

***Village of Barrington
Joint Meeting of the Committee of the Whole and the Architectural Review Commission
Minutes Summary***

Date: April 12, 2007

Time: 6:10 p.m.

Location: Village Community Conference Room
200 South Hough Street
Barrington, Illinois

In Attendance: Karen Darch, President
Beth Raseman, Trustee
Jim Daluga, Trustee
Jeff Anderson, Trustee
Marty O'Donnell, Chairperson
Joe Coath, Vice Chairperson
Karen Plummer, Commissioner
Patrick Lytle, Commissioner
Mike Ward, Commissioner

Staff Members: Denise Pieroni, Village Manager
Jim Wallace, Director of Building and Planning
Paul Evans, Assistant Director of Planning
Brooke Zurek, Planner
Rosita Stein, Recording Secretary

Call to Order

President Darch opened the meeting at 6:10 p.m.

The following is a list of items that were discussed by those in attendance:

1. Importance of being business friendly.
2. Importance of being prepared for meetings.
3. Examples where the ARC closely scrutinizes details, while larger issues are overlooked.
4. The need for different height limitations in the Historic District.
5. Importance of giving a consistent and clear message to petitioners early in the process.
6. The possibility of having very clear guidelines for the petitioners with sketches, bullet points, and an explanation of the benefits of the process.
7. Examine other neighborhoods for possible expansion of the Historic District.
8. Diversity of housing stock.

As a continuation of the ARC and Board of Trustees meeting, the Architectural Review Commission gathered to discuss the ARC cases.

Chairperson's Remarks

Mr. O'Donnell announced the order of proceedings.

Old Business

ARC 06-27: Cook Street Plaza Amend. 100 E. Station Street (Non-Historic) Public Meeting
Petitioner: Mike SanFilippo, SanFilippo Landscape, Inc.

The petitioner requests review and approval of modifications to the Plaza including the hardscape, the landscape and the refuse enclosure.

Mr. O'Donnell swore in the attendee expected to speak. Mr. O'Donnell then requested staff input.

Ms. Zurek presented staff's recommendations.

Mr. Jim Wallace, Director-Building & Planning, presented an overview of the petition. Mr. Wallace stated that staff believes the proposed plans are very complimentary to the Plaza, and staff is very happy to present this proposal to the ARC today.

Ms. Plummer asked the petitioner if he is satisfied with the trash compactor plans.

Mr. Mike SanFilippo of SanFilippo Landscape explained that ideally the trash compactor would be in a different location; however, he is working with the area available. He is satisfied with the plans presented as this was the best solution.

Ms. Plummer stated that she likes the plans presented today.

Mr. O'Donnell asked the petitioner is all existing concrete will be removed. Mr. SanFilippo replied that most will be, but not all.

Mr. Lytle asked what type of screening material will be used. Mr. SanFilippo replied wrought iron fencing.

Mr. Coath questioned if the benches were part of the original petition.

Mr. Wallace responded that they were not, but the proposed benches meet the Village requirements of wood and wrought iron. Mr. Wallace further explained that the placement of the benches is subject to the approval of the Village Manager.

Ms. Plummer questioned if the materials proposed have been reviewed by the Village's appropriate departments.

Mr. Mike Szymanski, Forestry Department, replied that the proposed materials are compatible with Village requirements.

Mr. O'Donnell requested public comment. No public comments were voiced.

After review of the plans presented, the ARC agreed on the following conditions, as recommended by staff, for case ARC 06-27:

1. The plan shall not eliminate or alter the materials of any lights, refuse containers, trash/compactor enclosures or other infrastructure elements from the plaza area.
2. Final installation shall be subject to adjustments as may be required by the Village Manager.

Mr. Ward moved to approve ARC 06-27 with the conditions stated above. Mr. Lytle seconded the motion.

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

ARC 07-04: Billon Addition, 228 W. Lincoln (Historic), Public Hearing
Petitioner: Michael Billon, Owner

The applicant is seeking approval of a Certificate of Appropriateness for alterations to a contributing house in the H-Historic Preservation Overlay District. The petitioner is proposing alterations to the rear by constructing a two-story addition. The property is zoned R-6 Single Family Residential and is in the H-Historic Preservation Overlay District.

Mr. O'Donnell swore in attendee expected to speak. Mr. O'Donnell then requested staff input.

Ms. Zurek presented the staff report and the two (2) issues staff is requesting the ARC to review. They are:

1. Determination if window boards under the aluminum siding exists. If so, staff recommends that they be preserved and repaired. (Standard 6)
2. Review the details of the corbel, rake, shutters and window trim to determine if they are appropriate and complimentary to the details of the original structure. (Standard 8)

Mr. Michael Billon of 120 Scott Road presented his petition. Mr. Billon reviewed the nine (9) recommendations from the ARC from the preliminary meeting on March 8, 2007, and his compliance with those recommendations.

Mr. O'Donnell questioned the shutters on the windows grouped in three on the rear elevation and requested input from the Commissioners.

Mr. Coath believes the petitioner should remove the shutters in question, and stated that all shutters should be sized as if they were functional.

Mr. Lytle commented that they are not set up to be functional as the existing shutters aren't.

Ms. Plummer agreed that, if the petitioner is keeping the shutters on the rear elevation gable end, then they should seem functional.

Mr. Coath recommends that the petitioner match existing horizontal cornice detail and gutters on the new addition.

Mr. Lytle recommends that, when the aluminum siding is removed, the petitioner duplicate the corner detail on the addition.

Mr. Coath recommends that the shutters be attached with hinges and holdbacks, and recommended that the petitioner look into Timberlane shutters.

Mr. Coath stated that the window pane configuration on the rear elevation should be six over six and four over four. Mr. Billon replied that he believes the drawing is incorrect and will comply with Mr. Coath's recommendation.

Mr. Lytle questioned the thickness of the corbel presented. Mr. Coath replied that the 5 inch thickness is acceptable; however, it should be simple with less detail.

Mr. O'Donnell requested public comment. No public comments were voiced.

After review of the plans presented, the ARC agreed on the following conditions and recommendations for case ARC 07-04:

1. Shutters shall not be placed around the windows that are grouped in threes on the rear elevation.
2. The window pane configuration of the windows that are grouped in threes on the rear elevation shall be six over six (for the middle window) and four over four (for the side windows).
3. It is recommended that the brackets have a simpler (Colonial) form.
4. It is recommended that the shutters throughout the house be attached with hinges and holdbacks.
5. If the existing windows in the gable ends have shutters that are not proportionate to the window size, it is recommended that new shutters that are proportionate to the window size replace the existing shutters.
6. The shutters in the gable end of the addition shall be proportionate to the window size.

Mr. Lytle moved to approve ARC 07-04 with the conditions and recommendations stated above. Ms. Plummer seconded the motion.

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

Approval of Minutes

The meeting minutes from March 22, 2007 were reviewed. One correction was made.

Mr. Ward moved to approve the March 22, 2007 minutes with the noted correction. Mr. Lytle seconded the motion.
Aye: Plummer, Lytle, Ward, Coath, O'Donnell. Absent: Petersen, Troy. Motion carried.

Other Business

Mr. O'Donnell spoke with Ms. Gwendolyn Whiston of Tivoli Garden Antiques in Barrington. Ms. Whiston expressed her disappointment with the current state of the Plaza. Mr. O'Donnell informed Ms. Whiston that he would mention her disappointment to the ARC.

Adjournment

Ms. Plummer moved to adjourn the meeting. Mr. Ward seconded the motion.
Aye: Plummer, Lytle, Ward, Coath, O'Donnell. Nay: None. Motion carried.

Meeting adjourned at 7:55 p.m.

Respectfully submitted,

Rosita Cruz Stein
Recording Secretary

Marty O'Donnell, Chairperson
Architectural Review Commission