

*Village of Barrington
Architectural Review Commission
Minutes Summary*

Date: June 12, 2008

Time: 7:00 PM

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

In Attendance: Marty O'Donnell, Chairperson
Joseph Coath, Vice Chairperson
Karen Plummer, Commissioner
Patrick Lytle, Commissioner
Michael Ward, Commissioner

Staff Members: Paul Evans, Assistant Director of Economic and Community Development
Michael R. Hren, Zoning Coordinator
Jennifer Pack, Zoning Coordinator
Rosalie Lauerman, Recording Secretary

Call to Order

Mr. O'Donnell called the meeting to order at 7:02 PM.

Roll call noted the following: Steve Petersen, absent; Karen Plummer, present; Mimi Troy, absent; Mike Ward, present; Patrick Lytle, present; Vice Chairperson Joe Coath, present; Chairperson Marty O'Donnell, present.

There being a quorum, the meeting proceeded.

Chairperson's Remarks

Mr. O'Donnell announced the order of proceedings. ARC 07-03 and ARC 08-13 will not be heard and will be carried to the next meeting. ARC 08-14 will be heard first followed by ARC 08-10 then ARC 07-02.

Old Business

ARC 07-03 Wiersma Residence, 206 East Hillside Avenue (Historic) Final Details
Application is continued to the June 26, 2008 regular meeting at the request of the petitioner.

New Business

ARC 08-13 Salem United Methodist Church Awning, 115 West Lincoln (Historic) Public Hearing
Application is continued to the June 26, 2008 regular meeting at the request of the petitioner.

#####

ARC 08-14 Barrington Park District, Citizens Park Playground Shade Sail, 511 Lake Zurich Road, (Non-Historic), Public Meeting

Petitioner: Patrick McCord, Manager of Planning and Development, 235 Lions Drive, Barrington, IL

Mr. McCord, 632 Darlington, Crystal Lake, IL, presented the case saying the Park District proposes to install shade sails over the playground equipment at Citizens Park in response to numerous complaints about the sun heating the equipment last summer. Samples of the shade sail material and colors were presented along with a cross-section of the proposed eight inch diameter poles. Two sails will be Brunswick Green and one will be Desert Sand. The poles will be beige to match Desert Sand. A rendering of the playground with installed shade sails was presented.

In response to a question from Mr. Evans, Mr. McCord said that three shade sails are proposed.

Mr. Evans stated that Staff supports the petition.

Mr. O'Donnell opened the meeting to questions from the public; as there were none, the public session was closed.

Ms. Plummer moved to recommend approval of ARC 08-14 as presented; Mr. Ward seconded the motion.

Roll Call: Ms. Plummer, yes; Mr. Ward, yes; Mr. Lytle, yes; Mr. Coath, yes; Mr. O'Donnell, yes. The vote was 5 – 0. Motion carried. The ARC recommends approval of the application to the Board of Trustees.

Old Business

ARC 08-10 Lundgren Addition, 239 West Lincoln Avenue (Historic) Public Hearing

**Petitioner: Kristi and Matt Lundgren, 239 West Lincoln Avenue, Barrington, IL
 Sarah Petersen, SA Petersen Architects, 523 South Cook Street, Barrington, IL**

Mr. Hren advised that the application was heard previously; the applicant is addressing the commission's concerns.

Ms. Petersen introduced the case and said that the commission's concerns about front porch details, chimney shoulders and additional windows on the east elevation have been addressed. The front façade has been modified to create the look of an enclosed porch. The applicant did not wish to add a fifth window to the front façade; instead the separations between the four windows were widened. Trim and half pilasters have been added to create a porch look. A three-quarter pilaster wraps around the corner. The pilasters match the columns at the front entry. The pitch of the pediment over the front entry has been decreased. The slope of the chimney shoulders has been reduced and limestone shoulders are proposed. Two clerestory windows have been added to the east elevation to allow space for built-ins below.

The consensus of the commission was that the pitch of the pediment over the entry is appropriate.

In reply to a question from Mr. Lytle, Ms. Petersen said that trim boards will be used between the windows on the front façade.

Mr. Coath suggested that the new windows on the east elevation duplicate the existing windows.

Ms. Petersen said that the existing windows are casements with a storm that makes them look like double hung windows. The new windows will be the same style and will be wood with historic proportions. The proposal aims to match existing trim details. Existing gutters will be replaced with half-round gutters.

In reply to Mr. Lytle's question, Ms. Petersen said that the applicant did not wish to add windows to the west elevation which is the driveway side of the property.

It was the consensus of the board that the new windows should be either Marvin Ultimate or Kolbe & Kolbe brand and they should have permanently affixed muntins on the inside and outside with a spacer bar in between.

Mr. Hren advised the applicant that the new windows will be reviewed by the zoning official to confirm that they meet these requirements.

In response to Ms. Plummer's question, Ms. Petersen said that a railing is not required on the back porch. Both the front entry and the back porch will have vertical skirt boards.

In reply to Mr. Coath's question, Ms. Petersen confirmed that the front porch will have a railing.

A consensus of the board recommended a four-inch limestone chimney cap, with a four-inch poured concrete cap being an acceptable alternative.

Mr. Hren stated that Staff is satisfied with the proposal.

Mr. O'Donnell advised the applicant that it is important to follow the approved architectural plans and, if changes are determined to be needed, that the applicant advise the Village Staff in order to determine if the ARC needs to approve said changes.

Mr. O'Donnell opened the hearing to the public. There were no comments; Chair closed the public session.

Mr. Ward moved to recommend approval of ARC 08-10 subject to the discussed conditions:

- New windows should be wood of historic proportions,
- New windows should be either Marvin Ultimate or Colby & Colby brand,
- New windows should have permanently affixed muntins on the inside and outside with a spacer bar in between.
- It is recommended that the chimney cap be four-inch limestone, with four-inch poured concrete being an acceptable alternative.

Mr. Lytle seconded the motion.

Roll Call: Ms. Plummer, yes; Mr. Ward, yes; Mr. Lytle, yes; Mr. Coath, yes; Mr. O'Donnell, yes. The vote was 5 – 0. Motion carried, the ARC recommends approval to the Board of Trustees.

#####

ARC 07-02 Ward Addition and Garage, 125 West Lake Street (Historic) Final Details

Petitioner: Michael Ward, 125 West Lake Street, Barrington, IL

Commissioner Ward recused himself from the board as he is an owner of the subject property.

Mr. Hren explained that a Certificate of Appropriateness has been issued for both an addition and a garage. Mr. Wallace, Zoning Official, recommended that the ARC review the question of whether it would be in compliance with the Certificate to construct one project and not the other or to construct one project now and the other at a later time.

Mr. Ward, 125 West Lake Street, presented the application saying that he wishes to proceed with either the addition or the garage but prefers not to construct both simultaneously due to economic conditions.

Chairperson O'Donnell asked for a voice vote on the interpretation that completing the garage and addition at separate times and that completing one the project and not the other comply with the Certificate of Appropriateness. The voice vote reflected all ayes; completing each project separately or completing one and not the other is in compliance with the Certificate of Appropriateness.

Mr. Ward returned to the board.

Other Business

Mr. Hren asked the Commissioners for their opinion on a question raised by a resident. The resident wishes to add a front porch to his residence at 526 Grove Avenue; a variance is required. He wishes to construct the porch across half of the front width rather than the full width of the house. He is asking if the Commissioners would find a porch half the length of the front of the house acceptable.

The consensus of the Commissioners was that the proposed front structure should be the full width of the house. There is no precedent for a shorter porch.

Approval of Minutes

The commission reviewed the minutes of the May 22, 2008 ARC meeting. Mr. O'Donnell suggested an amendment to Other Business after the sentence: "Mr. O'Donnell said that the application is headed in the right direction". The following sentence should be inserted: "He advised that the commission is not looking at the location, height or size of the proposed building and that the formal plan will be subject to zoning review."

Mr. Ward moved to approve the minutes with the suggested amendment. Mrs. Plummer seconded the motion. Voice votes recorded all ayes. Minutes were approved as amended.

Planners Report

Mr. Hren said that it has been suggested by Mr. Wallace that the commission add a discussion session about matters not on the agenda at the beginning of each meeting when most of Staff will likely be in attendance. It also would enable the public an opportunity to get in and out quickly. Mr. Hren said that, as the Commissioners are in agreement, he will add to the next meeting agenda a session for public question and comment at the beginning of the meeting.

Mr. Hren reported that ARC 07-03, the Wiersma Residence, and ARC 08-13, Salem United Methodist Church, will be rescheduled to the next commission meeting. Salem United Methodist Church is required to have a planned development review and probably will be rescheduled to sometime in mid-July.

Replying to the board's question, Mr. Hren said that it is the stated goal of the East Main project to break ground in fall, 2009.

Mr. Hren introduced newly appointed Zoning Coordinator Jennifer Pack. He said that June 26 will be the last ARC meeting he will attend. The Commissioners expressed regret that he was leaving and wished him well.

Adjournment

There being no further business before the commission, Ms. Plummer moved to adjourn. Mr. Ward seconded the motion. Voice vote recorded all ayes.

Chairperson O'Donnell adjourned the meeting at 7:46 PM.

Respectfully submitted,

Rosalie Lauerman
Recording Secretary

Marty O'Donnell, Chairperson
Architectural Review Commission

Approval date: July 24, 2008