

*Village of Barrington
Architectural Review Commission
Minutes Summary*

Date: July 28, 2011

Time: 7:00 PM

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

In Attendance: Patrick Lytle, Commissioner
Scott Kozak, Commissioner
Chris Geissler, Commissioner
Joe Coath, Vice-Chairperson
Marty O'Donnell, Chairperson

Staff Members: Jennifer Tennant, Zoning Coordinator
Kevin Kramer, Planner
Jean Emerick, Recording Secretary

Call to Order

Chairperson O'Donnell called the meeting to order at 7:05 PM.

Roll call noted the following: Steve Petersen, absent; Karen Plummer, absent; Patrick Lytle, present; Scott Kozak, present; Chris Geissler, 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.

Old Business

ARC 11-08 226 W. Lake Street – Continuation

Applicant: John & Kathleen Graff
 226 W. Lake Street
 Barrington, IL 60010

The applicant is seeking approval of a Certificate of Appropriateness for alterations to a contributing structure in the H-Historic Preservation Overlay District. The petitioner is proposing to construct a small side porch at the west entrance. The property is zoned R-6 Single Family Residential and is in the H-Historic Preservation Overlay District.

The petitioner has requested an additional continuance until the next meeting, August 11, 2011.

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ARC 10-07 528 S. Grove Avenue – Final Details

Owner: Phil & Marney Naughten
528 South Grove Avenue
Barrington, Illinois 60010

Architect: Sarah Petersen
SA Petersen Architects
523 South Cook Street
Barrington, Illinois 60010

On September 9, 2010, the ARC approved a Certificate of Appropriateness for ARC 10-07: 528 S. Grove Avenue. On January 13, 2011, the Petitioner requested approval of several modifications, all of which were approved. The Petitioner, Mr. Phil Naughten, is requesting further modifications to the approved Certificate of Appropriateness as follows:

1. Modify the muntin pattern on all double hung windows from four-over-four to four-over-one.
2. Modify the muntin pattern on the French doors on west elevation to match the pattern approved on the north elevation (reduction from five (5) horizontal divides to three (3) horizontal divides and elimination of the vertical divide).
3. At the January 13, 2011 ARC meeting, the Petitioner requested to omit the originally approved chimney proposed on the north elevation. The Petitioner has decided to construct the originally approved chimney. At this time, the Petitioner is requesting approval to change the proposed material from stone to brick, specifically Chicago Common Brick.

Mr. Naughten, 528 South Grove Avenue, presented the petition. Mr. Naughten explained that they are in the process of ordering the windows for the approved addition. They would like to make a couple of amendments to the plans. They want to also change the muntin pattern on the French doors and change the chimney from stone to brick, probably a Chicago Common.

The house is 120 years old. The windows are all different; there is no common muntin pattern. A couple of the windows in the architectural drawing show muntins, but they do not have them. Of the 21 windows, there are two windows with a muntin pattern of four over four. Of all of the other windows, 16 windows have no divides and two have three over one. Six windows have rounded tops. The addition will have four over one.

Chairperson O'Donnell has no concerns with the new patterns.

Vice Chairperson Coath asked if the original windows were one over one and Mr. Naughten answered yes.

Vice Chairperson Coath suggested that one over one is probably best.

The Commission was okay with the windows and Mr. Naughten was happy with the one over one.

Mr. Naughten said on the back elevation, the French doors have five horizontal divides and one vertical. They would like to change it from five to three divides and not have the vertical divide.

The Commission was fine with this change.

Mr. Naughten said they would like to change the chimney from stone to brick, a Chicago Common.

Vice Chairperson Coath suggested four inch shoulders on the chimney.

The Commission agreed with the changes.

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New Business

ARC 11-11 1475 S. Barrington Road – Final Approval

Owner: Jim Hub
 1475 S Barrington Road
 Barrington, IL 60010

Architect: Eckenhoff Sanders
 700 South Clinton
 Chicago, IL 60607

The applicant is seeking a Certificate of Approval (Chapter 3, Section 13). The Petitioner proposes an addition to the rear of the building in conjunction with Phase IV of the approved plans of Ordinance #07-3465 along with alterations to the façade by re-facing each individual automobile brand with the corporate specifications. The property is zoned B-1 General Service Business District.

Mr. Bob Best, K and L Gates attorney for Motor Werks, said that also present representing Motor Werks were Ed Martinez, the architect, and Jim Hub, the general manager. Motor Werks is a two-story facility with only one story visible on Barrington Road. Zoning was approved in 2004 for four phases of redevelopment of the property; they are now on Phase IV. With the changes in the economy over the last couple of years, the expansion has been minimized. They

will expand the service department, but build a new dealership on top. Instead they will move people around inside, and build a new upper level space facing Dundee Road. They would like to talk about the façade and how the service department will work.

Mr. Jim Hub, General Manager, said that building the project as planned would leave them with a large excavation bill because of the site work. They need corporate identity. They are proposing a modified plan, keeping the service department footprint on the lower level. They would make a small addition on the Dundee side and reface the mall. The manufacturers would prefer separate buildings, but the mall concept works. Partitions make it look exclusive. They will have exclusive entrances to each showroom and exclusive service pavilions. They would like to come up with a plan that ensures that Motor Werks stays in Barrington. The plans make economic sense, the manufacturers get what they need, and it updates the mall.

Mr. Martinez, architect, discussed how they will achieve the plan for Motor Werks. They will maintain the original design on the addition. The finishes and the façade will remain the same. In the showroom they will replicate the pods. Each dealer will have their own identity and their own entry point. They will maintain the glass along the façade and modify the soffits.

Commissioner Kozak asked if they had any views of the proposed addition of the show room.

Mr. Martinez said they had no views, they are just looking to the future.

Mr. Hub said they need more used car representation; there is demand for service and new cars. The changes give them extra flexibility for the franchise. They plan to add 63 new service bays and an automated car wash.

Commissioner Kozak is concerned that if the new show room does not go into the addition there will be a large blank wall on Dundee. Landscaping this area would help to break it up with or without new show room addition. New show room was a concept only.

Mr. Hub is in agreement with the landscaping. He has trees that need to come out along Barrington Road; he will try to repurpose them to that area.

Vice-Chairperson Coath is concerned about keeping the Barrington identity. He would like to see Motor Werks tweak the plans to be a little more naturalistic, customize them to this location.

Mr. Hub assured the Commission that variance is limited in most of the corporate identities. Companies have actually pulled franchises if the dealer did not adhere to the corporate standards.

Chairperson O'Donnell asked the public for comment. There was no comment.

A motion was made by Commissioner Kozak and seconded by Commissioner Geissler to recommend approval of ARC 11-11 for an addition to the rear of the building in conjunction with Phase IV of the approved plans of Ordinance #07-3465 along with alterations to the façade

by re-facing each individual automobile brand with the corporate specifications with the condition of the addition of landscaping along the south elevation on Dundee Road, approved by Mike Szymanski, and the recommendation to change, if possible, the plans to be more architecturally responsive and naturalistic to the location.

Roll Call Vote: Commissioner Petersen, absent; Commission Plummer, absent; Commissioner Lytle, yes, Commissioner Kozak, yes; Commissioner Geissler, yes; Vice Chairperson Coath, yes; Chairperson O'Donnell, yes. The vote was 5-0. The motion carried.

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Approval of Minutes

July 14, 2011

Commissioner Geissler made a motion to approve the July 14, 2011 meeting minutes with the changes discussed, Commissioner Lytle seconded the motion.

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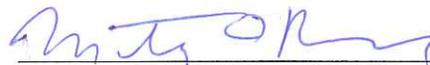
Planner's Report

Adjournment

There being no additional business to come before the Board, a motion was duly made by Commissioner Geissler and seconded by Commissioner Kozak to adjourn the meeting at 8:20 p.m. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

Respectfully submitted,

Jean Emerick
Recording Secretary



Chairperson O' Donnell
Architectural Review Commission

Approval Date: September 22, 2011