Village of Barrington Architectural Review Commission Minutes Summary

Date: August 28, 2025
Time: 6:30 p.m.
Location: Village Board Room, 200 South Hough Street, Barrington, Illinois

In Attendance: Marty O'Donnell, Chairperson
Karen Plummer, Commissioner
Leslie Haynes-Eiring, Commissioner
Dennis DeLap, Commissioner

Staff Members: Jennifer Tennant, Director of Development Services
Katie Rivard, Village Planner

Call to Order

Chairperson O'Donnell called the meeting to order at 6:30 p.m.

Roll call noted the following: Dennis DeLap, present; Veronica Shepherd, absent; Leslie Haynes-Eiring, present; Kevin Connolly, absent; Karen Plummer, present; Vice-Chairperson Joe Coath, absent; Chairperson Marty O'Donnell, present.

There being a quorum, the meeting proceeded.

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Old Business

ARC 24-05: 617 W. Main Street – Final Details

Chairperson O'Donnell said that the Plan Commission unanimously recommended denial of the proposed project.

Ms. Tennant said that the ARC review of the common buildings should continue.

Commissioner DeLap said let's begin with the gatehouse. I do not have an issue with the gatehouse. It is kind of an old world European.

Chairperson O'Donnell said he does not have any concerns with how it looks. It is kind of pretty.

Commissioner Haynes-Eiring has concerns with the height of the gate. She said she objects to the massing of the gate. I think it is imposing. It's not to-scale with the environment. I am not opposed to the gatehouse.

Chairperson O'Donnell said he thinks the Petitioner is acting in good faith.

Mr. Elias, the developer, said that the Lakeview subdivision has similar brick walls and columns and same as Fox Point. Mr. Elias presented pictures of Lakeview to the Commission.

Mr. Elias explained the width of the gate is what necessitates the height.

Commissioner Plummer asked what replaces the wall. Mr. Elias said that landscaping will replace the wall.

Commissioner Plummer said one of my concerns is the style that they have selected. It looks very European.

Ms. Tennant commented that at the preliminary review we did not ask them to change the architectural style therefore they have not made changes to the architecture style.

Chairperson O'Donnell asked Ms. Tennant about the Petitioner's request to waive the ARC review.

Ms. Tennant explained the Petitioner is proposing custom homes, not a series of models with set elevations. Each home will be unique and individually designed. The proposed CCRs cover a variety of architectural guidelines from materials to architectural design requirements.

Chairperson O'Donnell said he does not have any objection to the way it looks. It does not have any objections to the gatehouse, just the gate.

Commissioner DeLap said he responds positively to the changes with the landscaping in place of the wall.

Commissioner Haynes-Eiring asked if they were approving the height of the gate. Ms. Tennant said no, this board cannot approve exceptions from the Zoning Ordinance. If approved, the Village Board would be the one approving the height of the gate.

Commissioner Haynes-Eiring recommends that the gate and wall are lowered.

Commissioner DeLap made a motion to approve ARC 24-05 subject to the conditions recommended by Staff. Commissioner Haynes-Eiring seconded the motion.

Roll call Vote:	*Ayes:*	*DeLap, Haynes-Eiring, Plummer, O'Donnell*
	Nays:	*None*
	Abstain:	*None*
	Absent:	*Shepherd, Connolly, Coath*

The motion carried 4-0.

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ARC 25-06: 515 S. Hough Street – Final Review

The Petitioner requested to have the item pulled and will request a new meeting date.

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ARC 25-07: 200 W. Russell Street – Final Review

The Commission did not have any questions or comments on the Petition.

Commissioner DeLap made a motion to approve ARC 24-07. Commissioner Plummer seconded the motion.

Roll call Vote:	*Ayes:*	*DeLap, Haynes-Eiring, Plummer, O'Donnell*
	Nays:	*None*
	Abstain:	*None*
	Absent:	*Shepherd, Connolly, Coath*

The motion carried 4-0.

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ARC 25-08: 303 S. Hough Street – Final Review

Commissioner DeLap asked why they wanted to make the windows larger.

Ms. Miller said that we are just changing the height. Both windows we are proposing to enlarge are in stairwells, so we are trying to add natural light. We are proposing to keep the arch on the south elevation, but we are going to relocate it.

Chairperson O'Donnell said it is not on the front elevation.

Commissioner DeLap asked about the height of the double hung window on the rear elevation.

Chairperson O'Donnell asked the property owner what they prefer. The ARC would recommend a shorter double hung with a transom. Ms. Miller indicated that they are very open to that suggestion. They will make a final determination at the time of permitting.

Commissioner Plummer made a motion to approve ARC 24-08 with the condition that the long double hung window is made smaller and a transom window is added instead. Commissioner DeLap seconded the motion.

Roll call Vote:	*Ayes:*	*DeLap, Haynes-Eiring, Plummer, O'Donnell*
	Nays:	*None*
	Abstain:	*None*
	Absent:	*Shepherd, Connolly, Coath*

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ARC 25-09: 20930 N. Taylor Street – Preliminary Review

Chairperson O'Donnell said it looks like you are playing off of the Glendale project.

Mr. Lewis said that the Village wanted to see a different style than the project on Glendale and they wanted something that played off The Foundry. We added some Tudor influence on the building.

Mr. Michael Caldwell said that the Village Board said that they like the Foundry and asked them to do something like the Foundry at their concept review with the Village Board.

Ms. Tennant said that Staff would like to see the Tudor influencing eliminated for a more traditional design. Lighten the brick and switch the Tudor influence to a traditional trim package.

Commissioner Haynes-Eiring said she is not keen on the Tudor. The dogeared gable ends should be swapped out for traditional gable ends.

Mr. Lewis said it is a bit higher than the prior building because of the roof pitch.

Mr. Caldwell said that the vertical trim boards break up the wall and reduces the visual effect of the wall and not seem as large.

Commissioner Haynes-Eiring said she understands but she is struggling with the Tudor design.

Chairperson O'Donnell asked about the proposed window configuration with three-over-three windows.

Ms. Tennant explained that Staff is recommending that the brick is lightened, Tudor influences eliminated, traditional detailing added and the three-over-three windows should be reconsidered.

Commissioner Plummer said it is far reach to call this Tudor. She agrees that they should make some changes.

Chairperson O'Donnell said that three of the Commissioners present agree that the Tudor influence should be eliminated.

Minutes

April 24, 2025

A quorum was not present.

June 26, 2025

A quorum was not present.

July 24, 2025

A quorum was not present.

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Adjournment

There being no additional business to come before the Commission, a motion was duly made by Commissioner Plummer and seconded by Commissioner Shepherd to adjourn the meeting at 7:35 p.m. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

Respectfully submitted,

Jennifer Tennant, Director of Development Services

Approved: November 13, 2025