

*Village of Barrington  
Architectural Review Commission  
Minutes Summary*

Date: February 24, 2011

Time: 7:00 PM

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

In Attendance: Steve Petersen, Commissioner  
Karen Plummer, Commissioner  
Scott Kozak, Commissioner  
Marty O'Donnell, Chairperson

Staff Members: Kevin Kramer, Planner  
Jennifer Tennant, Zoning Coordinator  
Jean Emerick, Recording Secretary

*Call to Order*

Chairperson O'Donnell called the meeting to order at 7:29 PM.

Roll call noted the following: Steve Petersen, present; Karen Plummer, present; Patrick Lytle, absent; Scott Kozak, present; Chris Geissler, absent; Vice-Chairperson Joe Coath, absent; Chairperson Marty O'Donnell, present.

There being a quorum, the meeting proceeded.

*Chairperson's Remarks*

Chairperson O'Donnell announced the order of proceedings.

*New Business*

**ARC 11-03**                    120A W. Main Street

**Applicant:**                Myung-Ki Lee  
                                     110 N Hough Street  
                                     Barrington, IL 60010

**Architect:**                AMG Construction Group, LLC  
                                     500 Lake-Cook Road, Suite350  
                                     Deerfield, IL 60015

The applicant is seeking a Certificate of Approval. The Petitioner proposes alterations to the façade by replacing the windows and window sill, replacing the front door, removing the awning and adding decorative wood trim to the structure. The property is zoned B-4 Village Center District.

Mr. B. J. Sung, 28470 W. Park Drive in Barrington, architect for the project, said that the location, 120A W. Main Street, is next to the Catlow Theatre. The building is 5,000 sq ft. The project will be in the middle of the building facing West Main Street. It is currently vacant and they want to renovate the front façade. They want to remove the existing awning structure and the existing storefront window system, the existing door and trim. They would like to create a brand new façade. They will install new trim, new casement windows, new doors, and new signage. Right now the façade is covered up by the awning. They would like to put the signage above the soffit by the window. They would like to install two new fluted columns. They want to use white or cream color to make façade bright.

Chairperson O'Donnell commented that this property was not historic. He asked when a building in the Village would be required to have an architect.

Mr. Sung explained that he is the architect.

Chairperson O'Donnell stated that the petitioner did not submit a set of stamped drawings for the project.

Mr. Sung's understanding was that he only needed concept drawings and if they were approved, then he would draw up more detailed drawings.

Chairperson O'Donnell said he likes what he sees but that he needs to see plans for Commission's review.

Mr. Sung has submitted drawings for interior build-out.

Commissioner Petersen said the Commission will consider this meeting as preliminary. He thinks the concept is great; he just wants to make sure that it is executed properly. He asked if the petitioner could have casement windows if they opened out; he thought it may be a hazard.

Kevin Kramer, Planner, said that the sidewalk is wide enough to accommodate the windows.

Commissioner Petersen wants to see in-depth drawings. The Commission wants to make sure it is executed properly. He has no issue with eliminating the awning.

Chairperson O'Donnell said that they will not be able to approve it tonight because they only have a concept of what it will be.

Mr. Kramer said that the permit for the inside has been issued. He asked about the columns on the side. Is the Commission okay with those?

Chairperson O'Donnell said yes, but he did not think that they needed to be fluted columns.

Commissioner Petersen said the petitioner should take a look at others on the street for more options.

Mr. Sung will come back with more detailed drawings.

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Approval of Minutes

February 10, 2011

A motion was duly made by Commissioner Petersen and seconded by Commissioner Plummer to approve the minutes from February 10, 2011. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

Planners Report

Adjournment

There being no additional business to come before the Board, a motion was duly made by Commissioner Plummer and seconded by Commissioner Kozak to adjourn the meeting at 7:52 p.m. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

Respectfully submitted,

Jean M. Emerick  
Recording Secretary



Chairperson O'Donnell  
Architectural Review Commission

Approval Date: April 20, 2011