BARRINGTON
Be Inspired

NOTICE OF A PUBLIC MEETING
OF THE ARCHITECTURAL REVIEW COMMISSION

The Architectural Review Commission of the Village of Barrington will hold a meeting on **Thursday, September 10, 2020 at 7:00 P.M.** **virtually** at 200 South Hough Street, Barrington, Illinois.

ZOOM Meeting Link Available Here:
https://www.barrington-il.gov/sept10arc

Webinar ID: 881 0177 6549

Please use this information to attend with video:
Meeting Link: https://www.barrington-il.gov/sept10arc OR visit www.zoom.com click "Join a Meeting" and enter Webinar ID: 881 0177 6549

You can also join by phone by dialing any of the following numbers, then entering the Webinar ID: 881 0177 6549 followed by the pound (#) key. Dial: (312) 626 6799 or (646) 558 8656 or (301) 715 8592 or (346) 248 7799 or (669) 900 9128 (253) 215 8782

PUBLIC COMMENT: Public comment for this meeting will be accepted in three (3) ways:

1.) Live public comment at the virtual meeting. Instructions for how to provide a live public comment at the virtual meeting will be provided at the beginning of the meeting and again prior to the public comment section of the meeting.

2.) By email prior to the meeting if received by 5:00 p.m., Thursday September 10, 2020. To submit public comment in advance of the meeting, submit an email to: jtennant@barrington-il.gov including: Name, Street Address (Optional), City/State, Phone (Optional), Organization, Agency, etc. Being Represented (If representing yourself, put "Self"), Topic or Agenda Item, followed by your comment. Any comments received by the deadline will be read by Staff during the public comment section of the meeting.

3.) By phone prior to the meeting if received by 5:00 p.m. Thursday September 10, 2020. The public without access to email or unable to attend the live virtual meeting may leave a message with the Architectural Review Commission at (847) 304-3462.

AGENDA:

- **Call to Order**
- **Roll Call**

VILLAGE HALL
200 S. HOUGH ST.
BARRINGTON, IL. 60010
(847) 304-3400

VILLAGE PRESIDENT &
VILLAGE MANAGER'S OFFICE
T. (847) 304-3444
F. (847) 304-3490

FINANCIAL SERVICES
T. (847) 304-3400
F. (847) 381-7506

DEVELOPMENT SERVICES
T. (847) 304-3460
F. (847) 381-1056

PUBLIC WORKS
300 N. RAYMOND AVE.
BARRINGTON, IL 60010
T. (847) 381-7903
F. (847) 382-3030

PUBLIC SAFETY
400 N. NORTHWEST HWY.
BARRINGTON, IL 60010

POLICE
T. (847) 304-3300
F. (847) 381-2165

FIRE
T. (847) 304-3600
F. (847) 381-1889

BARRINGTON-IL.GOV

- **Old Business**
  - **ARC 20-19: 142 W. Lake Street – Public Hearing**
    The Petitioner is seeking approval of a Certificate of Appropriateness for the construction of a second story rear addition to the primary contributing structure

- **New Business**
  - **ARC 20-22: 234 W. Lake Street – Public Hearing**
    The Petitioner is seeking a Certificate of Appropriateness for modifications to the front entranceway of the primary contributing structure.
  - **ARC 20-24: 202 E. Hillside Avenue – Public Hearing**
    The Petitioner is seeking approval of a Certificate of Appropriateness for the construction of rear addition to the primary contributing structure.
  - **ARC 20-23: 222 S. Cook Street – Preliminary Review**
    The Petitioner is seeking a Certificate of Appropriateness for an addition and exterior modifications to the existing noncontributing structure.
    .

- **Approval of Minutes**
  - August 13, 2020

- **Planner's Report**

- **Other Business**

- **Adjournment**

Posted: Barrington Village Hall

Architectural Review Commission Members, Village President and Board of Trustees, Village Manager, Department Heads, Recording Secretary, Courier / Herald / Chicago Tribune / Chicago Sun Times

The Village of Barrington is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the Village's facilities, are requested to contact the Village Clerk's Office at 200 S. Hough Street, Barrington, Illinois 60010 or call at 847/304-3400 promptly to allow the Village to make reasonable accommodations for those persons.

VILLAGE HALL
200 S. HOUGH ST.
BARRINGTON, IL. 60010
(847) 304-3400

VILLAGE PRESIDENT &
VILLAGE MANAGER'S OFFICE
T. (847) 304-3444
F. (847) 304-3490

FINANCIAL SERVICES
T. (847) 304-3400
F. (847) 381-7506

DEVELOPMENT SERVICES
T. (847) 304-3460
F. (847) 381-1056

PUBLIC WORKS
300 N. RAYMOND AVE.
BARRINGTON, IL 60010
T. (847) 381-7903
F. (847) 382-3030

PUBLIC SAFETY
400 N. NORTHWEST HWY.
BARRINGTON, IL 60010

POLICE
T. (847) 304-3300
F. (847) 381-2165

FIRE
T. (847) 304-3600
F. (847) 381-1889

BARRINGTON-IL.GOV

ARCHITECTURAL REVIEW COMMISSION
STAFF REPORT

TO:	Architectural Review Commission	**MEETING DATE:**	September 10, 2020 Public Hearing
FROM:	Development Services Department	**PREPARED BY:**	Jennifer Tennant Asst. Director of Development Services

ARC 20-19: 142 W. Lake Street – HISTORIC/CONTRIBUTING

The Petitioner is seeking approval of a Certificate of Appropriateness for a second story rear addition to the existing contributing structure in the Historic Overlay District. The property is zoned R-6 Single-Family Residential District and is located in the H-Historic Overlay District. The subject property is approximately 8,548 sq. ft. All plans are subject to a final building, engineering and zoning review and approval prior to the issuance of a building permit.

PROPERTY OWNER: Steven & Katherine Tracy, 142 W. Lake Street, Barrington, IL 60010
APPLICANT: Steven & Katherine Tracy, 142 W. Lake Street, Barrington, IL 60010
ARCHITECT: Sherman Design Build, LLC

STAFF RECOMMENDATIONS

The ARC should consider the following items and provide guidance to the Petitioner prior to the final motion relating to ARC 20-19:

- **The ARC should determine if additional information is needed on the dormer trim/bracket detail**
- **Vertical window casing dimension shall match the existing vertical casing detail on the house.**
- **All plans are subject to final building, engineering and zoning review prior to the issuance of a building permit.**

Motion: If the ARC concurs with Staff's findings, conditions and required final details contained herein, Staff recommends that the ARC adopt these findings as their own and make a motion to approve ARC 20-19 subject to any additional conditions, recommendation or required final details established by the ARC.

PRELIMINARY REVIEW COMMENTS FROM 8/13/2020

1. **The ridge of the proposed addition should be reduced to be in line with the existing front ridge height.**
   This item has been addressed.

2. **Dimensions for the existing trim detail to be matched must be provided as part of the final submittal including the window trim detail and dormer trim detail.**
   The ARC should determine if additional information is needed on the dormer trim and bracket detailing.

3. **All materials must be labeled on the final plans. Verify existing shingles are architectural style.**
   This item has been addressed.

FINDING OF FACT

In considering an application for a Certificate of Appropriateness for alteration of a contributing structure, the Architectural Review Commission, or the Zoning Official, for administrative decision, shall find that the project substantially complies with all of the following general standards per Zoning Ordinance Section 9.8-G that pertain to the application and that the decision is in the best interest of the Village:

1. **A property shall be used for its historic purpose or be used for a purpose that requires minimal change to the defining characteristics of the building and its site and environment.**
   The property was originally and is currently utilized as a single-family residence. Staff finds that this standard is met.

2. **The historic character and architectural design of a property shall be retained and preserved. The removal and replacement of historic materials shall be permitted provided these materials shall be replaced with like materials in design, dimension, profile and texture. Re-creation of false details that are not original to the structure or the architectural style of the structure shall not be permitted.**
   There are no proposed modifications to the original structure aside from the proposed addition. All existing details on the house will remain unchanged. The Petitioner is proposing to match the existing trim details on the addition. Staff finds that this standard is met.

3. **All sites, structures and objects shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create a false sense of history or architecture are not allowed.**
   The Petitioner is proposing a second story rear addition to be constructed above the one-story rear addition constructed in 2016. The addition is generally compatible with the size, shape and scale of the original structure with the exception of the proposed wall plate height and overall ridge height. The ridge height of the addition exceeds the ridge height of the existing structure by approximately 3′-0″. Staff recommends that the wall plate height is reduced to lower with the ridge height of the addition without changing the roof pitch. ***At the 8/13/20 preliminary review meeting, the ARC determined that the ridge height of the addition should not exceed the ridge height of the existing structure. The final plans were modified accordingly. Staff finds that this standard is met.***

4. **Alterations or additions that have acquired historic significance in their own right shall be retained and preserved or re-created.**
   No additions or alterations which have acquired historic significance will be altered. The rear of the house was altered in 2016 with the addition of a one-story flat roofed structure with the intent of constructing a second story in the future. Staff finds that this standard is met.

5. **Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved or re-created. The removal and replacement of historic materials shall be permitted provided these materials are replaced with like materials in design, dimension, profile and texture.**
   There are no proposed modifications to the original structure aside from the proposed addition. All existing details on the house will remain unchanged. The Petitioner is proposing to match the existing trim details on the addition. Staff finds that this standard is met.

6. **Deteriorated architectural features may be replaced provided these materials are replaced with like materials in design, dimension, profile and texture. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects.**

There are no proposed modifications to the original structure aside from the proposed addition. All existing details on the house will remain unchanged. The Petitioner is proposing to match the existing trim details on the addition. Staff finds that this standard is met.

7. **Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.**
   No chemical or physical treatments are proposed. Staff finds that this standard is met.

8. **Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archaeological materials, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment.**
   The Petitioner is proposing to construct a second story rear addition above a flat roofed one-story addition constructed in 2016. The 2016 addition was constructed with the idea that a second story might be added in the future. The second story addition is generally compatible with the size and shape of the existing structure. The Petitioner is proposing a cross gable design with a matching 12/12 roof pitch. However, the ridge of the proposed addition exceeds the ridge of the existing structure by approximately 3′-0″. The wall plate and ridge height is slightly out of scale with the rest of the structure. Staff recommends that the ridge of the addition is lowered by reducing the wall plate height without impacting the matching 12/12 roof pitch. This section of the roofline is setback approximately 36′ from the front ridge therefore Staff finds that a compromise may be appropriate in order to reduce the wall plate height by 18″-24″ in order to reduce the scale of the gable end and bring the ridge height closer to the original. ***At the 8/13/20 preliminary review meeting, the ARC determined that the ridge height of the addition should not exceed the ridge height of the existing structure and that allowing an 18-24″ extension was not appropriate. The final plans were modified accordingly to reduce the ridge height of the addition to be in line with the existing structure. Staff finds that this standard is met.***

9. **Additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired. The new work shall be differentiated from the old and shall be compatible in massing, size, scale and architectural features to protect the historic integrity of the property and its environment.**
   The proposed addition is a cross gable design constructed on a flat roof first floor addition. This design matches into the existing structure well without impairing the form or integrity of the existing shape. The addition will be constructed in the same footprint above the 2016 flat roofed addition which was off-set from the original structure. Staff finds that this standard is met.

10. **Building materials inappropriate to the style and period of the building, such as vinyl or aluminum cladding, shall be prohibited. All roof materials shall be architectural asphalt shingles, cedar shake, slate or other historically accurate roofing material. All materials shall be subject to the Historic Overlay District Design Guidelines.**
    The Petitioner has proposed the following materials that he intends to use for the addition:

SIDING	wood to match existing. OK.
TRIM	wood to match existing. OK.
GUTTERS	half-round to match existing. OK.
SHINGLES	architectural shingles to match existing. OK.
WINDOWS	Marvin Ultimate aluminum clad. OK.

DOORS N/A

CHIMNEY N/A

PORCH N/A
`

OTHER N/A

All material information, including window specifications, must be labeled on the final submittal. Staff finds that this standard is met.

11. **Additional design standards adopted by the Architectural Review Commission and Village Board of Trustees.**
Staff finds that the proposed project is in general compliance with the Historic District Design Guidelines.

---

142 W. Lake Street – Contributing

Located at this address is a two-story gabled ell Folk Victorian dwelling built ca. 1890. The house has a continuous brick foundation, a gable roof of asphalt shingles, an interior concrete block chimney and exterior of aluminum siding. On the main (S) façade is a shed roof entry porch with an original milled column, milled engaged columns, vergeboard brackets, drop pendants and a sawtooth valence. The main entrance retains its original, single-light and three wood panel door. On the main façade projecting bay is a Palladian window. Most of the remaining windows are original, one-over-one and two-over-two, rectangular double hung wood sash wood sash with wood corniced surrounds. On the east façade is a bay window with three, two-over-two double hung wood sash windows, eave brackets and sawtooth valences. Also on the east façade is a shed roof entry porch with original milled columns.

To the rear of the dwelling is a ca. 1970, frame garage. **Noncontributing**

SHERMAN DESIGN BUILD LLC
SHERMANDB.COM
62 Surrey Lane East • Barrington Hills, IL 60010
✆ 847.858.6083 • ✉ Kevin.Sherman@ShermanDB.com

Design/Build • Architecture • General Contracting

July 20, 2020

Chairperson Marty O'Donnell *and Commissioners*

ARCHITECTURAL REVIEW COMMISSION
Village of Barrington, 200 South Hough Street
Barrington, IL 60010

RE: Architectural Review Meeting of August 13, 2020
Proposed 2nd story addition on rear of house, 142 W Lake St

Dear Commissioners:

OVERVIEW
Add a 20.5'Wx14'L second floor addition onto existing 1 story frame frame addition added in 2016. The exterior finish will the same as the existing home. The windows will be Marvin Clad Ultimate double hung wood with aluminum clad exterior. No change to existing front and sides of existing house, or parking.

ATTACHMENTS
A1 Site Plan & Floor Plan
A2 Elevations & Sections

PRESENTATION MATERIALS
Are samples of typical smooth painted cedar siding & wood trim boards necessary since they are typical of the existing house?

CONSTRUCTION
Construction of this project is expected to begin January 2021 and end April 2021.

Thank you for your time and consideration.

Kevin Sherman
IL Licensed Architect

142 W LAKE ST— Looking NE

142 W LAKE ST— Looking NW

142 W LAKE ST—Looking SW

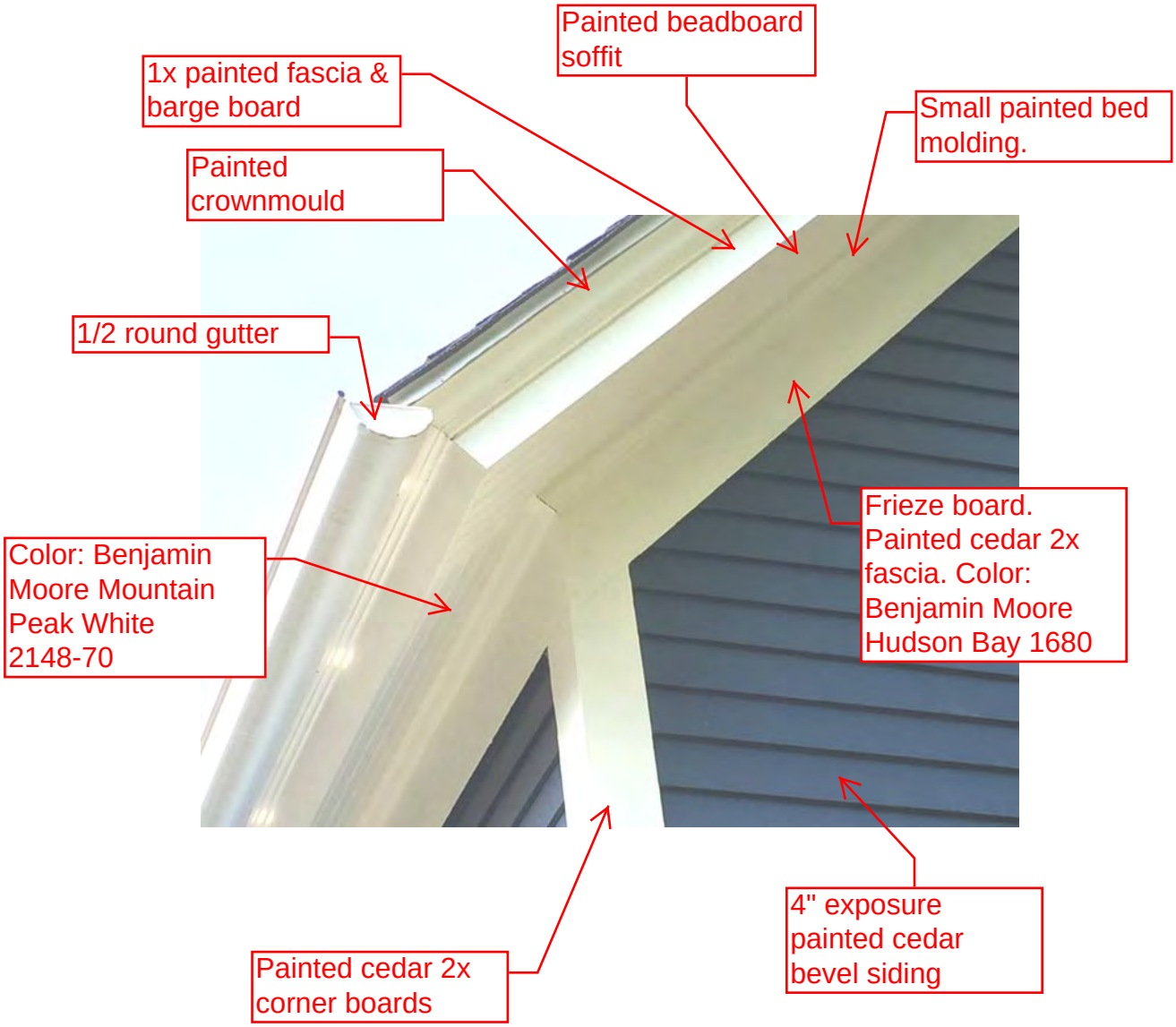
142 W LAKE ST—Looking S

200 W LAKE ST

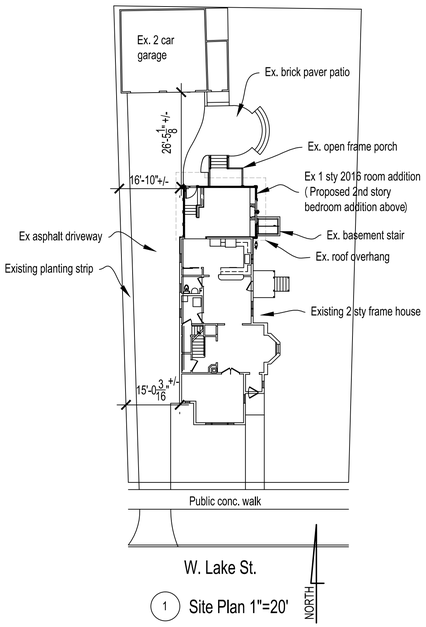
138 W LAKE ST

141 W LAKE ST

SHERMAN
DESIGN BUILD LLC
SHERMANDB.COM



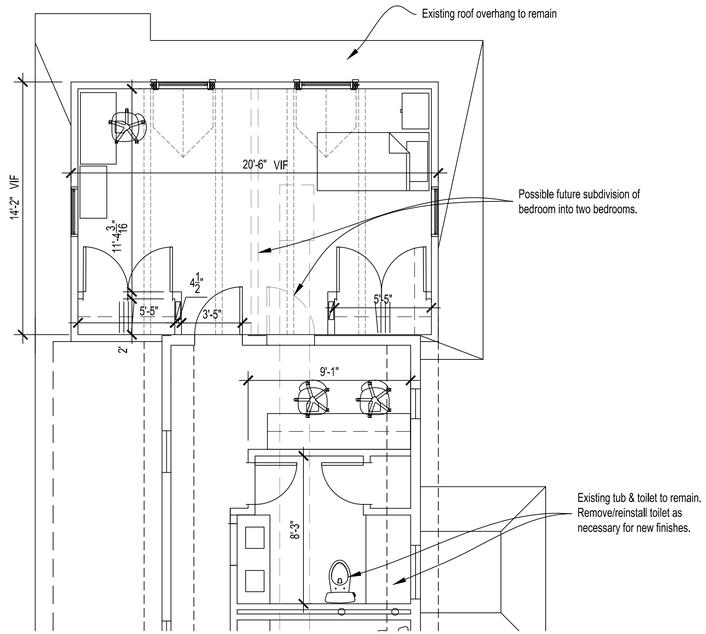
142 W LAKE ST—TYPICAL EAVE DETAIL



1 Site Plan 1"=20'

See Certified Plat of Survey for lot dimensions & locations.
Zoning check: See Sheet A-3 for Area Calculations

Lot Coverage = No Change, Existing = 4023 sf = 47.1% <50% Allowable



2 2nd Floor Bedroom Addition Floor Plan
1/4"=1'-0"

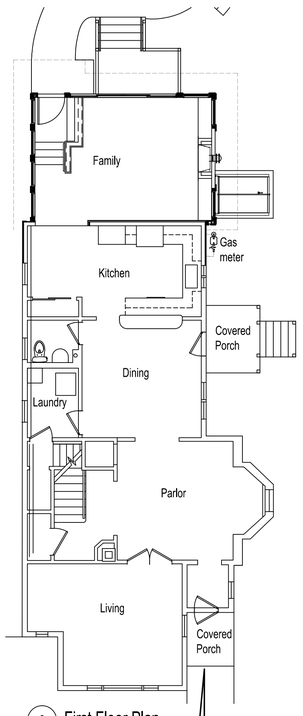
8 Location Plan
NTS

GENERAL NOTES

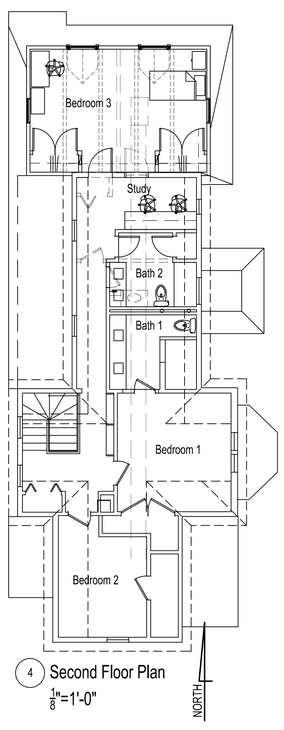
1. Drawings & specifications: conflicts, errors, or discrepancies found herein shall be immediately brought to the attention of the architect for clarification and resolution.
2. Existing Conditions: All contractors are required to visit the site to review the existing conditions prior to submitting their bids. These drawings do not reflect all existing conditions and details.
3. Warranty: All work performed and materials and equipment furnished and installed shall carry a minimum 1 year labor & materials warranty against defects to begin on the date of Substantial Completion. Contractor agrees to correct/repair such defects and/or deficiencies at no additional cost to the owner.
4. Insurance: All contractors and their subcontractors shall submit prior to commencement of onsite work a Certificate of Insurance with the Owner & Architect as Additional Named Insured & Certificate Holder with the following minimum coverages:

Workman's Compensation:	**$500,000 Each Occurrence**
Comprehensive General Liability:	**Each occurance $1,000,000 & $2,000,00 general aggregate**
Automobile Liability:	**Any auto, hired auto & non-owned autos: Combined single limit for bodily injury & property damage $1,000,000**

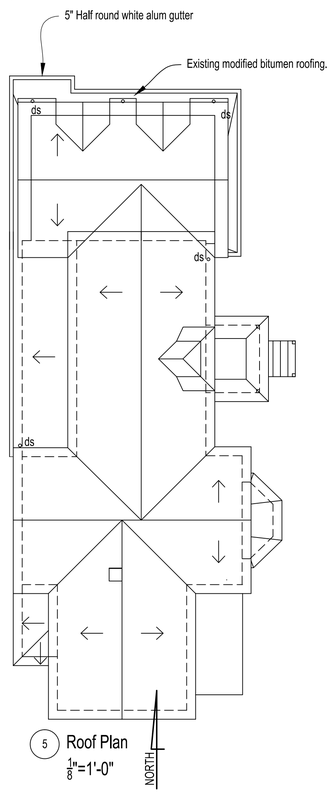
5. **Clean Up: Each contractor shall clean up daily the debris from their work and deposit all debris in the dumpster or waste container provided by the general contractor for periodic haul off, unless otherwise agreed to in writing by in the contract between owner & contractor.**
6. **These Design Documents are an instrument of professional service to the Owner for this project only. Ownership of the Designs and drawings herein are the copyright property of the Architect and may not be reproduced for use on other projects without written agreement with the Architect.**
7. **Applicable Standards: It is the responsibility of the Contractor to verify the detailed requirements and follow all applicable codes, standards and product manufacturer's instructions in procuring, storing & installing all products and materials for this project.**
8. **Permits: All building permits procurement and fees are the responsibility of the contractor.**
9. **Federal law requires contractors that disturb painted surfaces in homes, child care facilities and schools, built before 1978 to be certified and follow specific work practices to prevent lead contamination. The law also requires that the property owner and tenant recieve and acknowledge their understanding of the following information brochure about lead safe renovating. http://www.epa.gov/lead/pubs/renovaterightbrochure.pdf**



3 First Floor Plan
1/8"=1'-0"
No Work



4 Second Floor Plan
1/8"=1'-0"



5 Roof Plan
1/8"=1'-0"

MINIMUM DESIGN LOADS
(Live Loads minimum uniformly distributed):

ROOF	LIVE LOAD:	25 psf
	DEAD LOAD:	10 psf
	TOTAL	35 psf
DECKS LIVE :		40 psf
GUARDRAILS & HANDRAILS LIVE :		200 ppl
	Infill components (ballusters):	50 ppl
STAIRS LIVE:		40 psf
FLOOR LIVE		
	Sleeping rooms	30 psf
	Rooms other than sleeping	40 psf
FLOOR DEAD		10 psf
	Partitions	15 psf
EXTERIOR BALCONIES:	LIVE	100 psf
	DEAD	10 psf
GROUND SNOW LOAD:		30 psf
BASIC WIND SPEED:		90 psf
WINTER DESIGN TEMP		-4 deg F

BARRINGTON APPLICABLE BUILDING CODES
Effective April 1, 2010 (all codes have amendments)
2017 National Electrical Code
2018 International Building Code
2018 International Residential Code
2018International Mechanical Code
2018 International Fire Code
2018 International Fuel Gas Code
2018 Property Maintenance Code
2018 International Existing Building Code
2018 IECC-Illinois Energy Conservation Code
Illinois State Plumbing Code
Building Code Adoption & Local Amendments

NOT FOR CONSTRUCTION

Architect
SHERMAN DESIGN BUILD LLC
SHERMANDB.COM

Project Owner
Steve & Katherine Tracy
142 W Lake St, Barrington, IL 60010

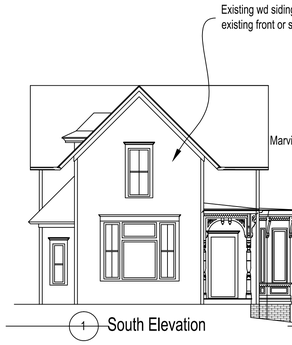
Project Description
2nd Story Frame Bedroom Addition.

Date	June 26, 2020
Revision/update date	
	Alt 1, 8-11-2020
	ARC 8-18-2020

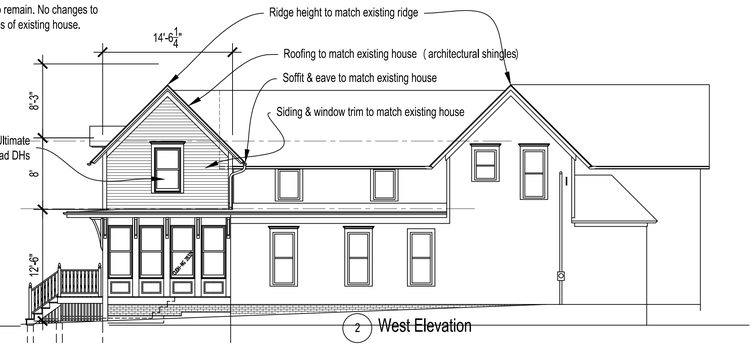
Drawing type
- ☐ Preliminary
- ■ Permit
- ☐ Construction

Sheet title
Site, Floor, Roof & Framing Plans

Sheet
A1
1 of 2 sheets

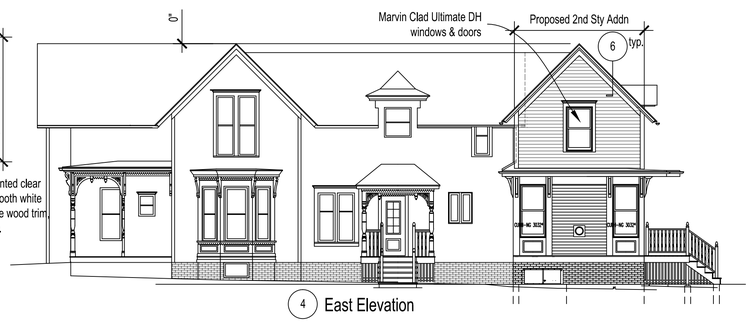


1 South Elevation



2 West Elevation

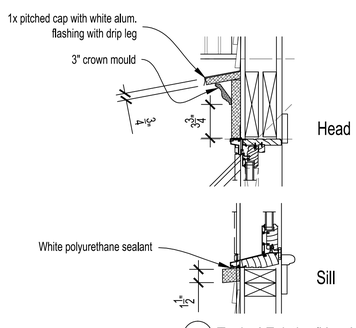
3 North Elevation



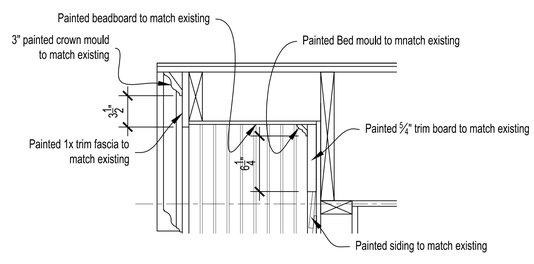
4 East Elevation

Exterior Elevations

1/8"=1'-0"



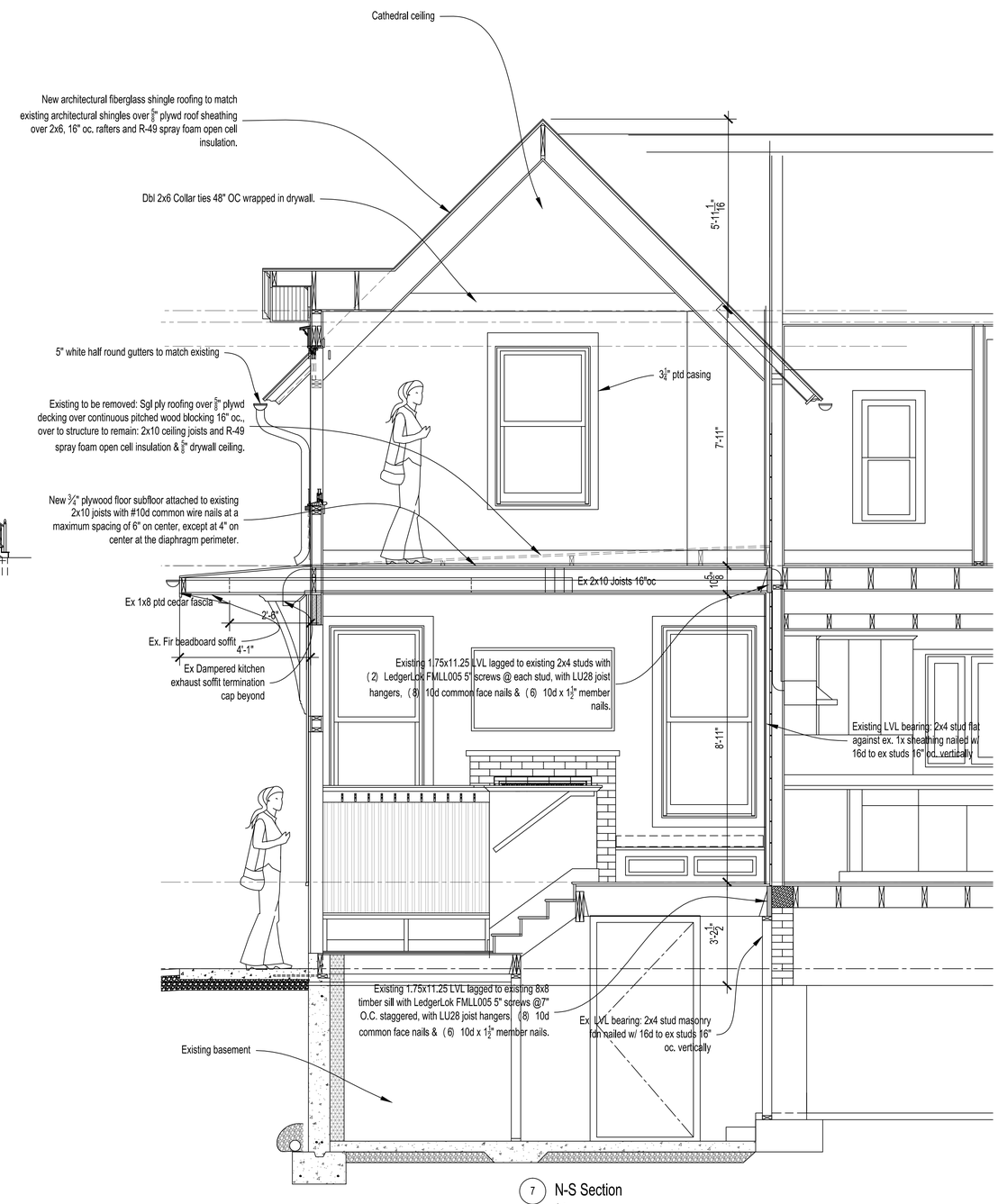
5 Typical Existing/New Window Trim Section Detail



6 Typical Existing/New Roof Rake Section Detail

Exterior Trim Details

1 1/2"=1'-0"



7 N-S Section

1/2"=1'-0"

NOT FOR CONSTRUCTION

Architect

SHERMAN DESIGN BUILD LLC
SHERMANDB.COM

Project Owner
Steve & Katherine Tracy
142 W Lake St, Barrington, IL 60010

Project Description
2nd Story Frame Bedroom Addition.

Date	June 26, 2020
Revision/update date	
Alt 1, 8-11-2020	
ARC 8-18-2020	

Drawing type

- ☐ Preliminary
- ■ Permit
- ☐ Construction

Sheet title
Elevations, Sections & Details

Sheet
A2

2 of 2 sheets

ARCHITECTURAL REVIEW COMMISSION
STAFF REPORT

TO:	Architectural Review Commission	**MEETING DATE:**	September 10, 2020 Public Hearing
FROM:	Development Services Department	**PREPARED BY:**	Jennifer Tennant Asst. Director of Development Services

ARC 20-22: 234 W. Lincoln Avenue – HISTORIC/CONTRIBUTING

The Petitioner is seeking approval of a Certificate of Appropriateness for construction of new front entrance landing to the primary contributing structure in the Historic Overlay District. The property is zoned R-6 Single-Family Residential District and is located in the H-Historic Overlay District. The subject property is approximately 8,759 sq. ft. All plans are subject to a final building, engineering and zoning review and approval prior to the issuance of a building permit.

PROPERTY OWNER: William Wright, 234 W. Lincoln Avenue, Barrington, IL 60010
APPLICANT: William Wright, 234 W. Lincoln Avenue, Barrington, IL 60010
ARCHITECT:

STAFF RECOMMENDATIONS

The ARC should consider the following items and provide guidance to the Petitioner prior to the final motion relating to ARC 20-22:

- **The subject property is over on impervious surface therefore the stairs will likely remain in the current footprint rather than the expanded footprint shown on the attached plans. However, the ARC should consider both configurations: (1) the stairs in the same footprint and (2) the stairs expanded out, with the same architectural detailing in the event the property owner decides to modify the impervious surface on the site to accommodate the stair expansion.**
- **The ARC should consider whether a newel post cap is needed and if the band board at the base of the skirting should be eliminated.**
- **Some materials as labeled as wood, some components are not labeled. Final permit plans shall indicate materials for all components of the project. If non-wood materials are utilized they shall mimic wood in design, dimension, profile and texture.**
- **All plans are subject to final building, engineering and zoning review prior to the issuance of a building permit.**

Motion: If the ARC concurs with Staff's findings, conditions and required final details contained herein, Staff recommends that the ARC adopt these findings as their own and make a motion to approve ARC 20-22 subject to any additional conditions, recommendation or required final details established by the ARC.

FINDING OF FACT

In considering an application for a Certificate of Appropriateness for alteration of a contributing structure, the Architectural Review Commission, or the Zoning Official, for administrative decision, shall find that the project substantially complies with all of the following general standards per Zoning Ordinance Section 9.8-G that pertain to the application and that the decision is in the best interest of the Village:

1. **A property shall be used for its historic purpose or be used for a purpose that requires minimal change to the defining characteristics of the building and its site and environment.**
   The property was originally and is currently utilized as a single-family residence. Staff finds that this standard is met.

2. **The historic character and architectural design of a property shall be retained and preserved. The removal and replacement of historic materials shall be permitted provided these materials shall be replaced with like materials in design, dimension, profile and texture. Re-creation of false details that are not original to the structure or the architectural style of the structure shall not be permitted.**
   There are no proposed modifications to the original structure. The Petitioner is proposing to construct a wood entrance landing over the existing concrete stoop to enhance the appearance of the primary structure. The structure will incorporate traditional porch detailing. Staff finds that this standard is met.

3. **All sites, structures and objects shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create a false sense of history or architecture are not allowed.**
   The Petitioner is proposing a wood entrance landing with traditional porch detailing. The proposed alteration seeks to enhance the historic nature of the home. Staff finds that this standard is met.

4. **Alterations or additions that have acquired historic significance in their own right shall be retained and preserved or re-created.**
   No additions or alterations which have acquired historic significance will be altered. Staff finds that this standard is met.

5. **Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved or re-created. The removal and replacement of historic materials shall be permitted provided these materials are replaced with like materials in design, dimension, profile and texture.**
   There are no proposed modifications to the original structure and no modification to existing materials or architectural detailing. Staff finds that this standard is not applicable.

6. **Deteriorated architectural features may be replaced provided these materials are replaced with like materials in design, dimension, profile and texture. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects.**
   There are no proposed modifications to the original structure and no modification to existing materials or architectural detailing. The Petitioner is proposing a wood entrance landing with traditional porch detailing. The proposed alteration seeks to enhance the historic nature of the home. Staff finds that this standard is met.

7. **Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.**
   No chemical or physical treatments are proposed. Staff finds that this standard is met.

8. **Contemporary design for alterations and additions to existing properties shall not be discouraged when**

such alterations and additions do not destroy significant cultural, historical, architectural or archaeological materials, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment.
The Petitioner is proposing to construct a wood entrance landing with traditional porch details in the same footprint as the existing stoop and stairs. Staff finds that he proposed modification is compatible with the structure and an enhancement to the character and streetscape in the area. Staff that this standard is met.

9. **Additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired. The new work shall be differentiated from the old and shall be compatible in massing, size, scale and architectural features to protect the historic integrity of the property and its environment.**
The proposed entrance landing is not integrated into the essential form of the structure in any way Staff finds that this standard is met.

10. **Building materials inappropriate to the style and period of the building, such as vinyl or aluminum cladding, shall be prohibited. All roof materials shall be architectural asphalt shingles, cedar shake, slate or other historically accurate roofing material. All materials shall be subject to the Historic Overlay District Design Guidelines.**
The Petitioner has proposed the following materials that he intends to use for the addition:

SIDING	N/A
TRIM	N/A
GUTTERS	N/A
SHINGLES	N/A
WINDOWS	N/A
DOORS	N/A
CHIMNEY	N/A
PORCH	Some materials as labeled as wood, some materials are not labeled. Final permit plan shall indicate materials for all components of the project.
`	
OTHER	N/A

Staff finds that this standard is met subject to material clarification on permit plans.

11. **Additional design standards adopted by the Architectural Review Commission and Village Board of Trustees.**
Staff finds that the proposed project is in general compliance with the Historic District Design Guidelines.

234 W. Lincoln Avenue – Contributing

ARC 02-03 – demolish existing one-car garage and reconstruct a new multi-car garage

Located at this address is a two-and-one-half-story cross-gabled dwelling built in the Dutch Colonial style ca. 1910. The house has a continuous ashlar–faced concrete block foundation, a gambrel and gable roof of asphalt shingles and an interior brick chimney. The first floor of this dwelling has an exterior of ashlar-faced concrete block while the second story has weatherboard siding. On the main (S) facade is an original, single-story, full-width porch enclosed ca. 1980 with weatherboard siding and six-over-six double hung wood sash windows. The recessed main entrance has a glass and wood panel door with a three-light transom. Windows in the main section of the dwelling are original, one-over-one rectangular double hung wood sash. In the gable fields are original wood shingles and the gable field on the main façade has a Palladian motif attic window. On the east façade is a ca. 1945, two-story gable addition and an original, hipped roof, single-story lateral porch with square wood columns and enclosed ca. 1945 with an exterior of weatherboard siding and an exterior wall brick chimney.

To the rear of the dwelling is an original, single-bay, frame garage with a clipped gable roof of asphalt shingles, an exterior of weatherboard siding and a ca. 1980, glass and metal garage door. Located above the door is a three-light fixed glass and wood window. **Contributing**

August 17, 2020

To: Architectural Review Committee

From: William Wright
234 W. Lincoln Ave.
Barrington, IL 60010

Re: Front Stoop

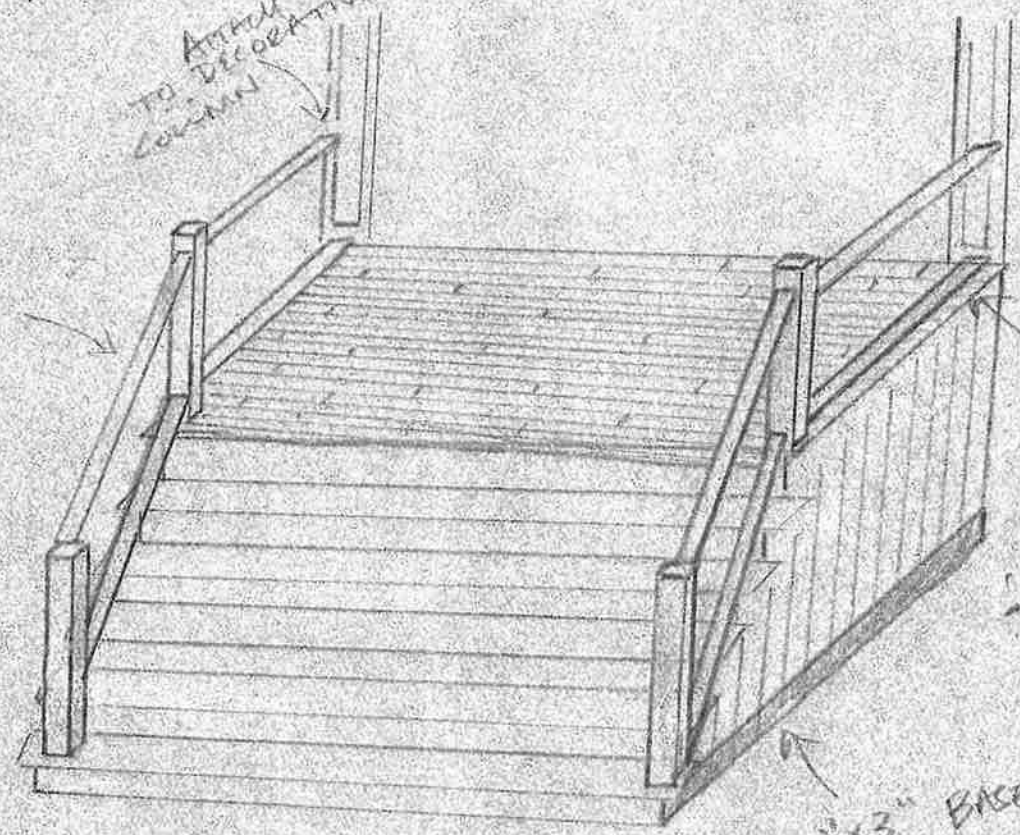
We would like to replace our existing front concrete stoop/steps with wood and also replace the existing metal railings. The drawing explains the materials that will be used to complete this project.

Sincerely yours,

William Wright

WRIGHT RESIDENCE

234 W Lincoln Ave
Barrington, IL



RISER DIM: 7"

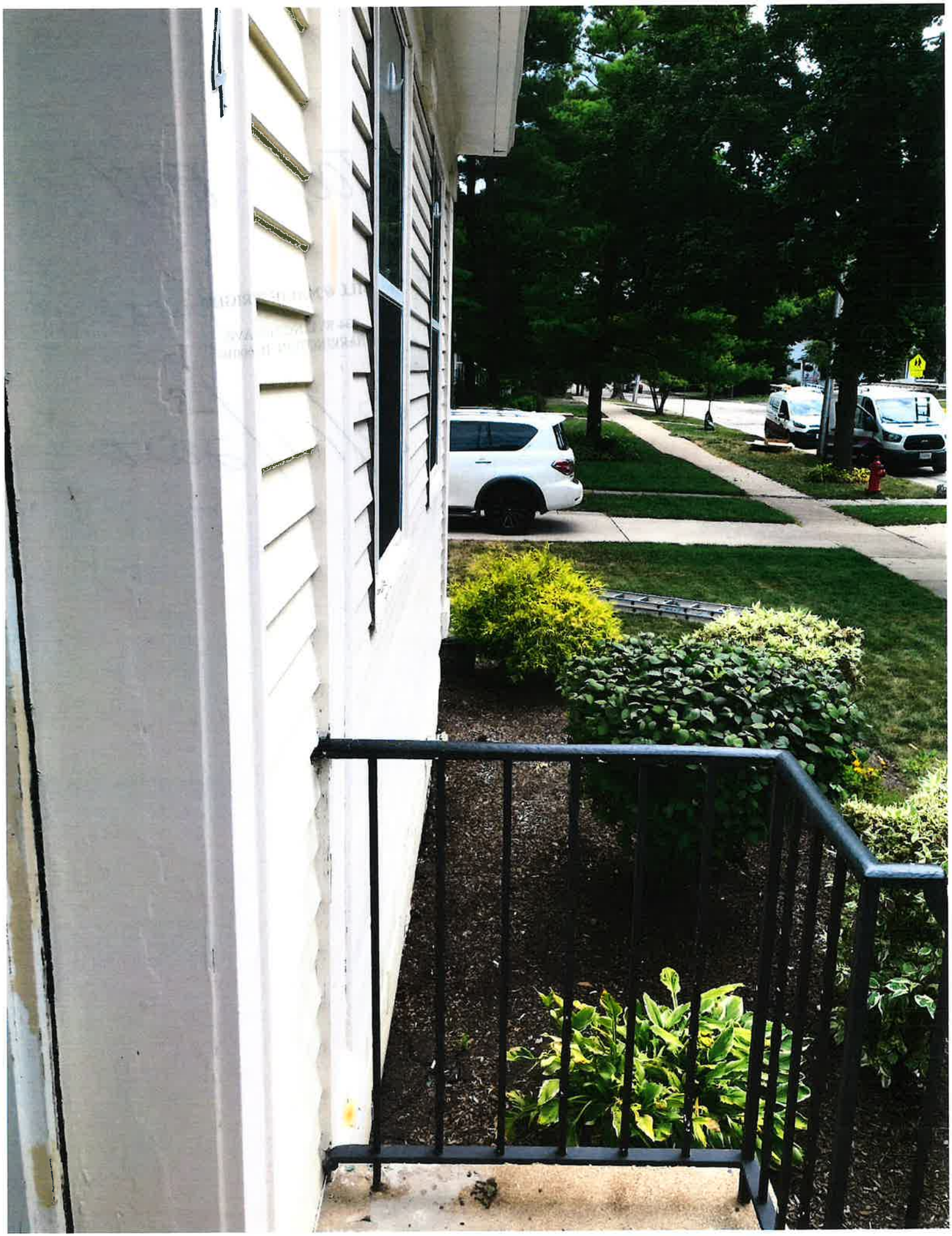
STAIRS - 1"x2" W/ 1" OVERHANG OVER RISER & SIDES

TONGUE & GROOVE LANDING, 3 1/2", TREATED PINE

* BALUSTERS NOT SHOWN TO AVOID EXCESS DETAIL

welcome

welcome



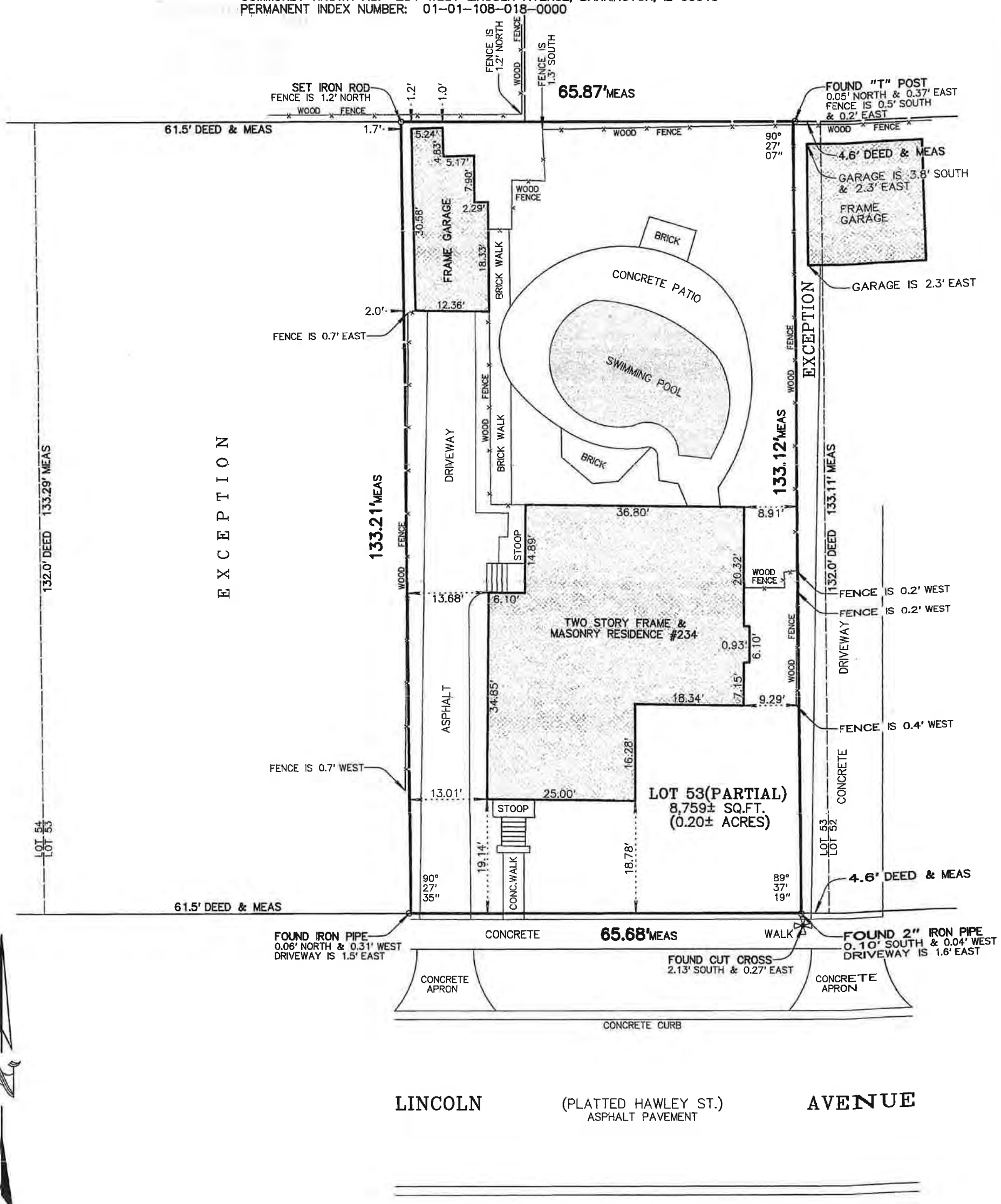
COMPASS ALTERNATIVES
4706 GREGORY STREET
MCHENRY, IL 60051
Licensed Professionals in
both Illinois & Wisconsin

PLAT OF SURVEY

PHONE: 847-978-5124
jims@compassalternatives.com

LOT 53 (EXCEPT THE EAST 4.6 FEET AND THE WEST 61 1/2 FEET) IN THE COUNTY CLERK'S DIVISION OF PART OF THE ASSESSOR'S DIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 234 WEST LINCOLN AVENUE, BARRINGTON, IL 60010
PERMANENT INDEX NUMBER: 01-01-108-018-0000



SCALE: 1 inch = 15 feet
ORDERED BY: SUSAN POPLAR, ATTORNEY
REFERENCE: DePAOLA
JOB NO.: 17096
FIELDWORK COMPLETED: MAY 16, 2017

COMPARE ALL POINTS AND REPORT ANY DIFFERENCE AT ONCE.

BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS. REFER TO YOUR DEED, ABSTRACT, TITLE POLICY OR BUILDING COMMISSIONER.

DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

NO DIMENSION IS TO BE ASSUMED BY SCALING THIS PLAT.

THIS PLAT IS NOT VALID WITHOUT EMBOSSED SURVEYORS SEAL.

STATE OF ILLINOIS } S.S.
COUNTY OF McHENRY }

THIS IS TO CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY, ACCORDING TO THE OFFICIAL RECORD, AND THE ABOVE PLAT CORRECTLY REPRESENTS SAID SURVEY.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

STEVEN M. SLOOT
ILLINOIS REGISTERED LAND SURVEYOR NO. 35-003279
MY PROFESSIONAL LICENSE EXPIRES ON NOVEMBER 30, 2018.

ARCHITECTURAL REVIEW COMMISSION STAFF REPORT

TO:	Architectural Review Commission	**MEETING DATE:**	September 10, 2020 Public Hearing
FROM:	Development Services Department	**PREPARED BY:**	Jennifer Tennant Asst. Director of Development Services

ARC 20-24: 202 E. Hillside Avenue – HISTORIC/CONTRIBUTING

The Petitioner is seeking approval of a Certificate of Appropriateness for a small rear addition to the primary contributing structure in the Historic Overlay District. The property is zoned R-6 Single-Family Residential District and is located in the H-Historic Overlay District. The subject property is approximately 8,712 sq. ft. All plans are subject to a final building, engineering and zoning review and approval prior to the issuance of a building permit.

PROPERTY OWNER: Brian McManus, 202 E. Hillside Avenue, Barrington, IL 60010
APPLICANT: Brian McManus, 202 E. Hillside Avenue, Barrington, IL 60010
ARCHITECT: Gino Romozzi Architect

STAFF RECOMMENDATIONS

The ARC should consider the following items and provide guidance to the Petitioner prior to the final motion relating to ARC 20-24:

- **Staff recommends the use of k-style gutters to match existing gutters due to the fact that there is only 9 feet of gutter proposed on the east elevation in the same plane as the existing k-style gutters.**
- **All plans are subject to final building, engineering and zoning review prior to the issuance of a building permit.**

Motion: If the ARC concurs with Staff's findings, conditions and required final details contained herein, Staff recommends that the ARC adopt these findings as their own and make a motion to approve ARC 20-24 subject to any additional conditions, recommendation or required final details established by the ARC.

FINDING OF FACT

In considering an application for a Certificate of Appropriateness for alteration of a contributing structure, the Architectural Review Commission, or the Zoning Official, for administrative decision, shall find that the project substantially complies with all of the following general standards per Zoning Ordinance Section 9.8-G that pertain to the application and that the decision is in the best interest of the Village:

1. **A property shall be used for its historic purpose or be used for a purpose that requires minimal change to the defining characteristics of the building and its site and environment.**
   The property was originally and is currently utilized as a single-family residence. Staff finds that this

standard is met.

2. **The historic character and architectural design of a property shall be retained and preserved. The removal and replacement of historic materials shall be permitted provided these materials shall be replaced with like materials in design, dimension, profile and texture. Re-creation of false details that are not original to the structure or the architectural style of the structure shall not be permitted.**
   There are no proposed modifications to the original structure aside from the proposed addition. All existing details on the house will remain unchanged. The Petitioner is proposing to match the existing trim details on the addition. Staff finds that this standard is met.

3. **All sites, structures and objects shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create a false sense of history or architecture are not allowed.**
   The Petitioner is proposing a small rear addition to square-off the existing side addition. The existing side addition has a lattice skirt and the Petitioner is proposing to match that existing condition due to the small size of the addition. Although not a typical foundation detail, the size of the addition is small and it would maintain consistency on the east elevation which is visible from Hillside Avenue. Staff finds that this standard is met.

4. **Alterations or additions that have acquired historic significance in their own right shall be retained and preserved or re-created.**
   No additions or alterations which have acquired historic significance will be altered. The proposed addition is a small extension of a non-significant side addition. Staff finds that this standard is met.

5. **Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved or re-created. The removal and replacement of historic materials shall be permitted provided these materials are replaced with like materials in design, dimension, profile and texture.**
   There are no proposed modifications to the original structure aside from the proposed addition. All existing details on the house will remain unchanged. The Petitioner is proposing to match the trim details from the existing addition on the new addition since it will be extended in the same plane. Staff finds that this standard is met.

6. **Deteriorated architectural features may be replaced provided these materials are replaced with like materials in design, dimension, profile and texture. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects.**
   There are no proposed modifications to the original structure aside from the proposed addition. All existing details on the house will remain unchanged. The Petitioner is proposing to match the trim details from the existing addition on the new addition since it will be extended in the same plane. Staff finds that this standard is met.

7. **Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.**
   No chemical or physical treatments are proposed. Staff finds that this standard is met.

8. **Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archaeological materials, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment.**
   The Petitioner is proposing to construct a small rear addition to square-off the existing side addition. The

proposed addition is generally compatible with the size and shape of the existing structure as it is a very small extension to the existing side addition. The Petitioner is proposing to match all existing details on the addition. Staff that this standard is met.

9. **Additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired. The new work shall be differentiated from the old and shall be compatible in massing, size, scale and architectural features to protect the historic integrity of the property and its environment.**
   The proposed addition will square-off the existing side addition. While it will be in the same plane on both the east and north elevations, it will be differentiated from the existing structure by the existing corner board and lattice skirting detail currently found on the side addition. Although in the same plane, the essential form of the existing structure will not impacted due to the fact the main roofline will not intersect with the addition or be modified in anyway. Staff finds that this standard is met.

10. **Building materials inappropriate to the style and period of the building, such as vinyl or aluminum cladding, shall be prohibited. All roof materials shall be architectural asphalt shingles, cedar shake, slate or other historically accurate roofing material. All materials shall be subject to the Historic Overlay District Design Guidelines.**
    The Petitioner has proposed the following materials that he intends to use for the addition:

SIDING	wood to match existing. OK.
TRIM	wood to match existing. OK.
GUTTERS	half round shown but house has k-style. Staff finds that k-style to match should be utilized due to the fact that there is only a single 9′-0″ run of gutter on the addition.
SHINGLES	cedar to match existing. OK.
WINDOWS	N/A
DOORS	N/A
CHIMNEY	N/A
PORCH	N/A
`	
OTHER	N/A

    All material information, including window specifications, must be labeled on the final submittal. Staff finds that this standard is met.

11. **Additional design standards adopted by the Architectural Review Commission and Village Board of Trustees.**
    Staff finds that the proposed project is in general compliance with the Historic District Design Guidelines.

202 E. Hillside Avenue – Contributing

At this location is a one-and a half story, modified gabled ell Folk dwelling built ca. 1886 and extensively remodeled ca. 1930. The house has a steeply pitched gable roof of asphalt shingles, an added concrete block foundation and an exterior of weatherboard siding. On the south elevation is a partial-width shed roof porch that was enclosed ca. 1930-40. The porch has one-over-one double hung wood sash windows, a single-light glass and wood door and a weatherboard exterior. At the roofline of this elevation is a gable roof dormer with one, one-over-one double hung wood sash window. On the east elevation is a gable roof dormer with a multi-light diamond-shaped window. On the west elevation is a small inset entry porch with chamfered wood posts which are connected by a small wooden valence with a central arrow-and-dart drop pendant and clover leaf cutouts. The porch railing has milled balusters. The main entrance is located on this elevation and has a ca. 1970, glass and wood door with louvered glass. The windows on the dwelling are primarily original two-over-two wood sash.

At the roofline of the west elevation is a gable roof dormer with paired, two-over-two double hung wood sash windows. In the dormer's gable field are wood shingles of various patterns and a central diamond shaped attic window. On the north elevation are two, original gable roof wings. The westernmost wing has a small shed roof porch on its east elevation with chamfered wood posts. This wing also has a diamond-shaped attic window on its north elevation. There are two, small one-over-one double hung wood sash windows on the west elevation. The house has an interior brick chimney that appears to be rebuilt.

Associated with the dwelling is a frame garage ca. 1930. The garage has a hipped roof of asphalt shingles, a poured concrete foundation and a shiplap exterior. On the west elevation are two garage bays with double, six-light and three-vertical panel hinged doors. A pedestrian door on the south elevation has a flush wood door. The windows in the garage are fixed, six-light windows. **Contributing**

Gino Romozzi, Architect
117 S. Cook Street #275, Barrington, IL 60010
847 707 2453

August 17, 2020

Architectural Review Commission
Village of Barrington

Re: Addition
202 E Hillside Ave
Barrington, IL 60010

We are writing this letter to inform you of the proposed work at the above referenced property. It is the owner's proposal to add a small addition to the east side of the residence, approximately 38.9 square feet. The addition will be wood frame over wood posts on concrete piers to match the existing construction. The siding facia and soffits are to be wood matching it texture and dimension and painted to match. Aluminum gutter and downspout proposed to match existing. We have prepared a submittal for your review.

If there are any questions or concerns, please feel free to contact our office to discuss.

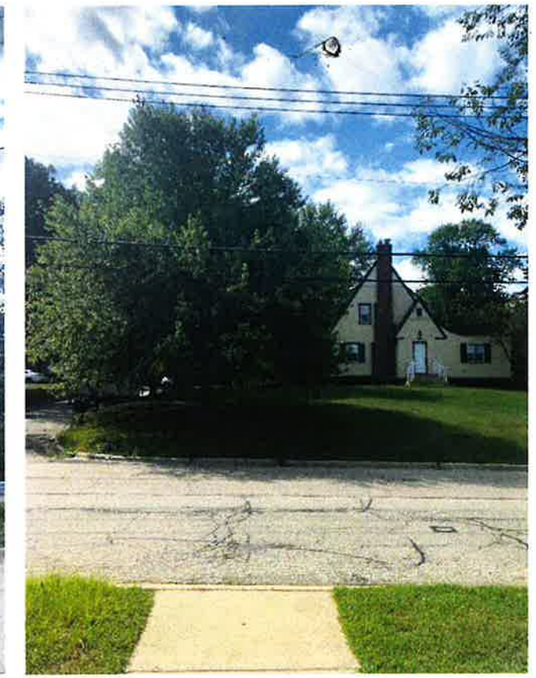
Respectfully Submitted,

Gino Romozzi
Architect

WEST ELEVATION

LOOKING WEST

SOUTH ELEVATION

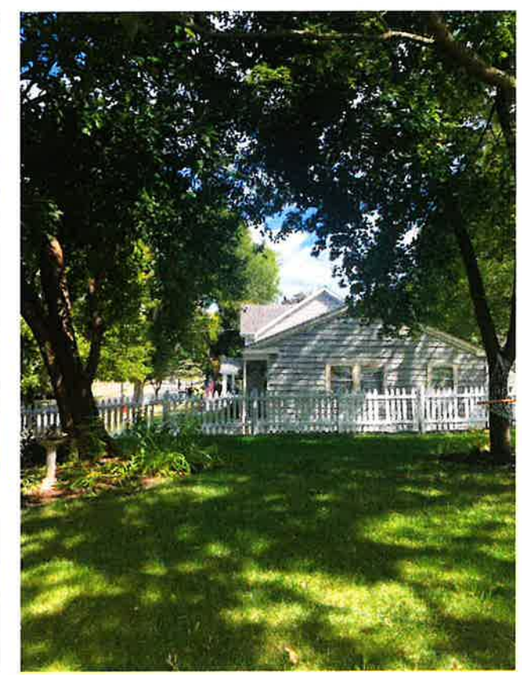


LOOKING SOUTH

EAST ELEVATION

LOOKING EAST

NORTH ELEVATION



LOOKING NORTH

GR GINO ROMOZZI - ARCHITECT
135 PARK AVE BARRINGTON, IL SUITE #200B
847 - 707 - 2453 - ROMOZZI@GMAIL.COM

CUSTOM ADDITION FOR:
202 E HILLSIDE AVE
BARRINGTON, ILLINOIS 60010

DATE
AUG 18, 2020

REVISION

JOB #

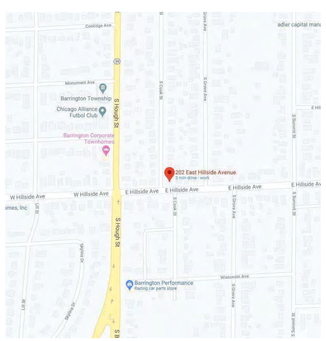
SHEET #
1

CUSTOM HOME ADDITION FOR:

202 E. HILLSIDE AVE

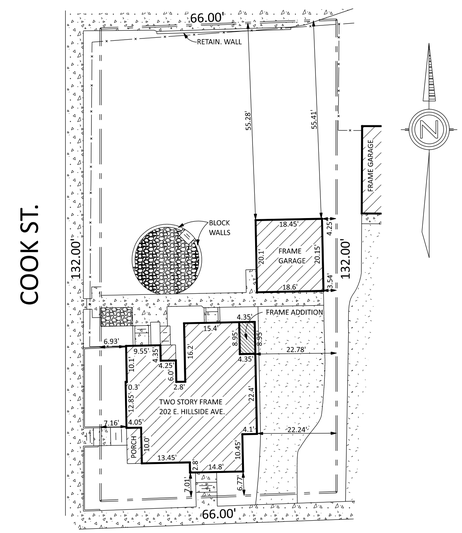
BARRINGTON, ILLINOIS 60010

AERIAL IMAGE



LOCATION MAP

ZONING MAP - R6



SITE PLAN

SCALE: 1" = 20' - 0"

LOT AREA 8712 SQFT
ALLOWABLE LOT COVERAGE (35%) 3049 SQFT
ALLOWABLE IMPERVIOUS COVERAGE (50%) 4356 SQFT
EXISTING RESIDENCE 1202.5 SQFT
EXISTING GARAGE 373 SQFT
PORCHES 59.2 SQFT
WALKS, STEPS, PATIOS 1619.2 SQFT
NORTHER NEIGHBORS DRIVEWAY 103.4 SQFT

TOTAL BUILDING COVERAGE 1634.7 SQFT < 3049 SQFT....OK
TOTAL IMPERVIOUS 3357.3 SQFT < 4356 SQFT....OK

PROPOSED ADDITION 38.9 SQFT
FINAL RESIDENCE 1241.4 SQFT
FINAL BUILDING COVERAGE 1673.6 SQFT < 3049 SQFT .... OK

SHEET INDEX

SHEET NUMBER	SHEET DESCRIPTION
C	SITE PLAN/ LOCATION MAP / AERIAL IMAGE
1	FLOOR PLAN / FOUNDATION PLAN
2	EXTERIOR ELEVATION / WALL SECTION
E1	ELECTRICAL PLANS

LUMBER SPECIFICATIONS:

SPECIES: S-P-F
GRADE: NUMBER 2
Fb: 875 PSI
E: 1,400,000 PSI
Fv: 70 PSI
Fcp: 425 PSI

MANUF. LVL BEAMS
1.8E MICROLAM LVL
Fb: 2600 PSI
E: 1,800,000 PSI
Fv: 285 PSI
Fc||: 2,460 PSI
Fc⊥: 750 PSI

WINDOW U-FACTOR

MAXIMUM 0.32

DESIGN LOADS

ROOF FRAMING	30 PSF LIVE 10 PSF DEAD
FLOOR	40 PSF LIVE 10 PSF DEAD
WALLS	20 PSF WIND

ADOPTED BUILDING CODES:

INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION
NATIONAL ELECTRICAL CODE, 2011 EDITION
INTERNATIONAL FUEL GAS CODE, 2018 EDITION
INTERNATIONAL MECHANICAL CODE, 2018 EDITION
ILLINOIS ENERGY CONSERVATION CODE, 2018 IECC EDITION
ILLINOIS PLUMBING CODE, LATEST EDITION

ALL CODES LISTED CODES AND BARRINGTON AMENDMENTS

THIS IS TO CERTIFY THAT THESE DRAWINGS HAVE BEEN DONE UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLY WITH ALL APPLICABLE ZONING AND BUILDING CODES FOR BARRINGTON, ILLINOIS.

BY:

STATE OF ILLINOIS
GINO ROMOZZI
NO. 001-022252
LICENSED ARCHITECT

JOSEPH A. MEYER
081-002641
LICENSED STRUCTURAL ENGINEER OF ILLINOIS
BARRINGTON, IL

LICENSED: / / 30 / 20

JOSEPH A. MEYER
STRUCTURAL AND PROFESSIONAL ENGINEER
135 PARK AVE BARRINGTON ILLINOIS 60010
847-382-5738

GINO ROMOZZI - ARCHITECT
135 PARK AVE BARRINGTON, IL SUITE #200B
847 - 707 - 2453 - ROMOZZI@GMAIL.COM

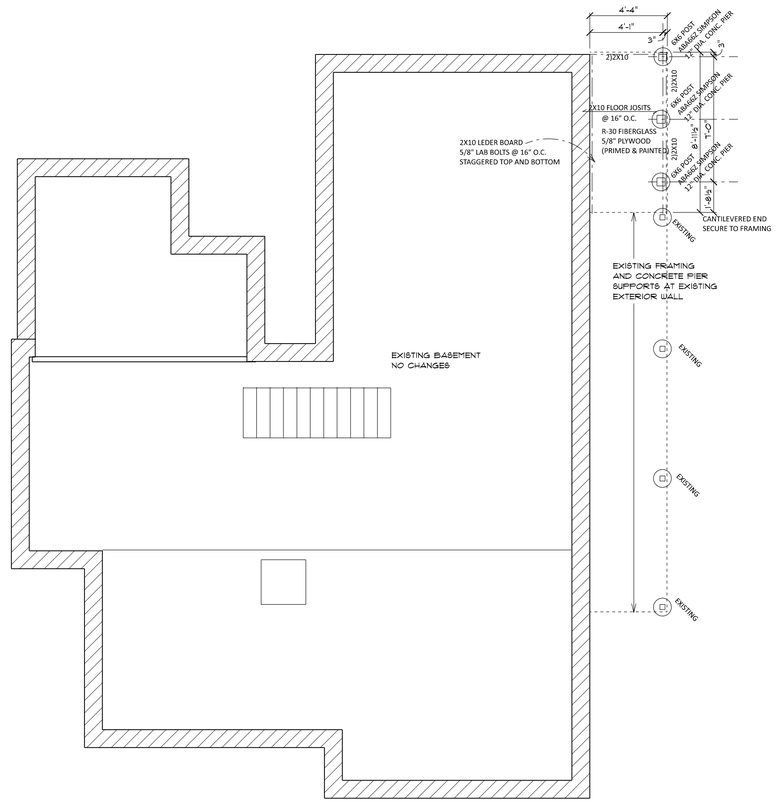
CUSTOM HOME ADDITION FOR:
202 E HILLSIDE AVE
BARRINGTON, ILLINOIS 60010

DATE
AUG 12, 2020

REVISION

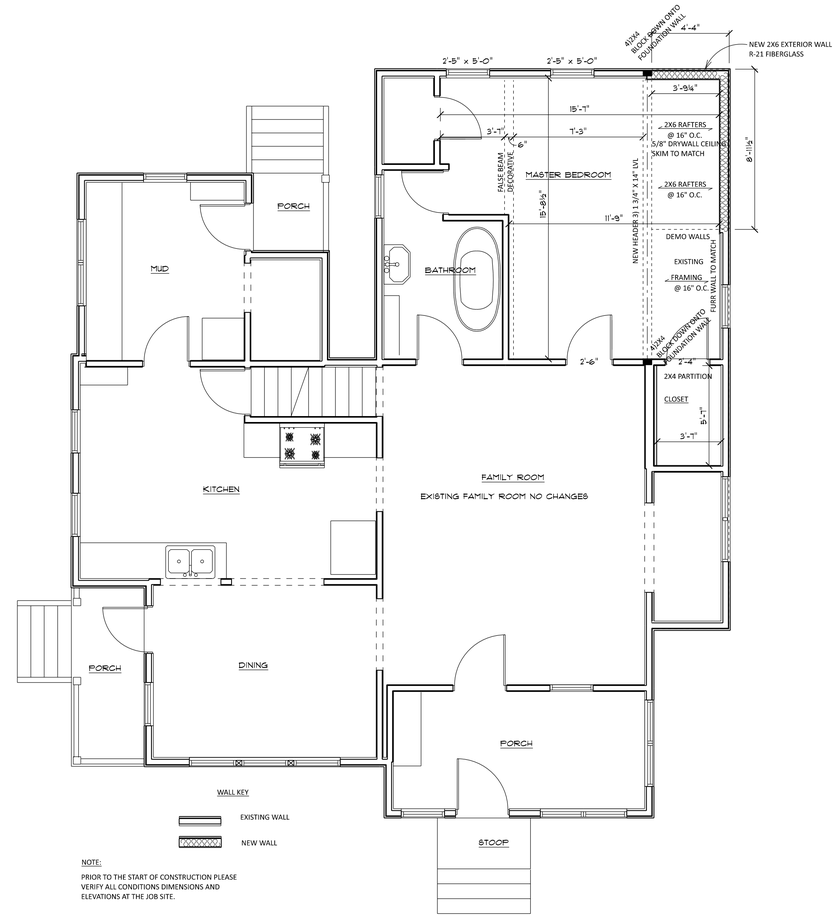
JOB #

SHEET #
C



FOUNDATION PLAN

SCALE: 1/4" = 1' - 0"



NOTE:

PRIOR TO THE START OF CONSTRUCTION PLEASE VERIFY ALL CONDITIONS DIMENSIONS AND ELEVATIONS AT THE JOB SITE.

FIRST FLOOR PLAN

SCALE: 1/4" = 1' - 0"

CONCRETE NOTES

1. ALL FOOTINGS TO BE KEYED MIN. 4" INTO UNDISTRUBED SOIL OR COMPACTED FILL AT 95% COMPACTION PER ASTM D-1557.
2. ALL FOOTINGS TO BE DESIGNED FOR 3,000 PSF SOIL BEARING CAPACITY
3. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH ALL GOVERNING CODES AND ORDINANCES.
4. ALL REINFORCING BARS ARE TO BE ASTM GRADE 60.
5. ALL WELDED WIRE MESH TO CONFORM TO ASTM 815-61T.
6. ALL CONCRETE TO BE MIXED AND PLACED IN ACCORDANCE WITH ALL GOVERNING CODES AND ORDINANCES.
7. PROTECT ALL CONCRETE FROM ADVERSE WEATHER.
8. ALL EXPOSED CONCRETE TO HAVE 5% TO 7% AIR ENTRAINMENT.
9. CONCRETE TO BE READY-MIXED 3,000 PSI MINIMUM 28 DAY STRENGTH (5 BAG MIX) TO BE POURED CONTINUOUSLY WHENEVER POSSIBLE.
10. NO CONCRETE IS TO BE POURED INTO STANDING WATER OF ONTO FROZEN SUB-GRADE.
11. INTERIOR FLATWORK TO RECEIVE SMOOTH STEEL TROWEL FINISH. EXTERIOR FLATWORK TO RECEIVE A BROOM FINISH.
12. CONCRETE EXPOSED TO THE WEATHER TO BE 3,500 PSI.

JOSEPH A. MEYER
STRUCTURAL AND PROFESSIONAL ENGINEER
135 PARK AVE BARRINGTON, ILLINOIS 60010
847-382-5758

GINO ROMOZZI - ARCHITECT
135 PARK AVE BARRINGTON, IL SUITE #200B
847 - 707 - 2453 - ROMOZZI@GMAIL.COM

CUSTOM HOME ADDITION FOR:

202 E HILLSIDE AVE

BARRINGTON, ILLINOIS 60010

DATE
AUG 12, 2020

REVISION

JOB #

SHEET #

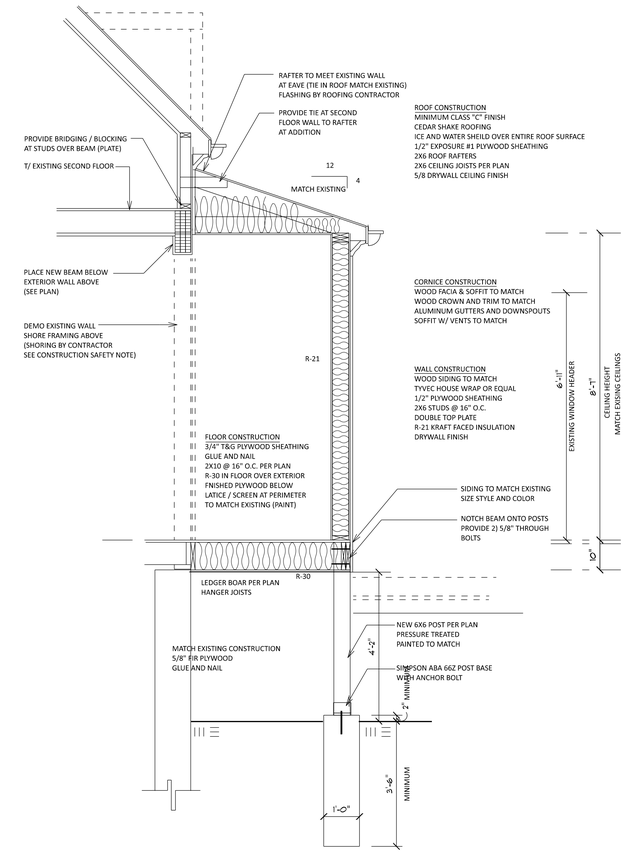
1

RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

REAR ELEVATION

SCALE: 1/4" = 1'-0"



SECTION @ ADDITION

SCALE: 1/2" = 1'-0"

VERIFY ALL CONDITIONS DIMENSIONS AND ELEVATION
AT THE JOB SITE PRIOR TO THE START OF CONSTRUCTION

JOSEPH A. MEYER
STRUCTURAL AND PROFESSIONAL ENGINEER
135 PARK AVE BARRINGTON ILLINOIS 60010
847-382-5758

GINO ROMOZZI - ARCHITECT
135 PARK AVE BARRINGTON, IL SUITE #2008
847 - 707 - 2453 - ROMOZZI@GMAIL.COM

CUSTOM HOME ADDITION FOR:
202 E HILLSIDE AVE
BARRINGTON, ILLINOIS 60010

DATE
AUG 12, 2020

REVISION

JOB #

SHEET #
2

ELECTRICAL KEY

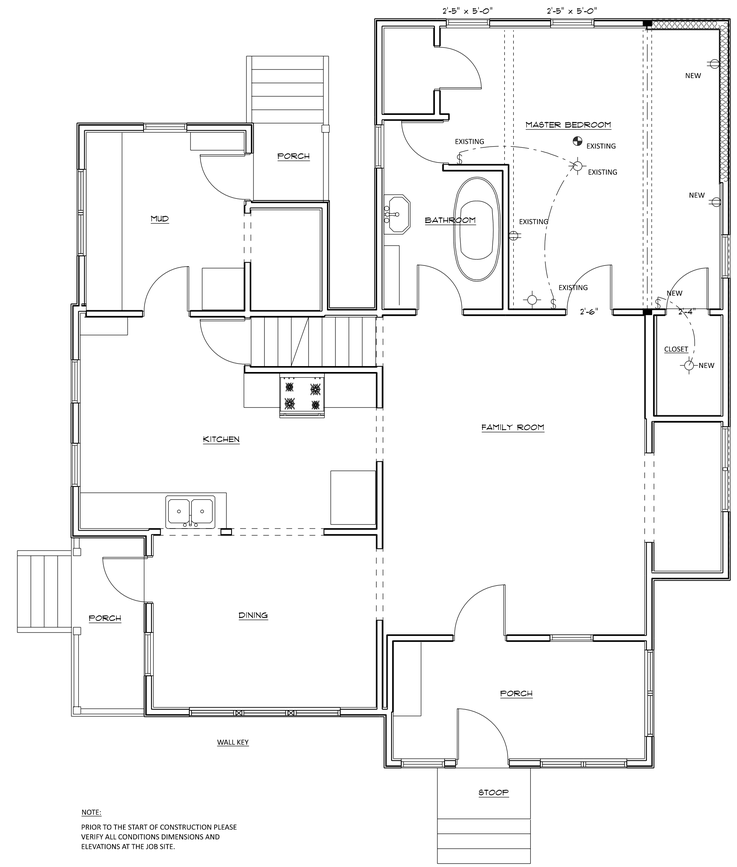
- $ WALL SWITCH
- CEILING/WALL LIGHT FIXTURE
- CAN LIGHTS
- PENDANT OR SPOT LIGHT
- FLOURESCENT LIGHT
- EXHAUST FAN
- RECEPTACLE
- GFI RECEPTACLE
- COMBO SMOKE/ CO DETECTOR INTERCONNECTED WITH 110 V BATTER BACKUP

RECEPTACLES TO BE TAMPER RESISTANT

90% OF LAMPS TO BE HIGH EFFICIENCY

GENERAL ELECTRICAL NOTES

1. LIGHTS ABOVE TUBS, SHOWERS & SAUNAS SHALL BE GFIC PROTECTED.
2. SMOKE DETECORS SHALL BE ON A DEDICATED CIRCUIT IN DEDICATED CONDUIT.
3. THE WHRILPOOL SHALL BE BONDED TO THE WATER SUPPLIES.
4. BEDROOM RECEPTCLES CIRCUITS SHALL BE ARC FAULT PROTECTED.
5. ALL RECEPTACLES SHALL BE AUTO GROUND OR HAVE A BONDING JUMPER INSTALLED.
6. ALL CEILING BOXES IN HABITABLE SPACES SHALL BE FAN RATED.
7. INCANDESCENT CLOSET LIGHTS SHALL BE INSTALLED A MIMIMUM OF 12". (FLOURESCENT ARE RECESSED 6" FROM THE VERTICAL PLANE OF THE NOSING OF THE CLOSET SHELF)
8. RECESSED LIGHTS SHALL BE "IC" TYPE.
9. ALL 125 VOLT, SINGLE PHASE, 15 & 20 AMP RECEPTACLES INSTALLED IN KITHCEN TO SERVE COUNTER TOPS SURFACES SHALL HAVE GFI PROTECTIONS.
10. ALL SMOKE DETECTORS TO BE INTERCONNECTED- ACTIVATION ONE ALARM AND ALL OTHERS WILL ACTIVATE. ALL SMOKE DETECTORS TO BE BATTERY BACK-UP.
11. ALL CLOSET LIGHTS TO BE IN COMPLIANCE OF 2005 NEC
12. RECESSED FIXTURES INSTALLED IN BUILDING ENVELOPE TO BE IC RATED OR INSTALLED IN SEALED BOX WITH MIN 1/2" WALL BOARD.
13. PLEASE NOTE THAT ALL WIRING 25 VOLTS OR GREATER IN NEW CONSTURCITON SHALL BE CONVEYED THROUGH RIGID METAL CONDUIT. PVC NOT ALLOWED.
14. EVERY ENTRANCE TO EVERY HABITABLE ROOM AND HALLWAY MUST HAVE AN ACCESIBLE LIGHT SWITCH TO PERMANENT LIGHT FIXTURE OR ELECTRICAL OUTLET.
15. ALL EXHAUST FANS TO EXHAUST DIRECTLY TO EXTEIOR
16. ALL 120 VOLT, SINGLE PHASE, 15-20 AMPERE RECPTACLES INSTALLED IN BEDROOMS, FAMILY ROOMS, DINING ROOMS, LIOVING ROOMS, PARLORS LIBRARIES, DENS, SUNROOMS, REC ROOMS, CLOSETS, HALLWAYS, OR SIMILAR SHALL BE INSTALLED WITH AN ARC FAULT CIRCUIT INTERRUPTER PER 2008 ELECTRICAL CODE.
17. ALL 125 VOLT, 15-20 AMPERE RECEPTACLES SHALL BE LISTED TAMPER RESISTANT RECEPTACLES.
18. ONE CARBON MONOXIDE WITHIN 15 FEET OF ANY SLEEPING AREA WITHIN DWELLING UNIT.



NOTE:

PRIOR TO THE START OF CONSTRUCTION PLEASE VERIFY ALL CONDITIONS DIMENSIONS AND ELEVATIONS AT THE JOB SITE.

ELECTRICAL FLOOR PLAN

SCALE: 1/4" = 1' - 0"

STATE OF ILLINOIS GINO ROMOZZI NO. 001-022252 LICENSED ARCHITECT

JOSEPH A. MEYER 001-002841 LICENSED STRUCTURAL ENGINEER OF ILLINOIS BARRINGTON, IL

JOSEPH A. MEYER
STRUCTURAL AND PROFESSIONAL ENGINEER
135 PARK AVE BARRINGTON, ILLINOIS 60010
847-382-5758

GINO ROMOZZI - ARCHITECT
135 PARK AVE BARRINGTON, IL SUITE #200B
847 - 707 - 2453 - ROMOZZI@GMAIL.COM

CUSTOM HOME ADDITION FOR:
202 E HILLSIDE AVE
BARRINGTON, ILLINOIS 60010

DATE
AUG 12, 2020

REVISION

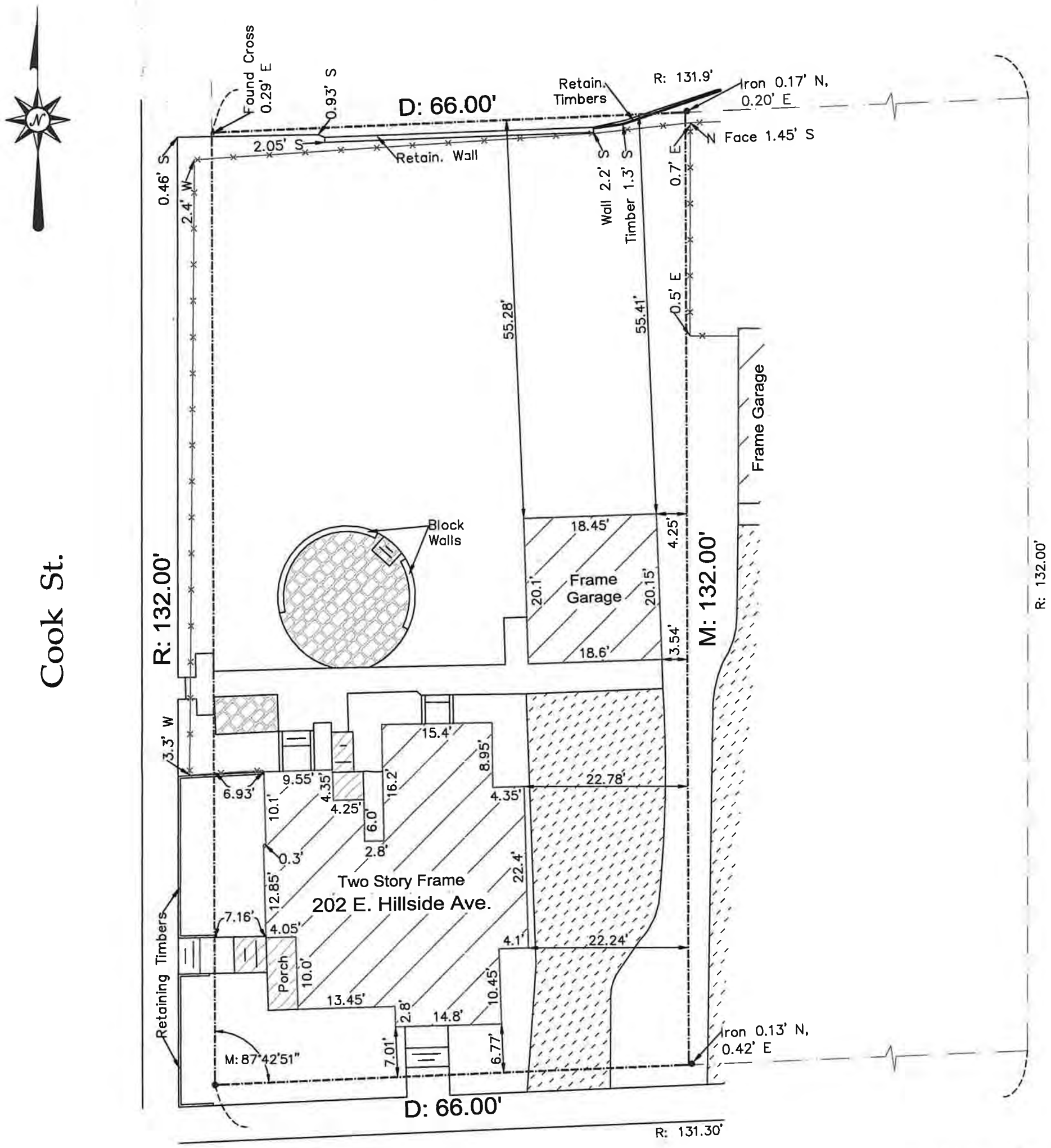
JOB #

SHEET #
E1

1-42-9

PLAT OF SURVEY

THE WEST 66 FEET OF LOT 80 IN COUNTY CLERK'S RESUBDIVISION OF PART OF THE ASSESSOR'S DIVISION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



Hillside Ave.

PROPERTY AREA: 8705.1 SQ. FT.

CLIENT: ATTY. SCHMIDT-WOODS

JN 20295

LEGEND

R - RECORD DISTANCE
M - MEASURED DISTANCE
PROPERTY LINE
FENCE LINE
D - DEED
FOUND IRON
CONCRETE
ASPHALT
PAVERS
WOOD

SCALE 1" = 15'

SCHLAF-SEDIG
& ASSOCIATES, INC.
130 GATES STREET
ELBURN, ILLINOIS 60119
(630) 365-9831
schlafsedig@comcast.net

DATE OF SURVEY: JULY 1, 2020

STATE OF ILLINOIS

COUNTY OF KANE

I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED, UNDER MY SUPERVISION ACCORDING TO THE OFFICIAL RECORD AND THAT THE ABOVE PLAT CORRECTLY REPRESENTS SAID SURVEY ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

I FURTHER CERTIFY THAT UNLESS OTHERWISE SHOWN, THE BUILDINGS ON THE PARCEL ARE WITHIN PROPERTY LINES AND THE ADJOINING VISIBLE IMPROVEMENTS DO NOT ENCROACH ON THE ABOVE DESCRIBED PROPERTY.

I FURTHER CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

Vincent B. Frye

MY LICENSE EXPIRES 11-30-2020

VINCENT B. FRYE
035-3272
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS

COMPARE THE DESCRIPTION OF THIS PLAT WITH DEED, REFER TO THE TITLE POLICY FOR ITEMS OF RECORD NOT SHOWN ABOVE. UNLESS OTHERWISE NOTED, UTILITIES WITHIN EASEMENTS ARE NOT SHOWN HEREON UNDERGROUND UTILITIES INCLUDING BUT NOT LIMITED TO CONDUITS AND CABLE (IF ANY) HAVE NOT BEEN SHOWN HEREON.

ILLINOIS PROFESSIONAL DESIGN FIRM LAND SURVEYING CORPORATION NO. 4183

ARCHITECTURAL REVIEW COMMISSION
STAFF REPORT

TO:	Architectural Review Commission	**MEETING DATE:**	September 10, 2020 Preliminary Review
FROM:	Development Services Department	**PREPARED BY:**	Jennifer Tennant Asst. Director of Development Services

ARC 20-23: 222 S. Cook Street (Rear & Side Addition) – HISTORIC/NONCONTRIBUTING
The Petitioner is requesting a Certificate of Appropriateness for the construction of a rear and side addition to the existing noncontributing commercial building. The property is zoned B-4 Village Center District District/Historic Overlay District.

PROPERTY OWNER: Kevin Carter, 222 S. Cook Street, Barrington, IL 60010
APPLICANT: Kevin Carter, 222 S. Cook Street, Barrington, IL 60010
ARCHITECT: Stratford Company

PROJECT DESCRIPTION

The Petitioner is requesting approval for the construction of a new front porch and small rear addition to the existing noncontributing primary structure.

STAFF RECOMMENDATIONS

The ARC should consider the following items as part of the preliminary review of ARC 20-23:

1. **The ARC should consider the relocation of the front entrance of the building from the Cook Street frontage to the interior side elevation of the building. This modification will require the addition of an accessible ramp in front of the building. The ARC should also discuss how the ramp will be architectural integrated with the building.**
2. **The ARC should consider the ridge height of the addition in relation to the existing building.**
3. **If the front entrance is relocated and the entrance steps are removed, the existing brick foundation detail should be matched, not replaced with stone as proposed.**
4. **Consider the use of a more traditional exterior wall material on the first floor of the addition. The proposed stone does not appear to be compatible with the historic character of the area.**
5. **An 18″ knee wall should be incorporated for all full length windows.**
6. **Modify the window trim detail to include a traditional sill.**
7. **The ARC should consider the second story balcony railing design and the incorporation of Juliet style balconies on the front elevation of the building.**
8. **The following items must be included as part of the final ARC submittal:**
    a. **Wall sections through all major components of the addition**
    b. **Section details for all major architectural elements including cornice/eave detail (with gutters), window trim detail, rear porch detail, balcony railing detail, etc.**
    c. **Specifications for all windows and doors. The use of an approved historically dimensioned window is required.**
    d. **Details for the accessible ramps and any associated railings. Elevations with and without**

the final accessible ramp configuration should be provided as part of the final submittal.

e. All final material selections should be labeled on the plans. Provide product name, product line and specifications for all non-wood materials.

PRELIMINARY FINDING OF FACT

Staff believes the proposal must substantially comply with the three (3) standards in Section 9.8-H of the Zoning Ordinance (See Below).

1. **Scale and Form.**
   a. **Height and Width. The proposed height and width shall be visually compatible with surrounding structures and streetscape.**
   b. **Proportion of Principal Facades. The relationship of the width to the height of the principal elevations shall be in scale with surrounding structures and streetscape.**
   c. **Roof Shape. The roof shape of a structure shall be visually compatible with the surrounding structures and streetscape.**
   d. **Scale of a Structure. The size and mass of the structures shall be visually compatible with the size and mass of surrounding structure and streetscape.**

   Generally speaking the proposed shape and form of the building is compatible with the existing building and traditional architecture found throughout the Historic Overlay District. The Petitioner is proposing a traditional gable roof design throughout the addition to match the existing 8/12 front gable design of the existing structure. The ridge height of the proposed addition exceeds the ridge height of the existing structure which is not consistent with similar structures in the area. While this may be more acceptable for a noncontributing structure, the 3′-0″ height difference between the existing ridge and proposed addition ridge is significant and lowering the ridge of the rear addition should be considered.

2. **Composition of Principal Facades.**
   a. **Proportion of Openings. The relationship of the width to the height of windows and doors of the structure shall be visually compatible with surrounding structures and streetscape.**
   b. **Relationship of Solids to Voids in Facades. The relationship of solids to voids in the facade of the structure shall be visually compatible with surrounding structures and streetscape.**
   c. **Relationship of Entrance Porch and Other Projections. The relationship of entrances and other projections to sidewalks shall be visually compatible with surrounding structures and streetscape.**
   d. **Relationship of Materials. The relationship of the color and texture of materials including paint color of the facade shall be visually compatible with the predominant materials used in surrounding structures and streetscape. There shall be no permit or review required for the application of paint, however the paint color shall conform to the style of architecture as indicated in Recommendations for Paint and Paint Colors, to be established by the Architectural Review Commission.**

   The Petitioner is proposing full length windows on the first floor of the addition and on the front façade of the existing building. Staff recommends a knee wall for all full length windows to provide a more traditional appearance consistent with general character of the area. Generally speaking, the window fenestration on the rest of the structure appears traditional in nature with a good relationship of solid to voids and no blank or unfriendly elevations.

   The Petitioner is proposing the relocation of the front entrance of the building from the Cook Street frontage to the side elevation of the building. This is a non-traditional configuration for both the

Historic District and the commercial nature of the building. The ARC should consider how the relocation will impact the expected relationship of traditional window and door locations with the street frontage, streetscape and compatibility with surrounding structures.

All material selections must be provided as part of the final submittal.

3 **Relationship to Street.**

a. **Walls of Continuity. Facades and site structures, such as walls, fences and landscape masses, shall, when it is characteristic of the area, form continuity along a street to ensure visual compatibility with the structures, public ways and places to which such elements are visually related.**
b. **Rhythm of Spacing and Structures on Streets. The relationship of a structure or object to the open space between it and adjoining structures or objects shall be visually compatible with the structures, objects, public ways and places to which it is visually related.**
c. **Directional Expression of Principal Elevation. A structure shall be visually compatible with the structures, public ways and places to which it is visually related in its orientation toward the street.**
d. **Streetscape and Pedestrian Improvements. Streetscape and pedestrian improvements and any change in its appearance shall be compatible to the historic character of an H Historic Preservation Overlay District.**
e. **Subdivision of Lots. The Zoning Official shall review subdivision plats proposed for property within an H Historic Preservation Overlay District and may require changes to ensure the proposed subdivision will be compatible with the historic character of the district and/or site(s). All subdivisions shall meet the requirements of the Village of Barrington Subdivision Regulations**

The Petitioner is proposing the addition of a commercial tenant space to the south which includes the addition of several at grade entrances on Lake Street. However, this addition also relocates the primary front entrance door to the interior side elevation of the building. This does not change the orientation of the building as the front elevation is still oriented to the street but this is a non-traditional configuration for both the Historic District and the commercial nature of the building. Additionally, this relocation requires the addition of an accessible ramp in front of the building which does not connection or lead to the building. The Design Guidelines strongly encourage the location of accessible ramps on the side and/or rear of the building whenever possible. If not possible, the ramp design must be architectural integrated with the overall design of the building. The ARC should discuss how this ramp might be architecturally integrated with the building design.

The ARC should consider the impact the relocation of the front entrance will have on the building, the streetscape and pedestrian experience.

222 S. Cook Street – Noncontributing

This gable front building may date from the 1880s; however, it was extensively remodeled or rebuilt into its present commercial form ca. 1990.

222 S. Cook St.
Barrington, IL 60010-4314
PHONE (847) 713-2700
FAX (847)713-2725
WEBSITE www.carterfinancialgroup.com

CARTER FINANCIAL GROUP, INC.
HELPING TO PUT YOU IN
A POSITIVE DIRECTION

Chairperson Marty O'Donnell and ARC Commissioners
Architectural Review Commission
Village of Barrington
200 S Hough St.
Barrington, IL 60010

August 10, 2020

RE: Architectural Review Meeting on September 10, 2020
Carter Financial Group building construction and renovation
222 S. Cook St. Barrington

Overview

We plan on expanding the south side of the building basement, first and second floor and expanding west side towards our parking lot. We are expanding our leasable tenant space from 681 square feet to 1,121 square feet and changing the configuration for our use of the first floor for client meetings and our use from the current 849 square feet to 1,226 square feet. For the second floor, we are almost doubling the use from 1,089 to 2,125 square feet for the use of Carter Financial Group (CFG). See enclosed lighting plan. We are happy to have designed an outdoor lighting plan that highlights the building in an attractive manner. The plan is to add a tree to the east side of building and 1-2 (space permitting) to the west side in addition to the proposed east side landscaping. We were happy to successfully retain our current 7 parking spaces in our West lot.

We are asking for approval of limited use on the first floor so we can be flexible in leasing the space to a future tenant(s) and be able to keep our options open as to what kind of tenant we can accept. We understand and will work with staff on what parking requirements may be needed depending on the type of business we eventually lease to. Currently working with a local realtor to devise the best marketing plan for what he thinks will be a desirable location and give them the opportunity to help build out their space during construction.

Attachments

The enclosed plans further define the nature and scope of this plan. They are: landscaping, lighting, signage, photographs of surrounding properties and architectural drawings.

Construction Timeline

We are ready to start construction as soon as the Village issues a building permit and have been in close conversations with a General Contractor whom we have used for numerous projects and are hopeful construction can be completed within 9-12 months of starting.

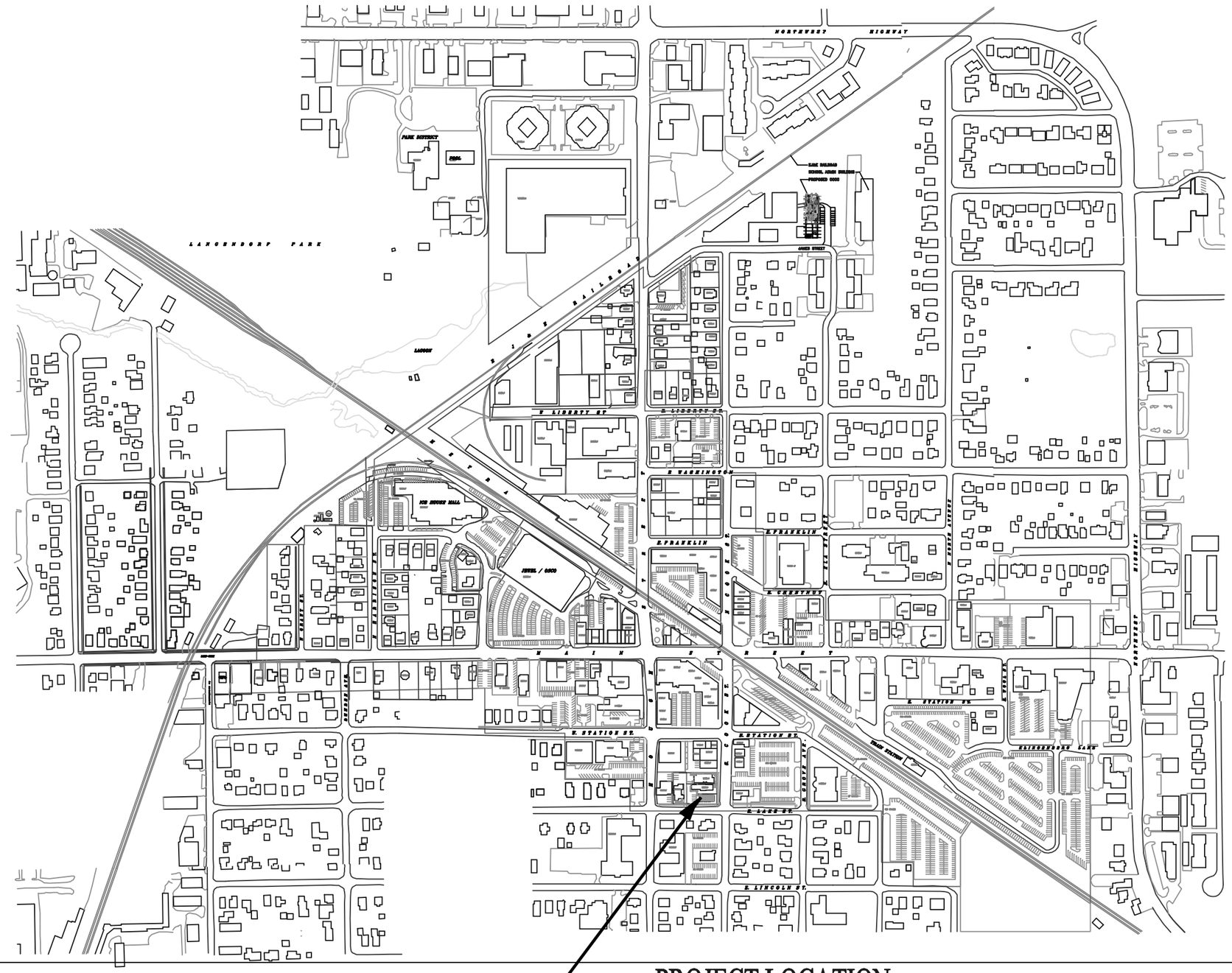
Sincerely,

Kevin K. Carter, CFP

Investment advisory services offered through Carter Financial Group, Inc., an SEC registered investment adviser. Securities offered through Mutual Securities, Inc., Member FINRA/SIPC.

Carter Financial Group, Inc. is not affiliated with Mutual Securities, Inc.

BARRINGTON, IL. BASE PLAN



PROJECT LOCATION
222 S. COOK STREET
N.W.CORNER/ COOK AND LAKE

· DAVID THOMA ·
ARCHITECT
PLLC

74 OTIS ROAD
847 224 7901

BARRINGTON ILLINOIS 60010
dthoma@stratfordcompany.com

8-14-2020

LOCATION PLAN

OFFICE/ RETAIL BUILDING;
ADDITIONS AND REMODELING

CARTER FINANCIAL

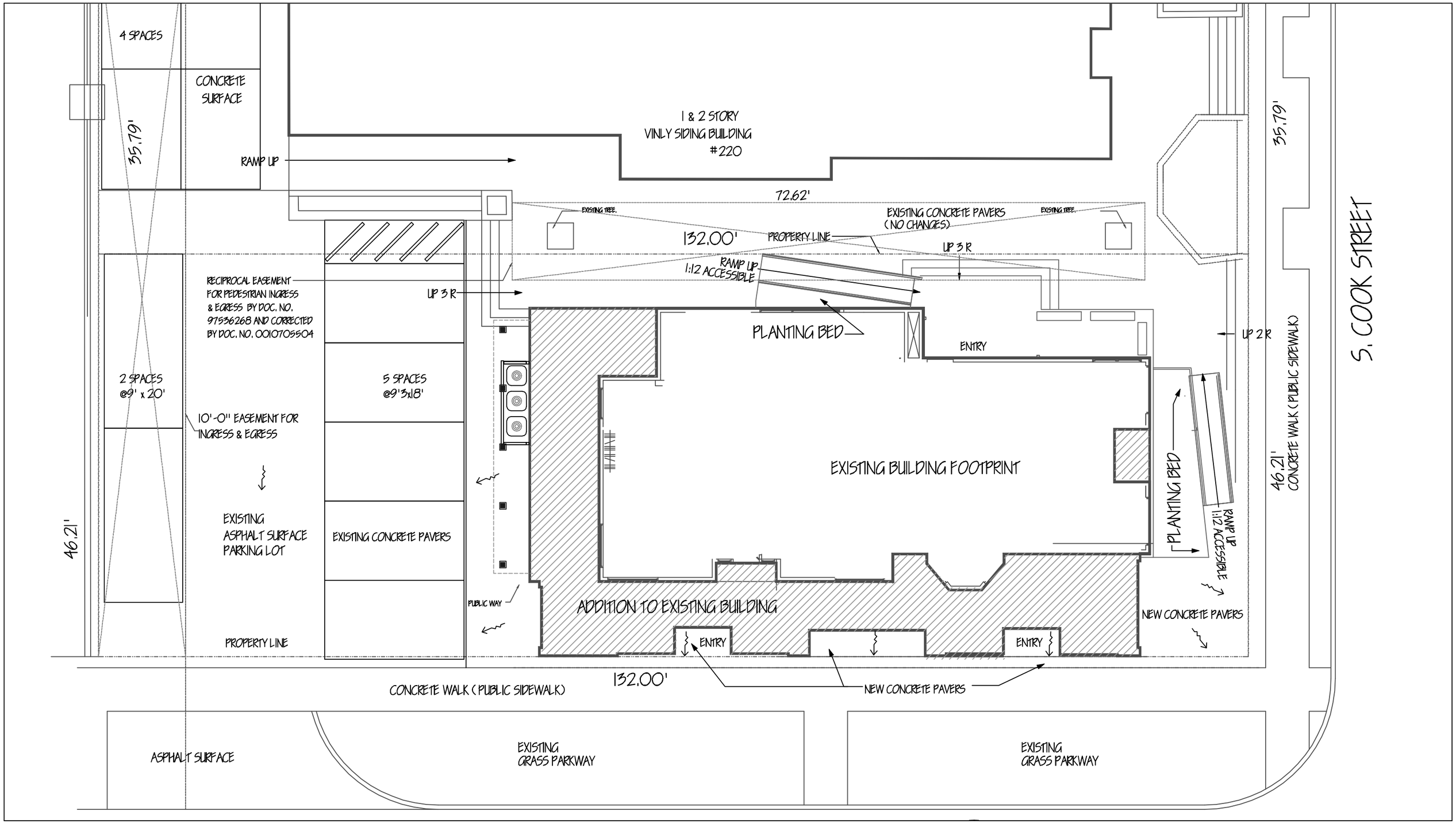
COOK STREET, BARRINGTON, ILLINOIS

Google Maps

Map data ©2019 Google 50 ft

222 S Cook St

Wayfare Tavern Sacramento Street, San Francisco, CA



• DAVID THOMA •
ARCHITECT
PLLC

74 OTIS ROAD
847 224 7901

BARRINGTON ILLINOIS 60010
dthoma@stratfordcompany.com

8-14-2020

SITE PLAN

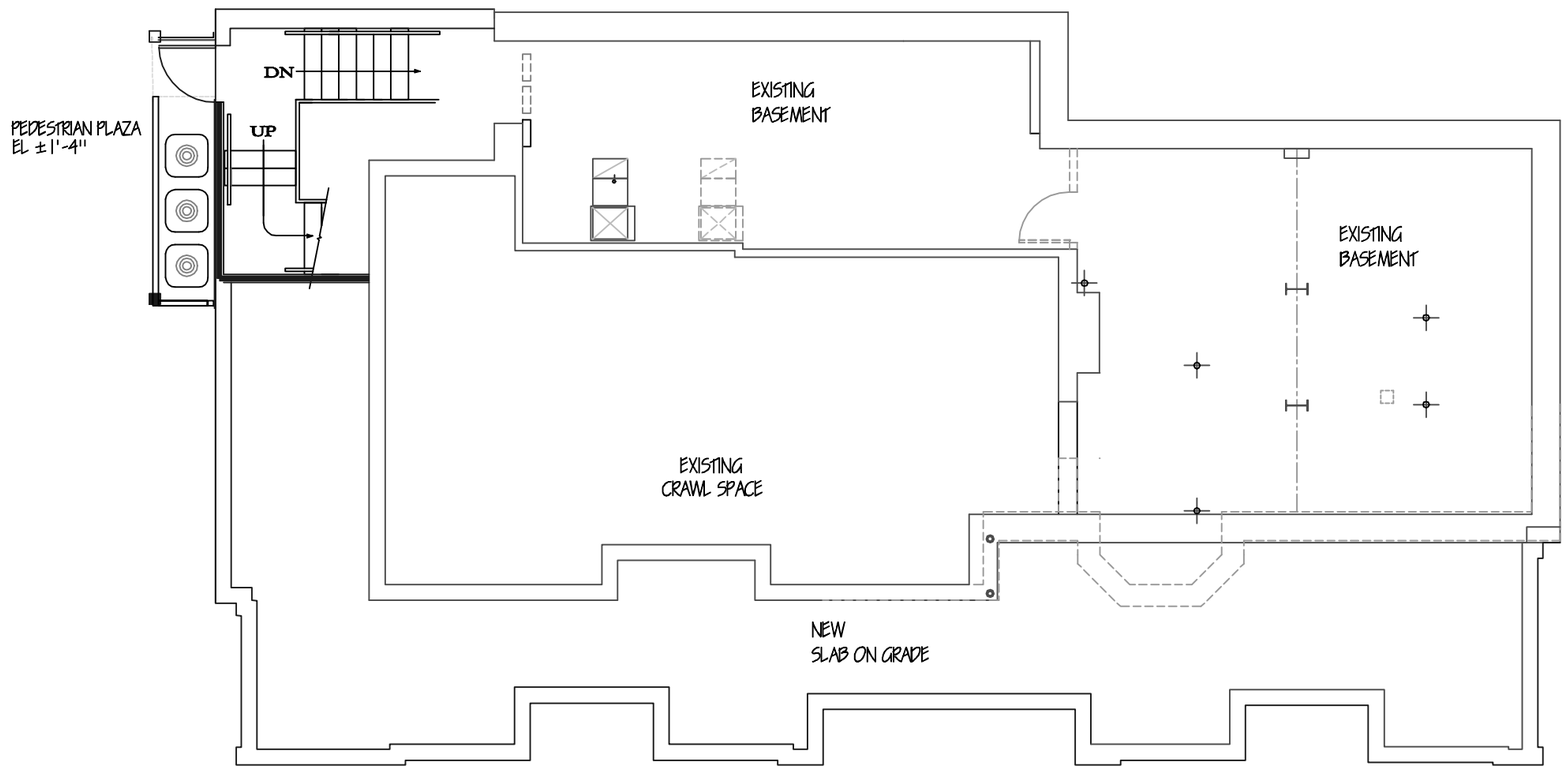
1" = 10'-0"

10' 0 10' 20' 30'

OFFICE/ RETAIL BUILDING;
ADDITIONS AND REMODELING

CARTER FINANCIAL

COOK STREET, BARRINGTON, ILLINOIS



BASEMENT

1/8 " = 1'-0"

5' 0 5' 10' 15' 20' 25'

• DAVID THOMA •
ARCHITECT
PLLC

74 OTIS ROAD
847 224 7901

BARRINGTON ILLINOIS 60010
dthoma@stratfordcompany.com

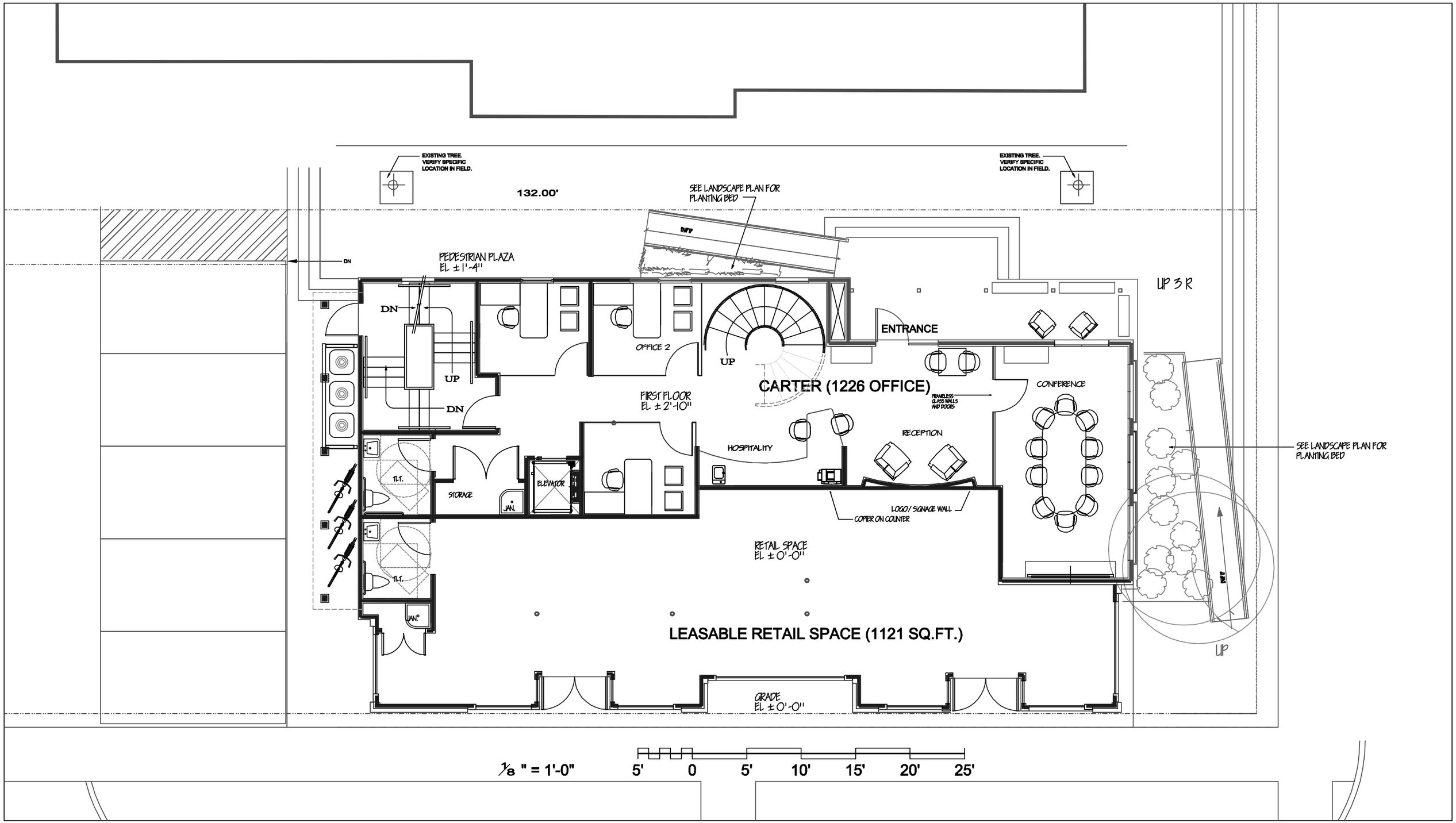
8-14-2020

BASEMENT AND FOUNDATION PLAN

OFFICE/ RETAIL BUILDING;
ADDITIONS AND REMODELING

CARTER FINANCIAL

COOK STREET, BARRINGTON, ILLINOIS



• DAVID THOMA •
ARCHITECT
PLLC

74 OTIS ROAD
847 224 7901

BARRINGTON ILLINOIS 60010
dthoma@stratfordcompany.com

8-14-2020

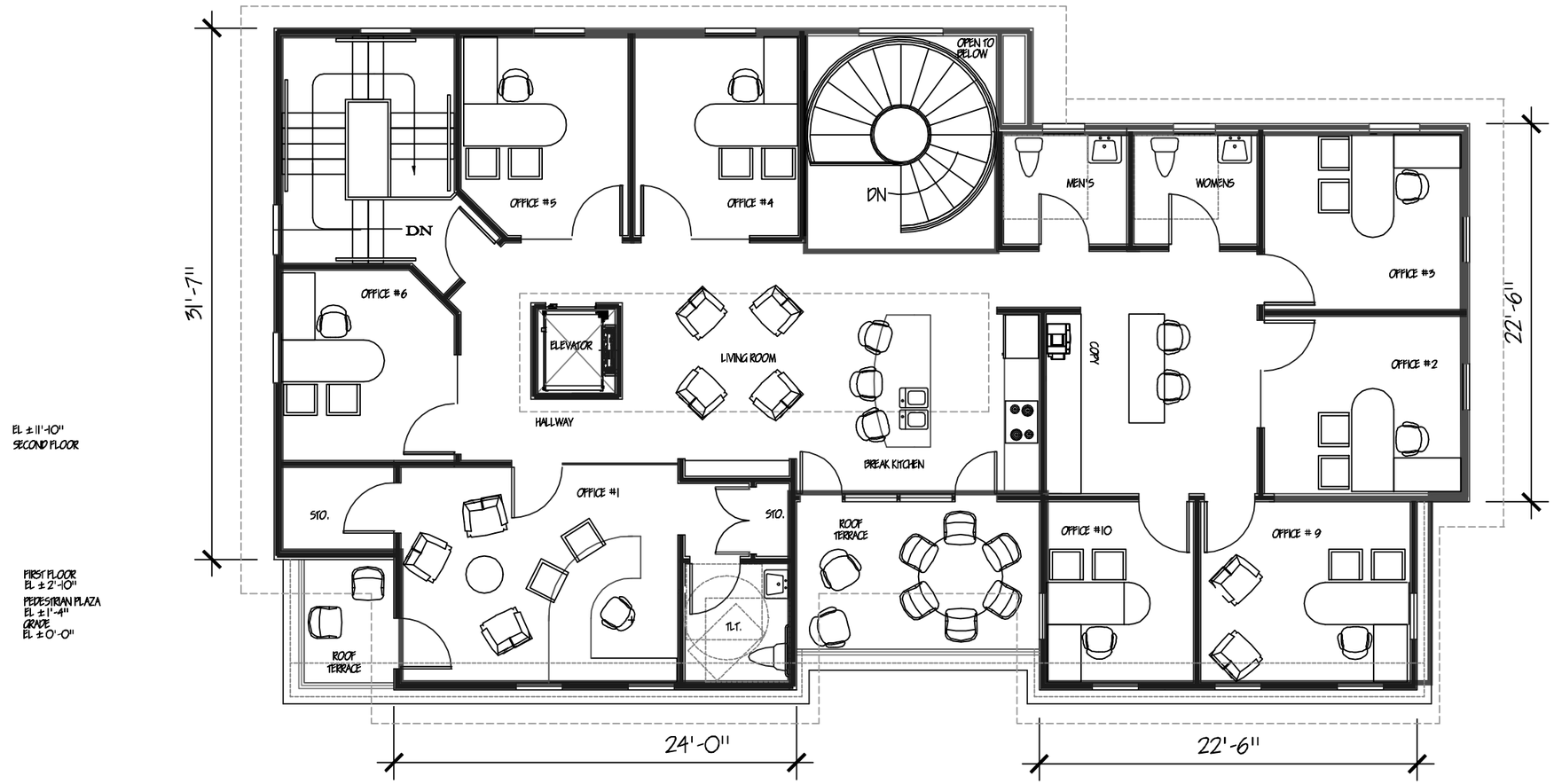
FIRST FLOOR PLAN

CARTER FINANCIAL OFFICES AND LEASABLE RETAIL TENANT SPACE

OFFICE/ RETAIL BUILDING;
ADDITIONS AND REMODELING

CARTER FINANCIAL

COOK STREET, BARRINGTON, ILLINOIS



SECOND FLOOR (2125 SQ.FT. OFFICE)

NORTH

1/8 " = 1'-0"

5' 0 5' 10' 15' 20' 25'

• DAVID THOMA •
ARCHITECT
PLLC

74 OTIS ROAD
847 224 7901

BARRINGTON ILLINOIS 60010
dthoma@stratfordcompany.com

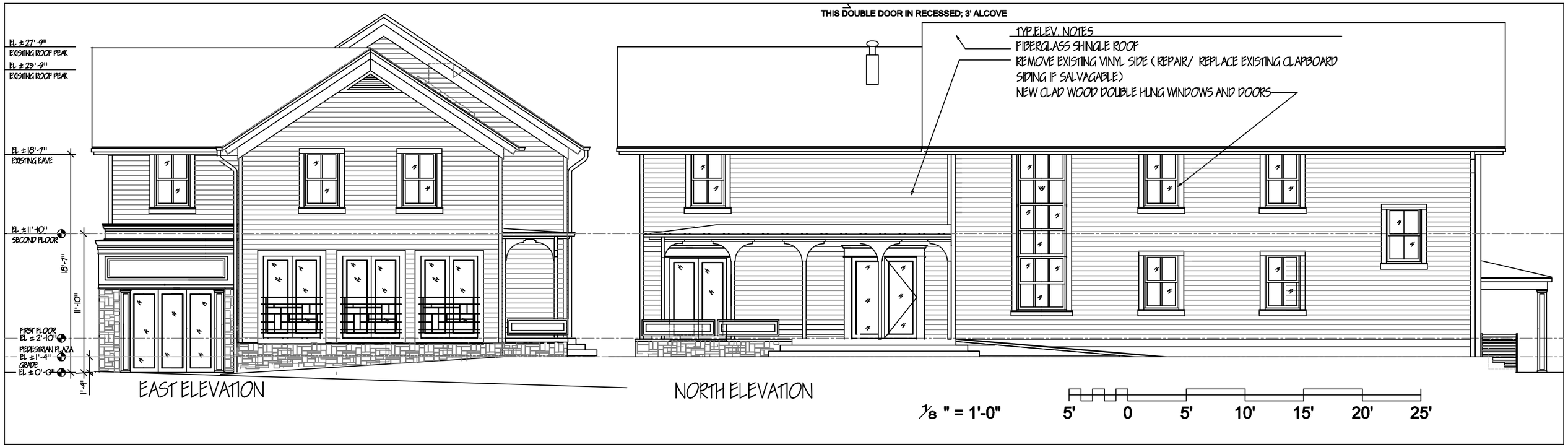
8-14-2020

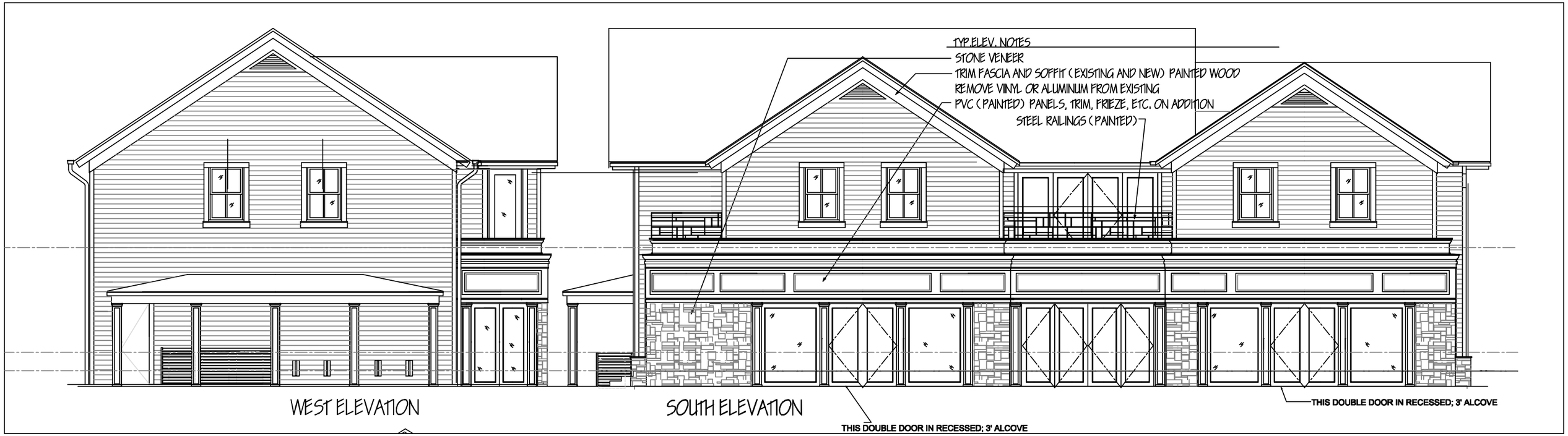
SECOND FLOOR PLAN
(CARTER FINANCIAL OFFICES)

OFFICE/ RETAIL BUILDING;
ADDITIONS AND REMODELING

CARTER FINANCIAL

COOK STREET, BARRINGTON, ILLINOIS





• DAVID THOMA •
ARCHITECT
PLLC

74 OTIS ROAD
847 224 7901

BARRINGTON ILLINOIS 60010
dthoma@stratfordcompany.com

8-14-2020

ELEVATIONS

OFFICE/ RETAIL BUILDING;
ADDITIONS AND REMODELING

CARTER FINANCIAL

COOK STREET, BARRINGTON, ILLINOIS

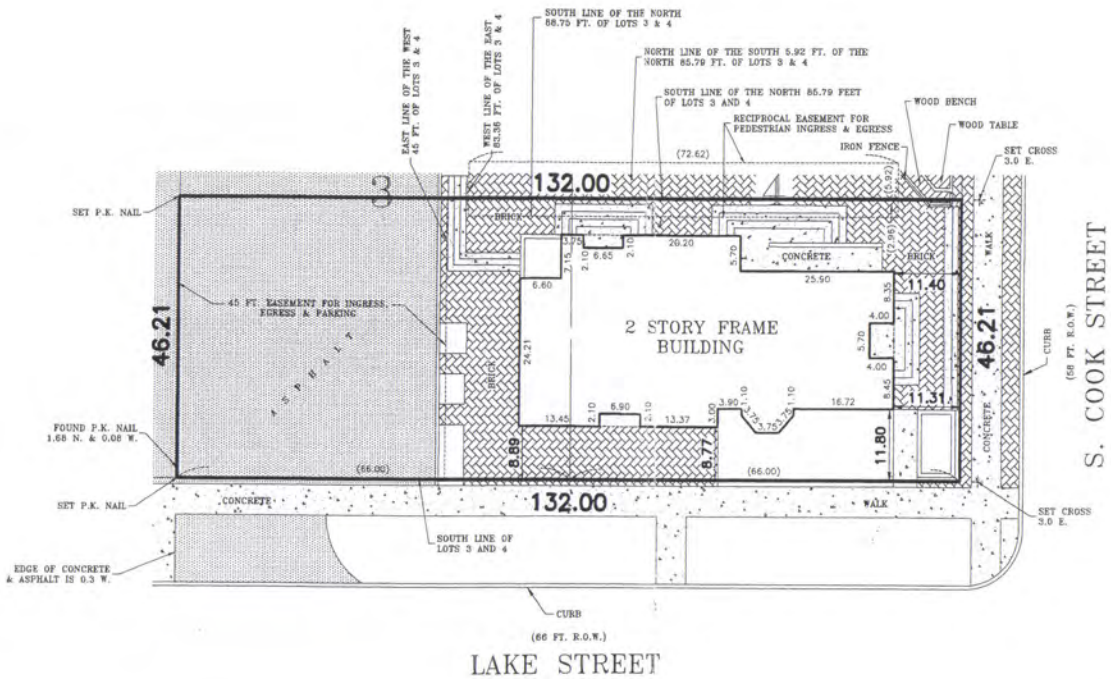
PLAT OF SURVEY

OF LOTS 3 AND 4 (EXCEPT THE NORTH 85.79 FEET) IN BLOCK 2 IN BARRINGTON, A SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 222 S. COOK STREET, BARRINGTON, ILLINOIS

N

SCALE: 1"=20'



TO: TERRENCE M. JORDAN

THIS IS TO CERTIFY THAT WE, PREFERRED SURVEY, INC., ILLINOIS PROFESSIONAL LAND SURVEYOR CORPORATION NO. 116 HAVE SURVEYED THE PROPERTY DESCRIBED HEREON AND THAT THE PLAT SHOWN HEREON IS A CORRECT REPRESENTATION OF THAT SURVEY, ALL DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.

GIVEN UNDER OUR HAND AND SEAL AT GLEN ELLYN, ILLINOIS, THIS 9TH DAY OF MAY A.D. 2001

STATE OF ILLINOIS MICHAEL J. LOPEZ 35-3229 PROFESSIONAL LAND SURVEYOR

PREFERRED SURVEY, INC. PROFESSIONAL LAND SURVEYOR CORPORATION NO. 116 STATE OF ILLINOIS GLEN ELLYN, ILL.

ILLINOIS PROFESSIONAL LAND SURVEYOR CORPORATION #116

P.S.I. NO. 014962

FLD CREW HH/AM

DRAFTSMAN LF

PREFERRED SURVEY, INC.

799 W. Roosevelt Road/Building #4, Suite 305/Glen Ellyn, IL 60137

Phone 630-790-5451 / Fax 630-858-6217

North View

West View

South View

East View

North Side

West Side

South Side

East Side

Village of Barrington
Architectural Review Commission Meeting
Minutes Summary

Date: August 13, 2020

Time: 7:00 p.m.

Location: **Virtual** through ZOOM

In Attendance: Marty O'Donnell, Chairperson
Joe Coath, Vice-Chairperson
Karen Plummer, Commissioner
Leslie Haynes-Eiring, Commissioner

Staff: Jennifer Tennant
Andrew Binder

Call to Order
Chairperson O'Donnell called the **virtual** meeting through ZOOM to order at 7:00 p.m.

Roll call noted the following: Leslie Haynes-Eiring, present; Tim Renaud, absent; Crystal DiDomenico, absent; Kevin Connolly, absent; Karen Plummer, present; Vice-Chairperson Joe Coath, present; Chairperson Marty O'Donnell, present.

There being a quorum, the meeting proceeded.

#########

New Business
ARC 20-16: Materials Review – Andersen 400 Series Windows

Ms. Tennant presented an overview of the request to allow Andersen 400 Series Windows for use within the Historic District.

Chairperson O'Donnell said this window would be similar to the other window in the Historic District. He stated that the more windows that are approved, the better. He stated that this window would be a better window than the approved fibrex window.

Vice-Chairperson Coath stated that the check bar is little fatter than the other windows.

Chairperson O'Donnell indicated that this window is not a perfect window but a better window than some other windows allowed in the Historic District. He asked if Sue, the applicant, would like to speak.

Sue Harkless, the applicant, asked if she could use removable grills on these windows and asked why they are not allowed.

DRAFT

Chairperson O'Donnell thanked Sue for attending and bringing a new window to the ARC.

Vice-Chairperson Coath said snap in grills don't cast a shadow and don't hold a presence within the window. He continued that having no grills would also be not appropriate.

Ms. Harkless stated that she wants to have a window that she can clean and does not want to climb a ladder to clean the windows.

Ms. Tennant said the windows are tilt wash double hung windows.

Chairperson O'Donnell asked if the original windows will be replaced.

Ms. Harkless stated that she is replacing two original windows and has 21 windows in the house.

Commissioner Plummer motioned to approve the ARC 20-16 subject to the conditions set by the ARC. Commissioner Haynes-Eiring seconded the motion.

Roll call vote: Leslie Haynes-Eiring, yes; Tim Renaud, absent; Crystal DiDomenico, absent; Kevin Connolly, absent; Karen Plummer, yes; Vice-Chairperson Joe Coath, yes; Chairperson Marty O'Donnell, yes. The vote was 4-0. The motion carried.

Chairperson O'Donnell thanked Ms. Harkless for her work on improving on her home.

############

Old Business

ARC 16-13: 110 Coolidge Avenue – Final Details

The Petitioner is seeking final details approval for modifications to the approved windows for the approved rear addition.

Ms. Tennant presented an overview of the request. She stated the property owner is requesting to modify the approval to utilize one-over-one windows on the addition for better consistency on the sides of the house.

Chairperson O'Donnell agrees with the Staff Memo and has no issue with the request.

Ms. Tennant gave an overview of the existing house and the windows of the primary house and the windows on the addition. The existing sides of the house have one-over-one windows currently, not 3-over-one.

DRAFT

Chairperson O'Donnell stated that it would look funny if the windows on the addition were three-over-one.

Vice-Chairperson Coath asked if the homeowner is going to switch out the windows on the porch.

Ms. Tennant stated that the windows on the porch will remain. This only applies to the windows on the addition.

Commissioner Haynes-Eiring indicated that the divisions look forced on the addition and that the one-over-one windows would be more appropriate and the addition would have a better appearance. She agrees with the homeowner that it would be a more cohesive look.

Commissioner Plummer motioned to approve the final details for ARC 16-13. Vice-Chairperson Coath seconded the motion.

Roll call vote: Leslie Haynes-Eiring, yes; Tim Renaud, absent; Crystal DiDomenico, absent; Kevin Connolly, absent; Karen Plummer, yes; Vice-Chairperson Joe Coath, yes; Chairperson Marty O'Donnell, yes. The vote was 4-0. The motion carried.

#####

<u>New Business</u>

ARC 20-17: **640 S. Grove Avenue – Public Hearing**
PROPERTY OWNER: Mike & Anne Brannan, 640 S. Grove Avenue, Barrington, IL 60010
APPLICANT: Mike & Anne Brannan, 640 S. Grove Avenue, Barrington, IL 60010
ARCHITECT: Mark Swanson, 536 Summit Street, Barrington, IL 60010

The Petitioner is seeking approval of a Certificate of Appropriateness for the construction of front porch and rear addition to the noncontributing primary structure.

Mark Swanson gave an overview of the project. He indicated that they are adding an addition off the rear of the house and adding a front on the front of house. The front porch will have a metal roof and columns matching the column at the corner of the garage. He continued that the addition will have horizontal Hardie Board Artisan siding. He continued that the addition windows will be double hung on the rear and one casement on the side to match existing. He indicated that most of the trim is aluminum clad and the new trim on the addition will have to be Hardie.

Chairperson O'Donnell indicated that the trim can be any material that looks like wood.

Mr. Swanson stated that the applicant will be using Hardie so it should not be a problem. He continued that he submitted plans to use aluminum clad trim to match the house but it is not a permitted material.

Chairperson O'Donnell said K-Style gutters are appropriate for a colonial style home but asked what type of gutter would be appropriate for this ranch style home.

Mr. Swanson responded that typically with k-style gutters a flush or flat fascia board is needed so that the gutter can layup against it. He continued that half round gutters are more appropriate if there is a crown and it looks better with a trimmed out fascia board.

Ms. Tennant asked what type of gutter would have been installed when this house was built in the 1950s, since half-round gutters were typically not being used during this time period.

Mr. Swanson said they probably used K-Style since that gutter was available and standard in the 1950's.

Vice-Chairperson Coath agreed with Mr. Swanson.

Mr. Swanson indicated that the applicant wants to expand the existing driveway to add space for a second car.

The Commission discussed adding a garage addition and front driveway options.

Chairperson O'Donnell asked the Commission for any other concerns regarding the project.

Commissioner Plummer motioned to ARC 20-17 subject to the conditions set forth by the Commission. Commissioner Haynes-Eiring seconded the motion.

Roll call vote: Leslie Haynes-Eiring, yes; Tim Renaud, absent; Crystal DiDomenico, absent; Kevin Connolly, absent; Karen Plummer, yes; Vice-Chairperson Joe Coath, yes; Chairperson Marty O'Donnell, yes. The vote was 4-0. The motion carried.

# # # # # #

ARC 20-19: **142 W. Lake Street – Preliminary Review**
PROPERTY OWNER: Steven & Katherine Tracy, 142 W. Lake Street, Barrington, IL 60010
APPLICANT: Steven & Katherine Tracy, 142 W. Lake Street, Barrington, IL 60010
ARCHITECT: Sherman Design Build, LLC

The Petitioner is seeking approval of a Certificate of Appropriateness for the construction of a second story rear addition to the contributing primary structure

Kevin Sherman, the project architect, gave a brief overview of the request. He indicated that they are proposing a second story rear addition to be constructed above the one-story rear addition that was constructed in 2016. He stated that the applicant wants to have more height in the addition.

Chairperson O'Donnell indicated that the height is the only concern of the rear addition. He thinks the ARC has not approved this type of addition in the past. He indicated that the plate height will have to be

lowered.

Vice-Chairperson Coath agreed with Chairperson O'Donnell and stated that clipping the ceiling should not be a big deal.

Steven Tracy, the homeowner, indicated the extra height is needed to gain more functionally within the space.

Mr. Sherman indicated that the addition ridge is parallel with the front ridge of the house and not highly visible.

Commissioner Haynes-Eiring stated that it would tough to approve an addition that is higher than the existing house. She continued that the ARC does not want to set a precedent.

Ms. Tennant indicated that there might have been one or two ARC cases that were approved at 6-12" over the ridge of the existing house because the addition was so far back. She suggested a compromise.

Vice-Chairperson Coath indicated that rear additions should have the same standards as the rest of the house because it is a 3-demensional project and the whole building should be reviewed to ensure it matches the house.

Chairperson O'Donnell asked Vice-Chairperson Coath if he is okay with matching the height of the high front ridge.

Commissioner Plummer and Commissioner Haynes-Eiring agreed that the addition cannot exceed the height of the high front ridge.

Mr. Sherman asked if he could present a plan with the height of the addition in line with the high front ridge.

Chairperson O'Donnell asked if there is any impervious surface issue with this site.

Ms. Tennant indicated that since it is an addition on the second story the impervious surface will not be impacted.

Ms. Tennant shared the PDF of the secondary plan with the height of the addition that does not exceed the height of the high front ridge.

The Commissioners reviewed the plan and all agreed that the new plan would be more appropriate with the lower ridge height.

# # # # # #

ARC 20-20:	**148 W. Station Street – Preliminary Review**
PROPERTY OWNER:	Mary Gibson, 148 W. Station Street, Barrington, IL 60010
APPLICANT:	Mary Gibson, 148 W. Station Street, Barrington, IL 60010
ARCHITECT:	Modern Design & Graphics, 512 W. Van Buren, Elmhurst, IL 60126

DRAFT

The Petitioner is seeking approval of a Certificate of Appropriateness for the construction of two-story rear addition to the contributing primary structure

Bill Rock, the project architect, gave an overview of the project. He indicated that they are proposing a two-story rear addition which generally matches the architectural style of the original structure with matching roof style and closely matching pitch. Mr. Rock asked the Commissioners about the proposed side entry within the setback.

Chairperson O'Donnell explained that the ARC only looks at the appearance of the house and that they would need to go to the Zoning Board of Appeals for any variations from the Zoning Ordinance.

Ms. Tennant gave an overview of a variation request and the variation standards.

Mr. Rock asked the Commission on their preference relating to the proposed rear roof terrace option, one with a terrace and one without a terrace.

Chairperson O'Donnell indicated had no preference on the terrace.

Commissioner Plummer asked why there is not a window on the rear of the house.

Mr. Rock stated they originally had a window on the rear of the house but had changes to the interior which cause the window to be removed.

Commissioner Plummer asked if a window could be placed on the rear elevation.

Chairperson O'Donnell stated that adding one more window to balance the rear would be sufficient.

Mr. Rock indicated that they can place more windows on the rear elevations and a new window on the east elevation.

Commissioner Haynes-Eiring stated that it would be nice to match the new window with the exiting window on the rear window.

Chairperson O'Donnell stated that he agrees with Commissioner Plummer.

Mary Gibson asked Ms. Tennant about the multi-family issue and if this Commission also addresses that issue.

Ms. Tennant explained that further research will be needed to explain how the house became a multi-family.

DRAFT

Ms. Gibson stated that this building is used as a duplex and has renters currently in the house. She indicated that she may revert it back to a single-family house.

Ms. Tennant stated that once the entry vestibule goes away, something will have to be put in place on the side elevation to break up the long plane.

Ms. Gibson asked what type of structure could be placed on the building to break up the plane.

Chairperson O'Donnell indicated that any offset would break up the plane.

Mr. Rock asked if it would be enough to offset the side elevation if the whole back addition was shifted to east by 6-8 inches.

The Commissioners agreed that a shift of 6-8" would be acceptable.

Ms. Tennant stated that the proposed windows are not approved and would need specs of an approved window.

Mr. Rock indicated that they will use the approved Pella windows.

###########

Approval of Minutes

Other Business
Ms. Tennant gave an update that the Village Board has directed Staff to propose the necessary amendments to make all accessory structures in the Historic District noncontributing structures.

Adjournment
There being no additional business to come before the Commission, a motion was duly made by Commissioner Plummer and seconded by Vice-Chairperson Coath to adjourn the meeting at 8:07 p.m. A voice vote noted all ayes, the motion is approved.

Respectfully submitted,

Andrew Binder
Planning and Zoning Coordinator

Approved:

DRAFT