

***Village of Barrington
Architectural Review Commission
Minutes Summary***

Date: October 26, 2006

Time: 7:00 p.m.

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

In Attendance: Marty O'Donnell, Chairperson
Joe Coath, Vice Chairperson
Karen Plummer, Commissioner
Mimi Troy, Commissioner
Steve Petersen, Commissioner
Mike Ward, Commissioner
Patrick Lytle, Commissioner

Staff Member: Brooke Zurek, Planner.

Call to Order

Mr. O'Donnell called the scheduled meeting to order at 7:05 PM.

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

There being a quorum, the meeting proceeded.

Chairperson's Remarks

Mr. O'Donnell announced the order of proceedings.

Old Business

ARC 06-34 Jimmy Johns Amend., 168 S. Northwest Hwy. (Non-Historic) Public Meeting
Petitioner: Bobbi Taylor, Warren Johnson Architects

Consensus among the Commissioners showed agreement with the new ground sign configuration. The total area of signage remains unchanged.

The Commission found that the proposed changes were in substantial compliance with the previously approved Certificate of Approval.

Mr. Peterson made a motion to approve ARC 06-34. Ms. Plummer seconded the motion.

Aye: Troy, Ward, Lytle, Coath, O'Donnell. Nay: None. Motion carried.

New Business

ARC 06-32 G Squared Properties, 407 E. Main St. (Non-Historic) Public Meeting
Petitioner: Greg Crowther, G Squared Properties LLC

The applicant is seeking a Certificate of Approval for the redevelopment of the property to include a three-story mixed-use development. The first floor will include office and retail, while condominiums are proposed for the second and third floors. The property is located in the B-4 Village Center District.

Mr. Crowther gave an overview of the proposed project and requested direction from the Commission.

The following comments were made by the Commissioners:

1. Explore options for the west facade with a combination of faux windows and faux chimneys.
2. The proportion of the windows on the north and south facades should express the traditional style of windows as shown on the east elevation.
3. Some Commissioners have a concern about the scale of the proposed building as it relates to its adjacent buildings (especially the church).
4. Explore options for breaking up the non-retail stories of the front facade.
5. The ARC will support a height variation for the structure that will improve the roof pitch.
6. The ARC appreciates how the two fronts of this through lot have been addressed.

ARC requests that the final submittal for the Public Hearing should address the above points.

ARC 06-33 Fountas Fireplace, 227 W. Lake Street (Historic), Public Hearing
Petitioners: Andrea Olness and Ted Fountas, Owners

The applicant is seeking approval of a Certificate of Appropriateness for alterations to a contributing property in the H-Historic Preservation Overlay District. The petitioner is proposing to construct a masonry fireplace on the east side of the house for a family room. The property is zoned R-6 Single Family Residential and is in the H-Historic Preservation Overlay District.

Glen Warman gave an overview of the proposed project.

The Commission approved the exterior features related to this petition, subject to the conditions stated below.

Conditions:

- One soldier course at the top of the fireplace shall be eliminated.
- There shall be a three to four inch cut stone cap on the shoulders.
- The poured concrete cut stone cap shall be four inches.
- It is a recommendation that the soldier course at the frieze board be removed.
- It is a recommendation that a diamond pattern be included in the recessed panel.

Commissioner Petersen made a motion to approve ARC 06-33 based on the Findings of Fact listed above and included as part of the motion with the above conditions. Commissioner Plummer seconded the motion.

Aye: Troy, Ward, Lytle, Coath, O'Donnell. Nay: None. Motion carried.

ARC 06-35 Sears Home, 239 W. Russell (Historic), Preliminary Submittal
Petitioner: Sharon Lau, Owner

The Petitioner is asking the ARC for advice on how to properly expand the house and to create a garage large enough to accommodate today's vehicles. She explained that she is having trouble selling the house because prospective buyers believe that no changes can be made to properties in the Historic District.

Mr. O'Donnell suggested looking at the garage before the house. He asked Staff for a report.

Ms. Zurek explained that Staff sees two possible options for the garage.

1. One is to create an addition to the existing one-car garage.
2. The second is to maintain the existing historic garage and then build an additional two-car garage. This will, however, require a zoning variation in order to have two garages on one property. She said that Staff would likely be in favor of such a variation.

Consensus among the Commissioners revealed that they would be in favor of maintaining the existing garage, possibly relocating it on the existing property, and constructing a new garage appropriate in style and mass to the existing house.

The petitioner also asked how an addition could be built. Ms. Lau explained that Sears offered the option of a side sunroom for such Dutch Colonial models. She asked the ARC if such an addition would be appropriate, and/or a two-story addition on the east (side) facade would be appropriate.

Ms. Troy said a two-story addition to the east side would be inappropriate to the style of the house.

Mr. Petersen said the side sunroom would be appropriate if it is constructed at the appropriate scale. It should be about 10' by 12'. It cannot be as large as a family room tends to be today.

Mr. Ward said that a rear addition is most appropriate because it would maintain the existing facade; it could potentially provide a great deal of more living space; and it would maintain the large side yard. He noted that the Design Guidelines advise homeowners to construct additions in the rear.

Ms. Troy asked Ms. Lau if she understands all of the advice given.

Ms. Lau listed ARC's suggestions:

- The ARC is in favor of a variation that would allow a new garage to be built on the property, while also maintaining the existing historic garage.
- A small side sunroom would be historically appropriate to construct.
- A rear two-story addition would be appropriate in order to expand the house.

Minutes

Meeting minutes for August 10, 2006 were reviewed. No changes were noted.

Mr. Coath made a motion to approve the minutes from August 10, 2006. Ms. Troy seconded the motion.

Aye: Petersen, Plummer, Ward, Lytle, O'Donnell. Nay: None. Motion carried.

Adjournment

Mr. Petersen motioned to adjourn the meeting. Mr. Ward seconded the motion.

Aye: Plummer, Troy, Lytle, Coath, O'Donnell. Nay: None. Motion carried.

Meeting adjourned at 9:13 PM

Respectfully submitted,

Rosita Cruz Stein
Recording Secretary

Marty O'Donnell, Chairperson
Architectural Review Commission