

*Village of Barrington
Architectural Review Commission
Minutes Summary*

Date: December 15, 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
Mimi Troy, Commissioner
Steve Petersen, Commissioner
Patrick Lytle, Commissioner
Mike Ward, Commissioner

Staff Member: Brooke Zurek, Planner

Call to Order

Mr. O'Donnell called the meeting to order at 7:05 p.m.

Roll call noted the following: Marty O'Donnell, Chairperson, present; Joe Coath, Vice Chair, present; Mimi Troy, present; Stephen Petersen, present; Karen Plummer, absent; 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 06-11 Carter Residence, 240 W. Lake Street (Historic) Details
Petitioner: Kevin Carter, Owner

The petitioner is proposing four (4) changes to the ARC approved plans for the two-story addition and new garage at 240 West Lake Street.

Mr. O'Donnell requested staff comments and recommendations. Ms. Zurek presented staff comments and recommendations.

Mr. Kevin Carter reviewed the proposed four (4) changes to the ARC.

It was noted that the proposed changes were different than the changes submitted to Staff.

Mr. Carter presented the following proposed changes:

1. The addition of a small stained glass window to the east elevation, next to the side entrance.
2. The addition of a porch roof over back entry door and window.
3. The revision of the window size and location on the south elevation garage service door, and the removal of the window on the east elevation garage service door.
4. The substitution of the garage windows from Marvin brand to either a Weathershield or Windsor brand.

The Commissioners reviewed Mr. Carter's proposed changes, and Mr. O'Donnell requested comments from each Commissioner. Each Commissioner shared their concerns and views.

The Commissioners agreed on the following conditions for each of the four (4) proposed changes:

1. The addition of a small stained glass window to the east elevation is approved with the following condition:
 - o The stained glass window must have a window frame, sill and casing matching the existing windows of the house.
2. The ARC requires the following for the proposed new porch roof on the north elevation:
 - o Detailed drawings of the rear entry for approval. Insufficient plans were presented.
 - o The roof should cover the door – not the window.
 - o The roof will require crown on the outside edge of the fascia.
 - o The ARC requests to see an actual drawing of the brackets being used.
3. The Commissioners agreed on the following conditions to the garage service doors:
 - o South elevation:
 - The window next to the service door should be a double hung window or a casement window with a horizontal mullion.
 - The window should be hung at the same height as the door.
 - The casings on the window are to match the existing windows on the house.
 - o East elevation:
 - The removal of the window next to the garage service door is acceptable.
4. The ARC is not familiar with the Weathershield or Windsor brand windows requested by the petitioner.
 - o The petitioner should submit proposed window profile samples to the ARC for review.

ARC 06-36 Carlstrom New SFR, 535 S. Cook Street (Historic) Preliminary

Petitioners: James Carlstrom, Christian Jacob Homes

The applicant is seeking approval of a Certificate of Appropriateness for new construction of a non-contributing house and a non-contributing garage in the H Historic Preservation Overlay District. The property is zoned R-6 Single Family Residential.

Mr. O'Donnell requested staff comments and recommendations.

Ms. Zurek presented staff report. It was noted that the petitioner has addressed most of the concerns of the ARC from the November 16, 2006 preliminary hearing.

The Commissioners agreed that the final submittal for Public Hearing of ARC 06-36 should address the following points:

House:

1. On the south elevation, the length and location of the projecting bay shall match that of the projecting bay on the north elevation.
2. On the south elevation, there was concern regarding the look of the unbalanced window pattern.
3. The small square windows in the dining room shall not be used. Explore options for using three double hung windows in the dining room.
4. The dining room windows shall be separated. The windows shall be trimmed on each side.
5. All ARC members were concerned about the use of the small, square windows on the west elevation of the kitchen.
 - a. The majority of ARC members agreed that small, double hung windows shall be used instead.
 - b. The petitioner shall explore options for the window style, size and placement in the kitchen.
6. A lintel shall be added to the front porch that is in line with the frieze board.
7. Provide section plans of the rake and soffit at the public hearing.
8. The front double gable is acceptable.
9. The architectural style is compatible with other styles in the District.
10. Remove shed roof over dining room windows.

Garage:

1. One double hung window is appropriate for the west elevation.
2. Two double hung windows are acceptable for the south elevation.

It was agreed that the petitioner will drop off a sample of the window to Ms. Zurek and Ms. Zurek will contact each Commissioner to review the sample. This shall be completed by the next ARC meeting on January 11, 2007.

Approval of Minutes

Meeting minutes for August 10, 2006, August 24, 2006, October 26, 2006 and November 16, 2006 were reviewed. No changes were noted to the October 26, 2006 and November 16, 2006 minutes.

Mr. Petersen motioned to approve the October 26, 2006 minutes. Mr. Lytle seconded the motion.

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

Mr. Petersen motioned to approve the November 16, 2006 minutes. Mr. Lytle seconded the motion.

Aye: Coath, Petersen, Lytle, O'Donnell. Pass: Ward, Troy. Nay: None. Absent: Plummer. Motion carried.

The August 10, 2006 and August 24, 2006 meeting minutes and transcripts were reviewed. The Commissioners approved the meeting minutes. The transcripts were approved with Mr. Jim Wallace's noted corrections.

Mr. Petersen motioned to approve the August 10, 2006 minutes and transcripts. Mr. Coath seconded the motion.

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

Mr. Petersen motioned to approve the August 24, 2006 minutes and transcripts. Ms. Troy seconded the motion.

Aye: Coath, Petersen, Troy, Lytle, O'Donnell. Pass: Ward. Nay: None. Absent: Plummer. Motion carried.

Other Business

Ms. Zurek presented the 2007 Architectural Review Commission Meeting Schedule to the Commissioners. The schedule was approved.

Mr. Petersen made a motion to approve the 2007 meeting schedule. Mr. Ward seconded the motion.

Roll Call Vote: Mr. Coath – yes; Mr. Petersen – yes; Ms. Troy – yes; Mr. Lytle – yes; Mr. Ward – yes; Mr. O'Donnell – yes. Motion carried.

Adjournment

Mr. Lytle motioned to adjourn the meeting. Mr. Coath seconded the motion.

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

Meeting adjourned at 9:00 p.m.

Respectfully submitted,

Rosita Cruz Stein
Recording Secretary

Marty O'Donnell, Chairperson
Architectural Review Commission