

*Village of Barrington
Architectural Review Commission
Minutes Summary*

Date: June 27, 2019

Time: 7:00 p.m.

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

In Attendance: Karen Plummer, Commissioner
Crystal DiDomenico, Commissioner
Joe Coath, Vice-Chairperson
Marty O'Donnell, Chairperson

Staff Member: Jennifer Tennant
Andrew Binder

Call to Order

Chairperson O'Donnell called the meeting to order at 7:00 p.m.

Roll call noted the following: Karen Plummer, present; Patrick Lytle, absent; Kevin Connolly, absent; Crystal DiDomenico, present; Tim Renaud, absent; 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.

#####

Old Business

ARC 17-24: 118-128 Wool Street (Addition) – Moretti's Restaurant

Property Owner: Wool Street Properties, LLC
2330 Hammond Drive Suite G
Schaumburg, IL 60173

Petitioner: Mark Hoffman
2330 Hammond Drive Suite G
Schaumburg, IL 60173

Architect: Stephen Klumpp

The Petitioner is seeking final details approval to construct an enclosure of the second floor outdoor dining space and conversion of the deck railing to be changed from wrought ironed to a tempered glass with a black aluminum frame. The tempered glass will help with wind protection of the outdoor dining space. Staff has no issues or concerns with the request. The Architectural Review Commission reviewed the request and had no issues or concerns. At Staff's recommendation, the approval is conditioned upon the use of a black frame on the glass railing.

Roll Call Vote: Commission Plummer, yes; Commissioner Lytle, absent; Commissioner Connolly, absent; Commissioner DiDomenico, yes; Commissioner Renaud, absent; Vice-Chairperson Coath, yes; Chairperson O'Donnell, yes. The vote was 4-0. The motion carried.

Old Business

ARC 18-16: 421 W Main Street – Final Detail

Property Owner: First Church of Christ Scientist
421 S. Main Street
Barrington, IL 600103

Applicant: Jamison Ruggles
413 Lageschulte Street
Barrington, IL 60010

Architect: Studio Talo Architecture, Inc.
1234 Sherman Avenue
Evanston, IL 60202

The Petitioner is seeking final details approval on several changes to the original ARC recommended approval design. The Church is demolishing a portion of the existing church building at 421 W Main Street and constructing a new addition. The Church is proposing the following changes:

1. Relocate south (rear) egress door from the east side to the west side.
2. Adding an 18" brick knee wall to the Reading Room and the glass connector section between the Church and the Reading Room.
3. Adding six (6) narrow windows to the north (front) elevation of the building.
4. Removing the skylights in the Sunday school section of the building.

Staff reviewed the request and had no issues or concerns and felt the changes to the design of the building was appropriate to fit along with the existing buildings along Main Street. At the end of the discussion, the Architectural Review Commission reviewed the request and felt the revisions improved the overall look of the building.

Roll Call Vote: Commission Plummer, yes; Commissioner Lytle, absent; Commissioner Connolly, absent; Commissioner DiDomenico, yes; Commissioner Renaud, absent; Vice-Chairperson Coath, yes; Chairperson O'Donnell, yes. The vote was 4-0. The motion carried.

#####

New Business

ARC 19-11: 540 S Hough Street – Preliminary Review

Property Owner: Michael Hoffman
540 S Hough Street
Barrington, IL 60010

Petitioner: Michael Hoffman
540 S Hough Street
Barrington, IL 60010

Architect: Chlebek Architects

The Petitioner is seeking approval of a Certificate of Appropriateness for a two-story rear addition to the existing contributing structure in the Historic Overlay District. Staff is requesting the proposed dormers be reduced to 8'-0" because the dormers are not compliant with the Zoning Ordinance. The Architectural Review Commission recommended that the addition should look more like the existing house by matching the nature and proportions of the existing windows. A recommendation was also made to bring the windows in and away from the corners of the left elevation of the addition. The Architectural Review Commission made a strong recommendation to use casement windows to look like a double hung window for the rear second floor window.

Roll Call Vote: Commission Plummer, yes; Commissioner Lytle, absent; Commissioner Connolly, absent; Commissioner DiDomenico, yes; Commissioner Renaud, absent; Vice-Chairperson Coath, yes; Chairperson O'Donnell, yes. The vote was 4-0. The motion carried.

#####

Workshop Session- Design Guidelines Amendment Discussion

The Village Board has asked the Architectural Review Commission to make a recommendation on a possible amendment to the Historic Overlay District Design Guidelines to accommodate the use of paver materials on stairs, steps, entranceways and landings for noncontributing structures. The Architectural Review Commission felt like the "brick like" pavers being proposed would be consistent with the recent amendment to the Design Guidelines which permits other materials that mimic real and/or traditional materials. The other "non-brick like" pavers proposed are not consistent with the general direction for the Historic District.

At the end of the discussion, the Architectural Review Commission recommended approval of the proposed changes subject to the use of "brick like" pavers and does not recommend approval of all paver designs of differing shapes and sizes.

Approval of Minutes

January 10, 2019

Commissioner Plummer made a motion to approve the January 10, 2019 meeting minutes, as amended. Vice-Chairperson Coath seconded the motion. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

Planners Report

Other Business

Adjournment

There being no additional business to come before the Board, a motion was duly made by Commissioner Plummer and seconded by Commissioner DiDomenico to adjourn the meeting at 7:46p.m. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

Respectfully submitted,

Andrew Binder
Planning and Zoning Coordinator

Approved: July 25, 2019