Plummer, Coath, O'Donnell*
Nays:	*None*
Abstain:	*None*
Absent:	*Renaud, DiDomenico*

5-0 vote. Motion carried.

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ARC 20-21: 207 W. Station Street – Final Review

PROPERTY OWNER: Michelle Rahilly, 207 W. Station Street, Barrington, IL 60010
APPLICANT: Michael Kollman AIA, 16595 Easton Ave., Prairie View, IL 60069
ARCHITECT: Schoenhardt Architects

The Petitioner is seeking approval of a Certificate of Appropriateness for the construction of a rear addition, new front terraces and modifications to the existing enclosed front porch to the existing contributing structure in the Historic Overlay District.

Michelle Rahilly presented an overview of the final product. She included the changes of the windows on the porch, the rear addition, and the other improvements on the building.

Chairperson O'Donnell asked if the roof current has three-tab shingles and noted that the new shingles must be architectural.

Ms. Rahilly confirmed the roof has three-tab shingles and she noted that the three-tab shingles has a good amount of years left in them.

Ms. Tennant indicated that the dormers shingles have to match and the question is about addition shingles. She noted that there will be a miss match of shingles at some point.

The Commissioners and the Petitioner discusses the shingles on the addition and the dormer and when to replace the shingles. The final recommendation was that the dormer can have three-tab on the dormers to match the main shingles, and the addition have architectural shingles that matches the existing roof.

Vice-Chairperson Coath indicated that the aprons on the windows on rear elevations should be removed. He continued that some type of cornice needs to be placed on the box bay windows.

Chairperson O'Donnell asked if they can match existing cornice.

Ms. Tennant indicated that the plans do show the cornice matching existing, but was wondering about the box gutter.

Vice-Chairperson Coath asked if there is a crown behind it.

Chairperson O'Donnell noted that he strongly recommends half-round on the addition. He continued that it might be best to recommend that a final detail regarding the cornice and box bays to match existing.

Ms. Rahilly confirmed that she is OK to match existing and noted that she is moving forward with half-round gutters.

The Commissioners and the Petitioner discusses the existing lattice on the front porch.

Ms. Tennant noted a change on the front porch windows as they now are shown as double hung.

The Commissioners and the Petitioner discusses the high concrete foundation and how it should be treated so there is no bare concrete. The Commissioners made a recommendation that the foundation color should be separate from the wall color.

Chairperson O'Donnell asked the Commissioner their opinions on the proposed front steps.

Commissioner Connolly asked if the front steps need a handrail per building code.

Ms. Tennant noted that the request may fall under the requirement for a handrail.

Chairperson O'Donnell, Commissioner Connolly, Vice-Chairperson Coath both agreed they are okay with the front steps. Chairperson O'Donnell asked if the Village is OK with the steps.

Ms. Tennant indicated the request is unusual because typically they only see wood steps on these types of houses.

Chairperson O'Donnell asked the Commissioners if bluestone the more appropriate material for these steps or would brick be more appropriate.

Commissioner Connolly asked if limestone would be more appropriate to match the foundation.

Commissioner Haynes-Eiring indicated that there is no bluestone on the structure and brick could be matched.

Ms. Tennant indicated that the design guidelines does contemplates bluestone as steps. She asked the Commissioners if Bluestone is the recommendation.

Vice-Chairperson Coath indicated that bluestone for the steps is an option.

Commissioner Plummer moved to recommend approval of ARC 20-21 with the conditions of the final detail discussed. Commissioner Connolly seconded the motion.

Roll call Vote:
Ayes: *Haynes-Eiring, Connolly, Plummer, Coath, O'Donnell*
Nays: *None*
Abstain: *None*
Absent: *Renaud, DiDomenico*
5-0 vote. Motion carried.

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ARC 20-27: **610 S. Cook Street – Final Review**

PROPERTY OWNER: Old Colony Builders, 689 Shoreline Rd., Lake Barrington, IL 60010
APPLICANT: Old Colony Builders, 689 Shoreline Rd., Lake Barrington, IL 60010
ARCHITECT: Ar-K-Teks Unlimited, LTD.

The Petitioner is seeking a Certificate of Appropriateness for construction of a rear addition and other exterior modifications to the primary contributing structure.

Steve Klumpp, the architect, presented the changes that were made since the last meeting. He noted that the main concern from the last meeting was the 12/12 gable ends on the addition being lower than the shed roof. He noted that they have raised them up so that it is a continuous roof and allow the windows to project out. He noted that they did pull both of the ends of the addition in. He also noted that the shoulders of the chimney were lowered, the bottom skirt board was taken off on the porch, and half-round gutters were added.

Jim Carlstrom noted that all the details to match existing will be brought in for final details.

Chairperson O'Donnell indicated that they have addressed everything the Commissioners asked for and he continued that he has no concerns.

Ms. Tennant indicated that the interior floor plan was added to the plans and the roof plan.

Commissioner Plummer noted that she is pleased with the revised plans.

The Commissioners and the Petitioner discussed the connector roof and the option of a flat roof.

The Commissioners and the Petitioner discussed also discussed the double-hung on the west elevation and the size of the windows. Mr. Klumpp noted the windows on the rear elevation are for egress.

Chairperson O'Donnell asked if anyone from the public had any questions. Ms. Tennant gave the ZOOM instructions on how to give a public comment.

Commissioner Plummer moved to recommend approval of ARC 20-27. Commissioner Haynes-Eiring seconded the motion.

Roll call Vote:
Ayes: *Haynes-Eiring, Connolly, Plummer, Coath, O'Donnell*
Nays: *None*
Abstain: *None*
Absent: *Renaud, DiDomenico*
5-0 vote. Motion carried.

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New Business

ARC 20-33: 309 S Cook Street – Final Review

PROPERTY OWNER: Matt & Kristi Lundgren, 309 S. Cook Street, Barrington, IL 60010
APPLICANT: Grand Traditions, 317 W. Main Street, Barrington, IL 0010
ARCHITECT: Donahue Design, Inc.

The Petitioner is seeking approval of a Certificate of Appropriateness for exterior modifications to the existing primary structure including enlarging the front door opening and medications to the design and detailing of the front porch.

Tom Donahue, the architect for the project, presented an overview. Mr. Donahue noted that the house has been painted white and scope of work includes the front railing of the porch and the front door. He noted that the double door proposed will be centered on the front stoop and will match the style of the home. He indicated the railings are being raised to meet building code.

Chairperson O'Donnell indicated that the ARC does not typically allow changes to front door of a house.

Commissioner Plummer asked if the existing door is original in material and location.

Mr. Donahue indicated the off-center door is original.

Ms. Tennant noted that the porch is not original, which is the reason for the off-center.

Commissioner Plummer indicated that she likes the double door because it's center and looks better.

Vice-Chairperson Coath noted that the house has gone through a lot of change. He indicated that he would be sad that the house is being changed by a contemporary gesture.

Commissioner Haynes-Eiring agreed with Vice-Chairperson Coath and noted that the existing house is already so far removed. She asked if the window on the second floor is not included within the scope of work.

Mr. Donahue noted that the windows are not within the scope of work, and the window is above the roof line and the door on the first floor is the more dominate.

Commissioner Connolly indicated that he is not crazy for the door, but stated that if the homeowner wants the changes, he thinks it will look presentable. He asked what the door trim and casing will look like.

Mr. Donahue noted that all of existing casement windows and casing will be white and match existing.

Mr. Cornwell noted that the door will be custom made with White Oak and not will be a modern door.

Commissioner Plummer indicated that she does not understand how they are bringing in design of the railings, but it's very modern. She noted that she it not for the railing.

Mr. Donahue noted that that the railings will be a custom, clean look.

Commissioner Haynes-Eiring indicated that she sees where it is relates to the garden walls, but does not see where the railings relates to the house.

Vice-Chairperson Coath noted that the best part of the house is the columns. He stated that he is not in favor of the cross-bucks.

Chairperson O'Donnell stated that he is not in favor of the cross buck and is concern about raising the rail. He noted that a square baluster could be used.

Chairperson O'Donnell asked if anyone from the public had any questions. Ms. Tennant gave the ZOOM instructions on how to give a public comment.

Commissioner Plummer moved to recommend approval ARC 20-33 of the front door as proposed with the condition that the proposed railing is not approved and would have to be brought back for any modifications. Commissioner Connolly seconded the motion.

Roll call Vote:

Ayes: *Haynes-Eiring, Connolly, Plummer, Coath, O'Donnell*
Nays: *None*
Abstain: *None*
Absent: *Renaud, DiDomenico*
5-0 vote. Motion carried.

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ARC 20-34: 209 W. Lincoln Avenue – Preliminary Review

PROPERTY OWNER: Richard & Patricia Ertl, 209 W. Lincoln Avenue, Barrington, IL 60010
APPLICANT: Richard & Patricia Ertl, 209 W. Lincoln Avenue, Barrington, IL 60010
ARCHITECT: Meyer & Associate

The Petitioner is requesting the approval of a Certificate of Appropriateness for the construction of a new noncontributing two-car detached garage.

Chris Wichman, the architect, proposed the project. He noted that the homeowner would like to remove the existing garage and place a new garage on the property. He noted that the same details on the proposed garage will match the existing house and garage.

Ms. Tennant asked if the doors are 7 feet.

Mr. Wichman noted that they are drawn at 7 feet, but it depends on the homeowners if they want to go to 8 foot doors.

Chairperson O'Donnell noted that either door would be fine. He continued that there is no window on the rear.

Mr. Wichman and Richard Ertl gave an overview of the rear elevation window and how a window in the rear elevation would be a security concern.

Commissioner Plummer noted that the ARC does not take into account the surrounding structures when it comes to decisions because things may be removed in the future. But she noted that it is an interesting situation due to a security issue.

Chairperson O'Donnell noted that since the adjacent garage is on the property line and is only 5 feet away from the current garage, then he can be persuaded.

Commissioner Plummer, Commissioner Connolly and Chairperson O'Donnell all agreed that a window on the rear elevation is not necessary.

Vice-Chairperson Coath indicated that the dog ears should be removed and to take the return from the dormers.

Mr. Wichman agreed and noted that he will add flat soffits so it mimics the house.

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Approval of Minutes

July 9, 2020, July 23, 2020, August 13, 2020, August 27, 2020
The July 9, 2020, July 23, 2020, August 13, 2020, and August 27, 2020 meeting minutes could not be approved due to quorum.

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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 Connolly to adjourn the meeting at 8:45 p.m. A roll call vote noted all ayes, the motion is approved.

Respectfully submitted,
Andrew Binder, Planning and Zoning Coordinator

Approved: March 10, 2022