

*Village of Barrington  
Architectural Review Commission  
Special Minutes Summary*

Date: April 10, 2014

Time: 7:00 p.m.

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

In Attendance: Karen Plummer, Commissioner  
Scott Kozak, Commissioner  
Chris Geissler, Commissioner  
April Goshe, Commissioner  
Joe Coath, Vice-Chairperson  
Marty O'Donnell, Chairperson

Staff Members: Jean Emerick  
Natalie Ossowski  
Greg Summers  
Jennifer Tennant

*Call to Order*

Chairperson O'Donnell called the meeting to order at 7:03 p.m.

Roll call noted the following: Karen Plummer, present; Scott Kozak, present (arrived at 7:05 p.m.); Chris Geissler, present (arrived 7:10 p.m.); April Goshe, present; Vice-Chairperson Joe Coath, present; Chairperson Marty O'Donnell, present.

There being a quorum, the meeting proceeded.

*Chairperson's Remarks*

Chairperson O'Donnell announced the order of proceedings.

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*Old Business*

ARC 13-07: 604 S. Cook Street – Public Hearing

Owner: Jim Carlstrom  
121 Joan Drive  
Barrington, IL 60010

**Builder:** Jim Carlstrom  
121 Joan Drive  
Barrington, IL 60010

Mr. Klumpp, architect for the petitioner, was present to discuss final details. Mr. Carlstrom met with Mr. Summers and Ms. Tennant over the week. Then Mr. Klumpp and Mr. Carlstrom met with the carpenter at the site. Mr. Klumpp took pictures from the street. Pine trees and the chimney almost completely cover the view of the north side. On the south side you can see the rafter tails because there is no fascia.

Commissioner Kozak arrived at 7:05 p.m.

Mr. Klumpp said from the street you do see soffit and fascia. He presented the as-built condition, which is what Mr. Carlstrom and Mr. Klumpp prefer. There is a one foot overhang all the way around the second floor. The third option is very similar to that, but Mr. Carlstrom proposed that they cut the soffit back to 6 inches, which gives over a foot of relief. Staff is in favor of the second option. It is a compromise that was discussed the last time they came before the Commission. It depicts the old hip roof and sets back the plane of the dormer. The back remains as a one-foot soffit. They are no longer doing the skylights.

Chairperson O'Donnell asked the Commissioners to address the Staff. He is prepared to recommend Option 2.

Commissioner Kozak agrees with Staff on Option 2 and all their comments.

Commissioner Goshe agrees with Staff. She likes the differentiation of the roof plane.

Vice-Chairperson Coath asked why they did not know that the peak of the roof was going higher.

Mr. Klumpp said that the front gable was projecting so that was raised up.

Vice-Chairperson Coath said then the outline of the roof becomes a little weird. He will go along with Option 2 also.

Commissioner Geissler arrived at 7:10 p.m.

A motion was made by Commissioner Plummer and seconded by Commissioner Kozak to adopt Staff findings and approve Option Two for ARC 13-07, 604 S. Cook Street.

*Roll Call Vote: Commission Plummer, yes; Commissioner Kozak, yes; Commissioner Geissler, abstain; Commissioner Goshe, yes; Vice-Chairperson Coath, yes; Chairperson O'Donnell, yes. The vote was 5 yes -1 abstain. The motion carried.*

Ms. Tennant mentioned for the record that because the Commission has voted to approve, so the petitioner cannot appeal to the Village Board.

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**ARC 13-21:** 213 W. Russell, Second Preliminary Review

**Owner:** Mr. & Mrs. Charles Csaczar  
217 N. Salem Road  
Ridgefield, CT 06877

**Architect:** Mark Swanson  
536 S. Summit Street  
Barrington, IL 60010

The applicant is seeking approval of a Certificate of Appropriateness for alterations to a property in the H-Historic Preservation Overlay District. The petitioner is proposing to open the enclosed front porch and construct a large two-story addition. The property is zoned R-6 Single-Family and is in the H-Historic Preservation Overlay District. The current use of the property is residential and the parcel is approximately 7,344 sq. ft.

Mr. Mark Swanson, architect for the Csaczars, said that all three of the primary corners are represented and exposed. They revised the chimney from stone to brick with stone shoulders and the windows will be without muntins. The front door and the front picture window have been revised to represent what the original part of the building was.

Commissioner Kozak said he likes the direction they have taken. All of the issues were addressed. He has no problem with it.

Commissioner Goshe said she likes it much better than the previously proposed scheme.

Commissioner Plummer asked about the chimney. She thinks it looks short and asked if it meets code.

Ms. Tennant said it is likely that it meets code. It will be reviewed.

Mr. Swanson said they will tweak the chimney if they have to.

Chairperson O'Donnell said Staff has also done a lot of work on this one. He said it looks very nice.

Vice-Chairperson Coath said it is a good response to the Commission's concerns. He likes the front door.

Commissioner Kozak asked if there were two options to be considered. On 14, there is window in the upper left corner and the trim is very close to the roof. Then on 14A, it looks like that whole section of the house has been pushed over a little bit.

Mr. Swanson said no, 14A was just to highlight what was original. They will use 14 and adjust it a little bit.

Chairperson O'Donnell said they will come back to the next meeting.

Ms. Tennant said Staff will request all the standard details and that they will look at the window on the rear elevation.

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**New Business**

**ARC 14-01:** 526 S. Grove Avenue – Preliminary Review

**Owner:** Rob and Andrea Connors  
526 S. Grove Avenue  
Barrington, IL 60010

**Architect:** S.A. Petersen Architects, Sarah Petersen

The applicant is seeking approval of a Certificate of Appropriateness for alterations to a property in the H-Historic Preservation Overlay District. The petitioner is proposing to construct a large three-story rear addition including a basement level garage bay and two-story living space with an open porch at the rear. The property is zoned R-6 Single-Family and is in the H-Historic Preservation Overlay District. The current use of the property is residential and the parcel is approximately 7,344 sq. ft.

Steve Petersen, presenting for Sarah Petersen, said they are both very familiar with the house. He said the original house was a farm house from Barrington Hills that was moved to Barrington. They want to preserve the house that it was. They will not tear off the roof. They are demolishing the porch. They will take off the deck and redo that. The back looks tall but the grade drops off in the back of the property. He thinks it needs a different element on the bottom, a vertical siding. The porch will be more in keeping with the style of the house. The south elevation is only 15 feet from neighbors. They are asking to not have windows on this elevation because it is so close. On the north elevation lower level they have also added the vertical siding to downplay the scale.

Ms. Petersen said her clients are not trying to maximum the footprint. They wish to maintain a lot of open space.

Commissioner Kozak said his only issue is the setback for the addition; it looks like it is flush on the south elevation.

Ms. Petersen said they didn't want to make the family room a foot longer; they don't need the space. She thinks it is hidden between the two houses. She will ask her client if they would mind extending it.

Commissioner Kozak asked what the foundation is on the south side below the siding.

Ms. Petersen said it is brick; the existing is a hodge-podge and it is not is very good shape.

Vice-Chairperson Coath thinks that an offset would help a lot. He thinks that the foundation would look better in brick.

Mr. Petersen said they would prefer to keep it more consistent.

Commissioner Plummer asked if the board and batten goes down to the ground.

Ms. Petersen said no, it would be six inches above ground.

Commissioner Goshe suggested a stucco type material as an alternative.

Mr. Petersen said they want to maintain the original. They will look at alternate materials.

Vice-Chairperson Coath said the south elevation is a little too bare. The ratio of window to wall is unexpected.

Ms. Petersen said the south elevation now has no windows. They will not get natural light through the windows on that elevation. They can do fake windows to break up the elevation if they need to.

Ms. Tennant said they can make it a recommendation to consider windows on the south elevation.

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**ARC 14-02:** Hough Main Redevelopment – Preliminary Review

**Owner:** Village of Barrington  
200 S Hough Street  
Barrington, IL 60010

**Developer:** Arthur Hill & Co.  
900 Clark Street  
Evanston, IL 60201

**Architect:** HKM Architects+Planners, Inc.  
43 S. Vail Avenue  
Arlington Heights, IL 60005

The petitioner is seeking a Certificate of Approval for a one-story alternate proposal for the redevelopment of the site at the southwest corner of Hough Street and Main Street. The Petitioner proposes to construct three buildings on the site; one on the west side of the site, in a similar location as the former Chuck Hines store (Building #1); and two buildings on the corner of Hough and Main Street (Building #2A & #2B). The proposed alternate design is for all one-story buildings. The property is zoned B-4 Village Center District.

Chairperson O'Donnell said this is a project that the Commission approved as a two- or possibly three-story project and is now coming back to the Commission as a one-story.

Mr. Bruce Reed, with Arthur Hill and Company, said the project looks essentially the same. It will be a single floor development, retail only. Mark Hopkins, the architect, was also present. Some things changed even though the footprint stayed the same because there will be no elevator, vestibules, etc. They will change the mix of the retailers.

Mr. Mark Hopkins discussed the changes. There are no changes to the site plan, the landscape plan, or to Building One. In Buildings 2A and 2B, everything is the same except no stairs or elevators; those spaces have become more retail. In bringing down the height, the tower is disproportionately tall. The roof of the corner building was a hip to the pedestrian path and is changed to a Dutch gable. They now need more building to shoulder up to the tower. They will use the exact same materials in the same locations. All architectural details remain the same.

Chairperson O'Donnell said there is preliminary finding of fact in the package. This was approved before and it will come before the Commission for a final on May 8<sup>th</sup>.

Commissioner Plummer asked about M. J. Miller with their own parking lot, can you drive from the Miller property through the redevelopment parking lot.

Mr. Reed said that Mr. Miller did not want that. He is happy the way it is.

Commissioners Kozak, Plummer, and Geissler agree with Staff findings.

Commissioner Goshe said she was not on the Commission for the original approval. She asked if the tower is a two-story space inside.

Mr. Hopkins said that it is just a space.

Ms. Tennant will get the plans to Commissioner Goshe so she can see what was approved.

Commissioner Geissler said the community is probably happier now with the one-story, no more worries about the massing.

Vice-Chairperson Coath liked the second story for interest, but is fine with the change. He is concerned about the scale of the cornice. He is also concerned about the gutter on the 1 X 12 board.

Mr. Hopkins said the eave is still at 16 - 16 ½ feet. The gutter is larger and scaled appropriately to the sign on the store front.

Ms. Tennant said the comment of the gutter was related to the tower, but they can add a detail at the public hearing.

Vice-Chairperson Coath said it is worth a discussion to tweak the cornice detail.

Commissioner Goshe would like to see more dimensions.

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Approval of Minutes

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 8:17 p.m. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

Respectfully submitted,

Jean Emerick  
Recording Secretary



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Chairperson O'Donnell  
Architectural Review Commission

Approval Date:

April 24, 2014