

*Village of Barrington  
Architectural Review Commission  
Minutes Summary*

Date: October 11, 2007

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  
Michael Ward, Commissioner

Staff Members: Brooke Zurek, Planner  
Michael Hren, Recording Secretary

**Call to Order**

Mr. O'Donnell called the meeting to order at 7:04 p.m.

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

There being a quorum, the meeting proceeded.

**Chairperson's Remarks**

Mr. O'Donnell announced the order of proceedings, noting that the details being provided for ARC 06-40 would be heard first.

**Old Business**

**ARC 06-40: Mirochnik Restoration (603 South Hough Street), (Historic) (Proposed Modifications)**  
**Petitioner: Jim Mirochnik, Owner**

The petitioner wants to change the front porch plans from what was approved in the CoA. The architect believes that the porch was originally in the shape they propose, and it was altered at some point to appear as it does in the CoA. Moving stairs to the front allows a better view of the front door, directs visitors to the front door, places focus of the house directly to the street.

Mr. O'Donnell asked for input from the commissioners.

Mr. Coath asked the petitioner if he felt that 4 feet was an adequate width.

Petitioner responded that yes, in accordance with his architect's analysis, he feels that it is.

Mr. Coath said that he feels this is the most likely and best place for the stairwell.

Mr. Ward said that he felt this was fine.

Ms. Troy and Mr. O'Donnell agreed.

By a voice vote of 4-0, the ARC finds this change to ARC 06-40 to be in substantial compliance with the CoA.

**New Business**

**ARC 07-23: Hough-Main Project Phase I (132 and 138 West Station Street and 145 West Main Street) Public Meeting**  
**Petitioner: James Wallace, Assistant Village Manager for the Village of Barrington**

Mr. O'Donnell swore in Mr. Wallace.

Mr. Wallace explained that 132 and 138 W. Station Street are two craftsman dwellings that are contributing to the Historic District. These properties are within the confines of the area for redevelopment known as the Hough-Main project, which proposes a mixed-use development with underground parking, approximately 30,000 square foot of retail space, and approximately 78 residential units above that.

Mr. Wallace explained that phase I of this project involves the relocation of the Kilgoblin storm sewer to the Western edge of the property, in order to dig the basements, and do the engineering. In order to relocate the sewer and to eventually develop the property, these two houses need to be moved.

The village hopes to focus their preservation efforts on the John-Charles building on Main Street, as it seems to be a more significant building, and lends itself better to reuse because of size and appearance.

The village seeks a buyer for the properties who will move them to another location within the Village, preferably within the Historic District. The Village recognizes that this is a difficult proposition economically, and will seek to demolish them in the event that a buyer cannot be located, in order to relocate the Kilgoblin storm sewer.

Staff does not believe that the ARC can make a legitimate finding in terms of making a recommendation to demolish the properties, as they do not meet the standards for demolition. The Village therefore wishes to undergo a map amendment to remove these properties from the Historic District.

This meeting has three purposes. First, because the properties are in the Historic District, the ARC must consider the petition for demolition of a contributing structure. At this meeting, the public hearing is taking place to present the matter to the ARC for preliminary consideration. The Village seeks a preliminary determination from the ARC regarding the demolition of the contributing structures at 132 and 138 W. Station Street.

The Second matter before the ARC is the Map Amendment to remove the subject properties from the Historic District. The ARC should make a statement of recommendation to the Plan Commission for or against these properties' removal from the Historic District, with or without conditions as the ARC may recommend.

The Third matter before the ARC is the preliminary review of Phase I of the proposed Hough-Main development. Phase I consists of the clearing of the subject properties, relocation of the Kilgoblin storm sewer and restoration of grade, as well as the reseeding or sodding of the properties in the event that development does not occur. The ARC should review the proposed work and make a recommendation of a commercial Certificate of Approval for it. This third matter only applies in the event the subject properties are removed from the Historic District.

Mr. Wallace then explained that the Village's first priority is to make the site ready for redevelopment. For this to occur, the West end of the redevelopment site (these properties) must be cleared and the Kilgoblin storm sewer must be relocated.

Mr. O'Donnell mentioned that if the houses are moved or razed and the Village does not go forward with the Hough-Main project, it would be unfortunate. He feels concerned that they would be tearing down houses before a plan is finalized.

Mr. Wallace said that the Village is committed to this project, it has invested a large sum of money in it already, and that this project is among the top of the Board of Trustees' goals established at this point.

Mr. Wallace mentioned that the Village wants to do the relocation of the storm sewer in the winter before the wet spring seasons arrive, which would make the process extremely more difficult. He estimates that waiting until such a time would cost the project approximately six months.

Ms. Troy asked what the developer's commitment to this project is.

Mr. Wallace said that he would estimate that the developer has invested several thousand dollars in this project, and have acted in the manner of an entity who is committed to this project, but that the developer and the Village are still in negotiations, and that the deal could still fall apart, requiring the Village to seek another developer.

Ms. Troy asked if a cost-benefit analysis had been done for the developer's feasibility of meeting community expectations while still garnering a profit.

Mr. Wallace explained that the developer has been made clear on the Village's expectations, especially as far as the class of construction the Village expects to have on this property. He further explained that this project is within the TIF district, so there will be a Village contribution to the project, most likely in land acquisition. Petitioner's preliminary plans have been seen by staff, and Mr. Wallace feels that they are meeting or exceeding expectations.

Ms. Troy asked why the developer is not petitioning instead of the Village.

Mr. Wallace explained that the developer is not completely on board with the project yet, and that this is a Village project, even when the negotiations are completed with the developer, it will remain so.

Mr. Ward asked who the economic owner of the project is.

Mr. Wallace replied that it is the Village of Barrington.

Mr. Ward asked if the village will get any profits associated with the sale of condominiums, etc.

Village will own essentially all of the parking and public amenities, and the developer will own the private portions of the project.

Mr. Ward stated that there is a significant private ownership of the project.

Mr. Wallace clarified that there will be, but is not yet.

Mr. Ward clarified that the Village is asking for the changes to the Historic District through a rezoning ostensibly for private citizens, and that the Village seeks material dispensation for private interests.

Mr. Wallace stated that he disagreed with that analysis.

Mr. O'Donnell stated that the ARC is dealing with Phase I, which consists of the Village attempting to prepare a partial building site. No one is certain what will be there at this point.

Mr. Wallace stated that he views this as a zoning issue. The Village wishes to change the zoning map because it is the Village's commitment to develop this property into a mixed use property, and it wishes to have consistent zoning across the entire project. He continued that it is impossible to have a development without the incentive of private profit.

Ms. Troy asked if the Village is permitted to take a building via eminent domain and then sell it for private redevelopment.

Mr. Wallace stated that the Village has given the owners notice that the Village would like to acquire the property, and that yes it can be accomplished, because the redevelopment is a public-private partnership.

Mr. Coath asked for clarification on what the TIF district monies will be used for.

Mr. Wallace stated that the public purposes of the project are the parking as well as the indirect economic benefit to the village from the retail sales tax.

Mr. O'Donnell asked why the redevelopment cannot proceed without removing these properties.

Mr. Coath stated that this is his question also. He feels that this appears to be a double loss to the Village in that they lose these contributing buildings and that the development will be overscaled in its footprint. The footprint would be out of scale with the surroundings. He desires a higher standard for the scale of the development.

Mr. Ward stated that the Main Street component terminates at 145, but asked why the development extends further on Station Street, to 138.

Mr. Wallace stated that they need to in order to have enough usable space to create a development that pays off in the long run. He then clarified that there would be 3 buildings: one on Station, one wrapping the corners, and one on Main.

Mr. Ward stated that this seems premature.

Mr. O'Donnell asked if 145 Main was in the Historic district.

Mr. Wallace stated that yes, it is.

There was general discussion about the boundaries of the Historic District.

Ms. Troy asked what will happen to the Miller building.

Mr. Wallace stated that Mr. Miller can choose to become a part of the development, or he can choose to remain as he is and have the development occur around him.

Ms. Troy asked if that was in the design plans.

Mr. Wallace stated that there is a plan for each possibility.

Ms. Troy asked if his building could be taken by eminent domain.

Mr. Wallace stated that possibly, but he does not feel that the Village would ever take such an action, as Mr. Miller is a valued retailer in the community.

Mr. O'Donnell noted that the village is saving Barrington Realty and the "Catlow Property"

Mr. Wallace stated that the Village would only sell the Barrington Realty property if it was being relocated as a condition of the covenants.

Mr. O'Donnell asked if Barrington Realty would become condos if sold.

Mr. Wallace stated that he believes that the property would remain business oriented.

Mr. O'Donnell asked the commissioners for their input on the viability of demolishing the homes under present circumstances.

All commissioners voiced disapproval for such an idea.

Ms. Zurek noted that staff recommends two options. Option A is to recommend denial of the demolition of the contributing structures based on the findings in the Staff Report. Option B is to recommend approval of the demolition of the contributing structures at 132 and 138 West Station Street with the following conditions:

1. The Village shall make a bona fide effort to relocate and preserve the existing historic structures located at 132 and 138 West Station Street.
2. As part of the future redevelopment project, the Village shall make a bona fide effort to relocate and preserve the existing John Charles/Gilson House located at 117 West Main Street .
3. The Williams "Barrington Realty" House located at 145 West Main Street shall be preserved in its current location.

Mr. O'Donnell stated that he thinks the ARC should protect Historic District buildings. If the district is changed, that would no longer be under the ARC's purview.

Mr. Ward and Mr. Coath state that they feel it would be the same thing to remove them from the Historic District.

Mr. O'Donnell feels that it would not be the same.

*ARC agrees that the houses cannot be approved for demolition if they remain in the Historic District.*

Mr. O'Donnell opened the discussion on removing the properties from the Historic District.

Mr. Ward asked about adding requirement for funding for relocating the properties from the District to the contract with the developer.

Mr. Wallace replied that this will be a tight project already, and that it will be difficult to create a three-story building that is up to the Village's standards while remaining economically viable. Also, the Village seeks to invest its preservation dollars into the Main Street building. Thinks it is an economic decision.

Mr. Ward asked if adding the stipulation for the moving of the buildings would kill the deal.

Mr. Wallace explained that the current developer says yes, the deal would be economically infeasible. The Village has seen Hummel's pro forma, it is already constrained without including the moving of those properties.

Mr. O'Donnell notes that it is almost economically infeasible to build a three story development.

Mr. Coath argued that scaling it back would still be possible.

Mr. Ward stated that no one will be getting poor doing this project. He wishes to qualify the benefit to the citizens. He feels the petitioner has not made specific enough arguments.

Mr. Wallace stated that the Village has obtained estimates on moving the properties. It would cost between \$750,000 and \$1 million to move the buildings offsite.

Mr. O'Donnell feels that there would be a worth of approximately \$750,000, making the net cost \$250,000.

Mr. Wallace noted that the marketability of such small houses would be poor without substantial additions or renovations.

Mr. O'Donnell feels that the market exists, but there is still a timing issue. He noted that the timing of the storm sewer is driving this petition forward.

Mr. Coath stated that he wants to remain true to the ARC's job and let the buck stop at the elected officials. He wants to force the developer to contend with a smaller footprint.

Mr. O'Donnell stated that if the buildings were kept, neighbors would not have to look at this development directly. This development turns Station Street into an alley.

Mr. Ward agrees that they should vote according to what they have been charged to do (preserve the Historic District)

Ms. Troy feels that the footprint is very large for the scale of Barrington. She is for redevelopment in general, but the ARC was created to preserve the Historic District intact and keep the buildings in the District.

Mr. O'Donnell stated that he is for development and wants the project. As the Chairman of the ARC, he wants to make the Historic District larger, not smaller.

Mr. O'Donnell asked if the Village is trying to clear its conscience by going through this process, or why the Village does not simply do this on its own initiative.

Mr. Wallace explained that the Village is going through the proper steps and the proper review. He believes that ARC comments are an important part of the overall decision. As staff, he is on board with this project until the Board of Trustees says otherwise. He does not want to minimize the importance of the ARC's decision, or to have it ignore its own standards.

Mr. Ward noted that by handing this project to the board, the project is over. If they instead recommended movement of the properties, there might be a larger chance of saving the buildings.

Mr. Coath suggests that there be development around the properties.

Mr. O'Donnell agreed.

*All ARC members agreed that the properties should not be removed from the Historic District.*

Mr. O'Donnell opened the discussion on the third question, a recommendation for the clearing of the existing structures on 132 and 138 based on the assumption that the properties are rezoned out of the Historic District.

Mr. Ward stated that this is a conditional question and asked why this is coming up now.

Ms. Troy asked who is paying for the relocation of the Kilgoblin.

Mr. Wallace responded that it would come out of the water and sewer fund.

Mr. Coath noted that part of the sewer project involves the demolition of the houses.

Mr. Ward stated that he wants this to come back to the ARC after any rezoning would take place.

Ms. Zurek noted that the recommendation should read "In the event that the property is rezoned..."

Ms. Troy asked if the ARC would see the redevelopment plans at that time.

Mr. Ward recommended the petitioner returning at the appropriate time.

Mr. Coath agreed with Mr. Ward.

Mr. O'Donnell feels if the properties are not in the Historic District, he supports this. However, he notes that he would be displeased if the properties would be removed from the Historic District.

Ms. Troy agreed.

*The ARC's recommendation is that it is premature to consider this at this point.*

Mr. Wallace noted that the sign in front of Barrington Realty becomes nonconforming if the tenant changes. Staff recommends removal of the sign as it is inappropriate. He seeks the ARC's recommendation on this matter.

Mr. Ward feels that the sign should conform to the sign ordinance.

Mr. O'Donnell feels that the existing sign should be removed if the tenant should change.

There was general agreement about the removal of the sign.

#### **Planner's Report**

Mr. Wallace described the Village's reorganization process to the ARC. There was general discussion about the impact of this on the ARC.

Mr. Wallace noted that the Village has selected a consultant to work with in the Wayfinding Signage program- The Lakota Group.

#### **Approval of Minutes**

The meeting minutes from September 27, 2007 were reviewed. No corrections were noted.

Mr. Coath moved to approve the September 27, 2007 meeting minutes as presented. Ms. Troy seconded the motion.

*Mr. Ward abstained from voting, as he was not present at the meeting. Voice vote noted all ayes. Motion carried 3-0.*

#### **Adjournment**

Mr. Ward moved to adjourn the meeting. Ms. Troy seconded the motion.

*Voice vote noted all ayes. Motion carried 4-0.*

Meeting adjourned at 8:35 p.m.

Respectfully submitted,  
Michael Robert Hren  
Recording Secretary

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Marty O'Donnell, Chairperson

Architectural Review Commission