

*Village of Barrington  
Architectural Review Commission  
Minutes Summary*

Date: March 26, 2009

Time: 7:07 PM

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

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

Staff Members: Brooke Jones, Development Planner  
Jennifer Pack, Zoning Coordinator  
Melanie Marcordes, Deputy Village Clerk

**Call to Order**

Chairperson O'Donnell called the meeting to order at 7:07 PM.

Roll call noted the following: Steve Petersen, absent; Karen Plummer, present; Michael Ward, absent; Patrick Lytle, present; Vice Chairperson Joe Coath, present; Chairperson Marty O'Donnell, present.

There being a quorum, the meeting proceeded.

**Chairperson's Remarks**

Chairperson O'Donnell announced the order of proceedings.

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**Old Business**

**ARC 09-04                    Motor Werks, Phase IV, 1475 S. Barrington Rd. (Non-Historic) Preliminary Meeting (continued from March 12, 2009)**

**Petitioner:                Jim Hub, Motor Werks of Barrington**  
**Ed Martinez, Eckenhoff Saunders Architects**  
**Bob Best, K&L Gates**

The petitioner is seeking a Certificate of Approval (COA) for the construction of an addition to the existing Motor Werks facility, which is in association with Phase IV of the Special Use Planned Development Ordinance 07-3405 for 1475 S. Barrington Rd. The property is zoned B-1 General Business Service District.

Bob Best presented the overview plan for the Motor Werks facility. Jim Hub presented the plan for sustained growth for the future of Motor Werks and outlined the phasing of the project. Ed Martinez presented design elements for the Motor Werks expansion.

Brooke Jones provided the project description from the Staff Report, as follows:

*Motor Werks of Barrington relocated its dealership from its downtown Barrington location on Cook Street to 1475 South Barrington Road in the 1980's. The multi-dealer facility was approved in March, 1986 by Ordinance No. 2012, and the initial dealers were Mercedes Benz, BWM, Porsche and Suzuki. The building had a uniform exterior appearance, and signage was limited to a free-standing pylon sign at the corner of Barrington Road and Dundee, and wall signage on each showroom consisting of each dealer's name in a uniform style and appearance, accompanied by each dealer's distinctive logo. Shortly thereafter, the Suzuki dealership was eliminated, and when the nearby Mancuso Cadillac and Mancuso Honda dealerships closed, Motor Werks took over those two franchises and moved them into its South Barrington Road facility.*

*In 1989, Motor Werks was granted permission to expand the South Barrington Road facility to accommodate the new Infiniti franchise. Ordinance No. 2222 was approved in December 1989 to allow the construction of a sixth showroom at the north end of the facility for Infiniti. The Village specified, over Infiniti's objections, that the exterior appearance and signage for this addition be the same as the original building.*

*Over the years, the Village has had inquiries from individual dealers in the Motor Werks facility about altering the façade and/or signage of their showrooms. The Village has consistently required a consistent exterior appearance and signage. Most recently, Porsche requested that it be permitted to modify the fascia to accommodate its distinctive corporate design elements. In a letter dated April 17, 2008, Village Manager Denise Pieroni referred to the zoning history of the property and stated: "Each of these ordinances has required a uniform theme for the building façade along Barrington Road . . . Altering the façade of the Porsche dealership only, without altering the façade of the other portions of the building along Barrington Road, would violate the zoning for the property . . . The consistent position of the Village of Barrington since the inception of this project is that the Barrington Road façade will have a uniform appearance."*

*In October 2007, the Village approved Ordinance No. 07-3405, which provided for a five-phase expansion and redevelopment of Motor Werks. Phase IV permits the construction of a 110,000 square foot addition to the east side of the 1475 South Barrington Road facility to accommodate a new Mercedes Benz showroom and new service facilities for Mercedes Benz and BMW, subject to Architectural Review Commission approval of the building design, landscaping, signage and any and all other site details.*

*As proposed, the following aspects of the petition currently do not meet the conditions of the approved ordinance:*

- The size of the building is over by 7,185 square feet; only a 100,000 square foot facility is permitted.*
- The footprint of the building is over by 2,581 square feet; only a 56,650 square foot footprint is permitted.*
- It appears that the pylon sign does not meet zoning. The signage plan is not to scale. If the sign were to be setback at least twenty (20) feet, then it could be no taller than seven (7) feet. At a twenty (20) foot setback, the sign could be no more than twenty-four (24) square feet in size. A scaled site plan must be resubmitted to determine the exact zoning requirements of the pylon sign.*
- The signs located on the "Blue wall" extension are not permitted by zoning.*

*Because of the aspects of the petition that do not currently meet the requirements of the special*

*use permit, staff strongly recommends that Motor Werks re-submit plans that meet the requirements of the ordinance.*

Chairperson O'Donnell noted that Motor Werks is an asset to the Village, and we understand that Mercedes is hoping to set themselves apart by using their corporate identity. However, Village staff is asking to meet the special use ordinance by keeping the addition consistent with the existing architecture of the building.

Vice Chairperson Coath confirmed staff's request that the addition be consistent with the existing architecture. He confirmed the Village's intention was to identify different dealerships by signage, not by differing architecture.

The Commissioners discussed the wall material. Mr. Hub explained that the textured stain on the prefabricated concrete panels would aesthetically match the E.I.F.S walls of the existing structure. Chairperson O'Donnell indicated that the panels would be more durable than the E.I.F.S.

Vice Chairperson Coath questioned the height of the Mercedes signage. Ed Martinez noted that the height of the blue wall – or “sail” is 38’.

Vice Chairperson Coath questioned the texture as to how well the sign blends in with the building. Ed Martinez noted that they have done other projects with the same materials.

Chairperson O'Donnell does not have any opposition to the panels, as presented.

Commissioner Lytle believes this is a nice continuation of the building.

Vice Chairperson Coath believes that being on a corner lot, the slight difference in the new addition, actually, breaks up the building.

Commissioner Plummer compared this project to a shopping mall – and within this mall, it seems we are not going to allow each ‘store’ to advertise within the mall. We should look to see if we can satisfy the needs of Motor Werks, the needs of the tenants, and the Village and still meet the sign regulations.

Brooke Jones would like to see the addition consistent – if there is a significant difference in the appearance of the building style, then they will have to amend their PUD. The blue wall – or sail – of the Mercedes sign is not permitted in the PUD because of the height, the size, and the number of wall signs facing Barrington Road.

Commissioner Lytle questioned whether the sign, in and of itself, is permissible. Brooke Jones noted that the location and size of the sign is not permissible.

Commissioner Lytle questioned whether we can look at the building itself and then look at the sign (the blue sail) separately.

Vice Chairperson Coath questioned whether that side of the building needs the “sail” because the addition sets itself apart sufficiently. And because of the porch-like feature of the building, it doesn't need the larger signs.

Commissioner Lytle noted that the customers are along Barrington Road, so he can understand their desire to locate the sign there.

Chairperson O'Donnell questioned the exterior colors of the sign. Brooke Jones, has not seen samples, but believes that the colors would meet Village requirements.

Chairperson O'Donnell questioned if the fact that the wall is the same color as the rest of the sign would be an issue in approving the signage, because of the billboard-like appearance.

Commissioner Plummer is concerned if a new business wants to come into Barrington, we've restricted ourselves away from attracting businesses down the road.

The Commission agrees that the textured precast wall panels are acceptable, as submitted.

Vice Chairperson Coath thinks it is a nicer building and an improvement to the site.

Chairperson O'Donnell questioned the amount of glass in this building. Ed Martinez noted that in terms of percentage – it is about the same as the existing building.

Vice Chairperson Coath would like to see a sample of the canopy so they can see that the finish is somewhat muted. Ed Martinez provided a sample of the color for the Commission to view.

Chairperson O'Donnell questioned what the commission felt about the “sail”.

Vice Chairperson Coath is okay with the sign, but concerned with the size. He would feel more comfortable if the signage matched or was similar to the existing signage. He appreciates the Village's concern.

Chairperson O'Donnell thinks the sign is similar to a billboard.

Commissioner Plummer likes the sign, but can see how it can be viewed as a billboard.

Chairperson O'Donnell believes the signage included in the addition needs to be consistent with the existing signage of the building.

Commissioner Plummer would like the Village, when the landscaping has been reviewed, to take into consideration that the sign regulations seem too restrictive for businesses.

Vice Chairperson Coath would like to see a section of the canopy, and is concerned about the columns that look a little “George Jetson” like and would like to see a more classical translation on the porch section. Ed Martinez noted that the columns are specific to and provided by Mercedes for their “auto mall”. Jim Hub suggested looking at the building in Hoffman Estates, at 1000 W Golf Road, which shows an authorized, factory approved auto house building. He would also like to see a section of the parapet, and detail for the glass service doors.

Jim Hub will ask Ed Martinez to provide Mercedes with some alternative sign designs to see if there is room for adjustment that would fit within the existing ordinance.

The Commission also discussed whether the Village would allow pylon signs. Brooke Jones noted that the ordinance would need to be amended in order to allow for pylon signs – it would have to go back to the Plan Commission for a recommendation to the Village Board.

Commissioner Plummer questioned the landscaping for the property. Bob Best noted that they have been working with the Village's Forester in designing the landscape plans.

**ARC 08-30**  
**Petitioner:**

**Kim Alteration, 300 S. Cook Street (Historic) Public Meeting**  
**Dae Kim, Owner**  
**Tom Lindsay, Lindsay Associates**  
**Adrian Cho, General Contractor**

The petitioner is seeking approval of a Certificate of Appropriateness for alterations to a property in the H-Historic Preservation Overlay District. The Petitioner is proposing alterations to the north elevation (add 2 windows in first floor dining room and replace (1) picture window with (2) windows in second floor bedroom), the west elevation (no changes), the south elevation (remove the bay window in kitchen and replace with (2) separated windows, remove (1) existing window and replace with (2) windows in bedroom 3 on the second floor, remove existing window and replace with (1) window in bedroom 2 on the second floor), east elevation (remove the existing door and covered porch including patching as required, remove (1) small window and replace with (1) large window in first floor guest suite/study, remove (1) small window in bedroom 2 on the second floor and remove the existing internal chimneys. At the first preliminary meeting the Petitioner was warned by the ARC "Any additions, removals or relocations of doors, windows or chimney stacks need justification." This warning was reiterated in the follow-up letter to the petitioner dated January 9, 2009. The Petitioner has since removed the exterior chimneys without obtaining approval from the ARC. As a result, a stop work order was issued for the property. That stop work order was lifted *for interior work only* after the February 26, 2009 meeting with the ARC. The property is zoned R-6 Single Family Residential and is in the H-Historic Preservation Overlay District.

Tom Lindsay provided an overview of the project.

The contractor noted that part of the house has 4" wood – but would like to replace with 7" exposure rough cut siding.

Vice Chairperson Coath would like to verify how unusable or unsalvageable the existing siding is, because if it is still salvageable – it may bring down the cost of the project.

Chairperson O'Donnell noted that if you make a change, you have to replace or "patch" from corner to corner of the wall.

Chairperson O'Donnell confirmed that the exterior needs to be replaced with 4 1/4" exposure smooth cedar siding or existing siding and the ARC cannot approve cementitious siding. The petitioner needs to replace whatever is existing.

Chairperson O'Donnell clarified that if the petitioner removes a window and needs to add siding, it needs to be 4 1/4" exposure, wood siding or existing siding, from corner to corner. If there is siding already existing underneath – then you just need to replace what's already there. If the petitioner doesn't make any changes, then the Village cannot force them to replace the existing siding.

Tom Lindsay questioned if the wood goes from corner to corner, how do you meet the vinyl siding? The Commission did not address this and the contractor can use the vinyl corner to meet the wood siding.

Public Comment: Pete Sesing of 305 South Cook Street, noted that he appreciates what Mr. Kim and the ARC is trying to do to better the home.

Tom Lindsay questioned that if they lift the existing siding and the underneath is asbestos siding, what does it get replaced with? The Commission, again, reiterated that if new siding is to be use (even to replace asbestos siding), it must be 4 1/4" exposure, smooth wood siding or existing siding.

Tom Lindsay questioned if the ARC allows clear staining or do they have to paint? The ARC clarified that opaque stain or paint is allowed, but needs to be a solid color.

Chairperson O'Donnell suggested allowing a straight brick chimney (as noted on the plans) in order to get the two street sides of the house replaced with wood siding. The ARC reached consensus on this suggestion.

Tom Lindsay noted that there is one window in question on the south elevation – there is a possibility that the window will not be removed. If that is the case, the petitioner should let the Village know.

The Commission agreed that it is not necessary to come back with detail on the chimney or the corners.

If the contractor runs into a problem, please contact Village staff as quickly as possible to remedy the situation.

Vice Chairperson Coath confirmed that they are matching the windows with what is existing.

It was noted that through the Illinois Preservation Easement Program, there could be an assessment freeze available to the property owner, in order to help alleviate some of his costs.

A motion was made by Vice Chairperson Coath and seconded by Commissioner Ward to recommend approval of ARC 08-30; Kim Alteration, 300 S. Cook Street (Historic) with the following conditions:

1. Smooth clear cedar siding to match the original historic siding will be used. If no original historic siding exists, smooth clear cedar siding with a 4 ¼” exposure is acceptable.
2. All patching of siding from removals of windows, doors etc. must be from corner to corner across the entire elevation.
3. (1) straight chimney is allowed in lieu of the ornate chimney presented at the March 26, 2009 meeting.
4. All trim to match the size indicated in the window detail on A3. All trim material to be clear smooth cedar.
5. All soffits and fascia to be wood.
6. If gutters are replaced half-round gutters must be used.
7. Corner boards on elevations that have been resided are acceptable to remain as vinyl.
8. Plumbing stacks through the roof shall have lead flashing.

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

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### **Approval of Minutes**

#### **February 26, 2009**

A motion was duly made by Commissioner Plummer and seconded by Commissioner Lytle to approve the minutes from February 26, 2009 as presented. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

#### **March 12, 2009**

There were not enough members present to approve the minutes from March 12, 2009. Therefore, these minutes will be presented at the April 9<sup>th</sup> regular meeting.

Planner's Report

N/A

Other Business

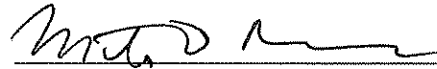
Commissioner O'Donnell questioned what happened at the last meeting, as he was absent.

Adjournment

There being no additional business to come before the board, a motion was duly made by Commissioner Plummer and seconded by Commissioner Lytle to adjourn the meeting at 9:28 p.m. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

Respectfully submitted,

Brooke Jones, Development Planner  
Jennifer Pack, Zoning Coordinator  
Melanie Marcordes, Recording Secretary



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Chairperson Marty O'Donnell  
Architectural Review Commission

Approval date: 04.09.09