

*Village of Barrington  
Architectural Review Commission  
Minutes Summary*

Date: November 8, 2007

Time: 7:00 p.m.

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

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

Staff Members: Brooke Zurek, Planner  
Michael Hren, Zoning Coordinator/Recording Secretary

**Call to Order**

Mr. Coath called the meeting to order at 7:04PM.

Roll call noted the following: Marty O'Donnell, Chairperson, absent; Joe Coath, Vice Chairperson, present; Mimi Troy, present; Steve Petersen, present; Karen Plummer, present (arrived 7:10); Mike Ward, present; Patrick Lytle, present.

There being a quorum, the meeting proceeded.

**Chairperson's Remarks**

Mr. Coath announced the order of proceedings.

**Old Business**

**ARC 07-16: 232 E. Main Street Master Sign Plan (Final Details)**

**Petitioner: Karen Hutchinson, owner, 232 E. Main St.**

Ms. Hutchinson noted that the bracket dimensions were never returned to the ARC as stipulated. The brackets and signs were installed, and she is asking the ARC if the existing conditions meet substantially with the approved plans.

Mr. Coath asked for clarification about the deviations.

Ms. Zurek pointed out the discrepancies listed in the staff's memorandum.

Mr. Coath asked for commissioner comment.

The ARC agreed that the signs and brackets are in substantial compliance.

**ARC 06-34: Jimmy John's Development, 168 S. Northwest Hwy. (Non-Historic) Final Details**

**Petitioner: Bobbi Taylor, 19 N. Greeley, Palatine, IL**

Ms. Taylor requests that the trash enclosure be permitted to be constructed in cedar, that the knee wall be permitted to be omitted, and that the color selection for the roof be permitted to be Mansard Brown instead of the approved Java Brown. Ms. Taylor noted that the original ordinance specified "Brandywine" as the color.

Mr. Hren explained that "Brandywine" was discussed in the minutes of the meeting, but that "Java" was ultimately selected for the ordinance's language.

Ms. Taylor presented color samples.

The ARC discussed the samples provided.

Ms. Troy asked if the roof was standing seam.

Ms. Taylor said yes.

Ms. Troy asked if the brick was approved.

Ms. Taylor confirmed this.

Mr. Coath asked for staff input.

Ms. Zurek said that staff is neutral and seeks the ARC's opinion.

Alternative colors for the windows/roofs were discussed.

The ARC determined the colors to be acceptable.

Mr. Petersen asked for clarification about the future of the trash enclosure.

Ms. Zurek explained the issues with the Village's proposed parking garage interfering, and needing the enclosure to be removed. The cedar will be a less expensive option until a permanent one is installed.

Mr. Petersen feels that the less expensive one can be acceptable until such time as the new enclosure must be built. At such a time, the approved masonry structure must be created.

Ms. Taylor noted that she understood that the Village would pay the costs of replacing the enclosure.

The ARC decided to hold a verdict on the trash enclosure until more information is available.

Mr. Coath asked for clarification about the knee wall.

Ms. Taylor provided it.

The ARC determined that it was acceptable for the petitioner not to install the knee wall.

**ARC 06-32: G Squared Properties, 407 E. Main (Non-Historic) Final Meeting**

**Petitioner: Greg Crowther, partner in G Squared Properties, 51 Oak Ridge Ln.  
Brian Kidd, representative from Pappageorge/Haynes**

The petitioner seeks final approval for their plan.

Mr. Petersen asked for the ARC's initial comments on this plan.

Ms. Zurek provided them.

The major changes were noted as follows. The roof line has been drastically altered. The front bay has been altered. The massing has been broken up. The color is lighter than previously. There is also a more reddish brick color.

Mr. Coath asked why the mass had been split.

Mr. Kidd said it was as a result of a concern from either the ARC or the Planning Dept.

Mr. Lytle noted that the effect is now of two townhomes rather than a single Georgian façade.

Mr. Petersen drew attention to the ARC's previous comment that the scale of the proposed building as it relates to adjacent buildings, especially the church, should be considered.

Ms. Plummer asked if the building was overwhelming the church.

Mr. Petersen felt that it was.

Mr. Kidd noted that the 2 story porch façade makes the effect from the street perspective appear that the building is only 2 stories tall.

The roof pitch was pointed out to be 6/12. Mr. Crowther noted that the original was 5/12.

Ms. Troy likes that it appears almost like an old building that has been rehabilitated.

Mr. Ward asked why the roof pitch was not carried across in Georgian style.

Mr. Crowther said that it could not be done without affecting the massing; this way dramatically reduced the scale, which was a major ARC concern at the initial meeting.

Mr. Kidd noted that the bays create a finer scale that is more compatible with the rest of the building and the surroundings.

Ms. Troy noted the pedestrian-friendly front entryway.

Ms. Plummer agreed.

Mr. Ward asked if splitting the roof into two elements makes the building no longer Georgian.

Mr. Lytle said it was a Townhome of the Georgian type.

Mr. Crowther suggested that it was two brownstones connected.

Mr. Lytle said that there is not typically a bridge between such structures and asked about the square parapet

Mr. Crowther said that the parapet shields the rooftop equipment.

Ms. Troy noted that the cornice looks different.

Mr. Kidd noted that on the front/rear elevations, they wanted it to recess back.

Mr. Lytle suggested that the ARC might want a detail on a smaller scale to bring around the side.

Mr. Petersen noted that the scale is too big, and that this building pulls emphasis away from the church.

Mr. Crowther said that the porch creates a very small scale.

Mr. Petersen retorted that the building scale is the problem, and that it is not appropriate for the location.

Mr. Crowther said that the roof changes the mass.

Mr. Petersen disagreed, and noted that it still reads as a large mass.

Mr. Crowther disagreed.

Mr. Ward asked if the square footage had been reduced.

Mr. Crowther said yes, by approximately 2,000 square feet.

Ms. Plummer noted that the zoning ordinance says that the lot line can be built up to.

Mr. Crowther said that the building couldn't be this height at the lot line.

Ms. Plummer asked if it meets the height limitations.

Ms. Zurek said that an exception was needed, which the ARC said it would support.

Mr. Ward noted that this proposal is completely different than the original, and that the ARC's comments may no longer apply.

Mr. Petersen noted that Station is a controlling street.

Ms. Zurek noted that surrounding buildings are also higher than this limit.

Ms. Plummer said that those were grandfathered in.

Ms. Troy noted that Station is controlling but secondary.

Mr. Kidd emphasized the importance of the bay element.

Ms. Plummer likes the setback porch. She adds that anything will have a large impact on the church, and a small plain building would look worse next to a small plain church. Thinks this is a good solution.

Mr. Ward suggested a mansard.

Ms. Zurek noted that the Zoning Ordinance prohibits mansard roofs.

Alternate roof options were discussed.

Ms. Troy asked why the French doors' lights weren't divided.

Mr. Kidd said that this could be done.

A consensus about the acceptability of the massing was reached. 5 were in favor, 1 opposed.

Mr. Coath noted that the presence of the building was diminished too much.

Ms. Troy noted that the porch on the front is the leading element.

Ms. Troy asked how far it was from the brick façade to the porch.

Ms. Zurek said 2 feet.

Mr. Lytle asked why a simulated wood product was used.

Mr. Crowther said that fewer details would be possible with wood.

Mr. Lytle was excused at 8:16.

Ms. Zurek asked to move to details.

The cornice was discussed.

The gutters were discussed, and that the petitioner should move them up.

Mr. Coath said that the dentils appeared too far apart.

The windows were discussed.

The railings were discussed.

Mr. Coath asked for clarification on the window headers.

Mr. Crowther replied that they are soldier course.

Mr. Petersen asked if the ARC accepted the quoins.

Ms. Plummer wanted clarification about the color of the monument sign.

Mr. Crowther said it would match the trim on the building.

The color of the letters was discussed.

The color of the awnings was discussed.

The size and color of the bricks were discussed.

The color of the brick shall remain as proposed (3-2 consensus)

Ms. Plummer moved for approval of ARC 06-32 with the following conditions:

1. The lights of the French doors shall be divided.
2. The gutter shall be raised up to better approximate a classical cornice.
3. The awnings shall be made of a black material.
4. All metal trim work, including but not limited to hardware and gooseneck lights, shall be oil-rubbed bronze.
5. The standard brick size (7 5/8" X 2 3/8") shall be used.
6. It is recommended that the use of jack arches be investigated.
7. The dentil detail is not acceptable as proposed. The petitioner must return to the ARC with plans that convey a more classical design.
8. The petitioner must return to the ARC with cut sheets of the proposed gooseneck lights.

Ms. Troy seconded the motion.

*Roll Call Vote: Mr. Petersen, no; Ms. Plummer, yes; Ms. Troy, yes; Mr. Ward, yes; Mr. Coath, yes. Motion passed 4-1.*

### **New Business**

None.

### **Approval of Minutes**

The minutes from October 11, 2007 were reviewed. Corrections were noted. Mr. Petersen and Ms. Plummer abstained from voting. Mr. Ward moved to approve the minutes with the noted corrections. Voice vote recorded all ayes. Motion passed.

The minutes from October 25, 2007 were reviewed. Corrections were noted. Ms. Troy and Mr. Ward abstained from voting. Mr. Petersen moved to approve the minutes with the noted corrections. Voice vote recorded all ayes. Motion passed.

### **Adjournment**

*Mr. Petersen moved that the meeting be adjourned. Ms. Troy seconded the motion. Voice vote noted all ayes. Motion carried.*

Meeting adjourned at 9:45 p.m.

Respectfully submitted,  
Michael Robert Hren  
Zoning Coordinator/Recording Secretary

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Marty O'Donnell, Chairperson  
Architectural Review Commission