

*Village of Barrington
Architectural Review Commission
Minutes Summary*

Date: September 22, 2011

Time: 7:00 PM

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

In Attendance: Steve Petersen, Commissioner
Karen Plummer, Commissioner
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 7:02 PM.

Roll call noted the following: Steve Petersen, present (arrived at 7:06 p.m.); Karen Plummer, present; 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.

New Business

ARC 11-12: 533 South Grove Avenue – Preliminary Review

Applicant: David & Susannah Van Dam
533 S. Grove Avenue
Barrington, IL 60010

Architect: Linda Grubb & Associates
102 N. Cook Street
Barrington, IL 60010

The applicant is seeking approval of a Certificate of Appropriateness for construction of a new single-family residence in the H-Historic Preservation Overlay District. The applicant is proposing to demolish a majority of the existing structure and construct a new single-family residence on the existing foundation. The property is zoned R-6 Single Family Residential and is located within the H-Historic Preservation Overlay District.

David and Susannah Van Dam, petitioners, and Linda Grubb, architect, were present for the Preliminary Review. Mr. Van Dam said they plan to demolish the structure next door to their current residence and reconstruct a new residence for themselves at 533 S. Grove Avenue. The existing foundation will be utilized and several additions will be added to the rear of the structure. The new home will be in the Colonial Revival style, which is consistent with current residences in the neighborhood. The existing attached garage will be demolished and relocated to the rear of the structure (east elevation). There will also be a small sun room on the rear (east) elevation.

Commissioner Petersen arrived at 7:06 p.m.

Chairperson O'Donnell said the demolition can be approved by administratively. The Commission is only reviewing the proposed plans for new construction.

Commissioner Kozak said it looks great.

Chairperson O'Donnell has no problem with it. He stated that having an architect makes the process go more smoothly.

Vice Chairperson Coath said it would be a welcome addition.

Commissioner Petersen asked about the materials proposed for the garage doors.

Ms. Grubb, architect, 102 North Cook in Barrington, said the garage doors will not be seen from the street and will be wood.

Mr. Van Dam said the garage will be demolished. The footing and slab will be taken out as this portion of the foundation is in poor condition. Ultimately, this section will be used as living space.

Commissioner Petersen asked staff if all the appropriate details will be provided at the public hearing.

Ms. Tennant explained that a letter will be sent to the Petitioner explaining all the details required for the public hearing.

#####

ARC 11-13: 500 North Hough Street – Final Approval

Applicant: Hamilton Partners
300 Park Blvd, Ste 500
Itasca, IL 60143

Architect: Process Creative Studios, Inc
1956 W 25th St, Ste 300
Cleveland, OH 44113

The applicant is seeking a Certificate of Approval (Chapter 3, Section 13). The Petitioner proposes an addition to the rear of the building in substantial conformance to the approved planned development ordinance as well as altering the front façade to accommodate the branding for a specialty grocery store. The property is zoned B-4 Village Center District.

Mr. Bill Wells, Heinen's of Cleveland, said they will be moving into the Staples space at Shops of Flint Creek. Mr. Greg Ernst of Process Creative Studios, architect for Heinen's, distributed drawings. They are proposing three options for the north façade of the south building with a small addition to the rear. The first option has the most glass. They will move the pagoda on the northern façade so it will appear to look like a single store. They plan to stay with the styling of the existing building. The only difference with Option 2 is there is less glass and more brick. With Option 3 the entrance is the same and there will be punch windows flanking the entrance. The rear addition will be less than 10,000 square feet and will match the existing design of the building.

Commissioner Petersen stated that he is fine with the plans. He asked if they are looking for approval on all three. He prefers more glass, but is ok with the brick. He does not think it needs to be symmetrical.

Mr. Ernst stated that the third option was quickly put together and the drawing does not reflect the final.

Commissioner Geissler said he also likes more glass. It adds more natural light and has more of a market feel.

Commissioner Kozak said he has no issue with any of the options. He said he is a fan of symmetry and he likes the punch windows.

Commissioner Plummer said she prefers Option 3. It feels less modern. It looks friendlier and is more in keeping with the character of the small-town community.

Commissioner Petersen asked that it be made a requirement to add a sill to the third option below the punch windows to provide some spacing between the upper and lower windows.

Mr. Ernst agreed and stated that he has already made that change but printed off the old drawing by accident.

Vice Chairperson Coath asked what the material of the wall is by the punch windows.

Mr. Ernst answered that it is brick.

Vice Chairperson Coath encouraged the petitioner to use more clear glass rather than spandrel glass.

The petitioner will send the final elevations for final approval by the Commission.

A motion was made by Commissioner Petersen seconded by Commissioner Plummer to approve ARC 11-13, 500 North Hough Street, a Certificate of Approval for all three options presented for an addition to the rear of the building in substantial conformance to the approved planned development ordinance as well as altering the front façade to accommodate the branding for a specialty grocery store with the conditions that a head and sill be introduced to the punch windows in the third options along with those windows remaining rectangular.

Roll Call Vote: Commissioner Petersen, yes; Commission Plummer, yes; Commissioner Lytle, yes, Commissioner Kozak, yes; Commissioner Geissler, yes; Vice Chairperson Coath, yes; Chairperson O'Donnell, yes. The vote was 7-0. The motion carried.

#####

ARC 11-14: 660 W. Northwest Highway – Final Approval

Applicant: Wickstrom Auto Group
600 W Northwest Highway
Barrington, IL 60010

Architect: Ware Malcomb
1900 Spring Rd, Ste 200

Oak Brook, IL 60523

The applicant is seeking a Certificate of Approval (Chapter 3, Section 13). The Petitioner proposes an addition to the existing building on the south and east sides to update and accommodate the new Chrysler dealership standards. The property is zoned B-1 General Business Service District.

Colin and Richard Wickstrom, Wickstrom Auto Group, presented the petition. They have an agreement with Chrysler that they would build a bigger building.

Kevin Kramer, Planner, said that the addition was approved as part of the planned development.

Chairperson O'Donnell said that he is ok with everything.

Commissioner Petersen asked what the materials are.

Mr. Wickstrom answered glass and ACM, Lucabon panels and non-rusting aluminum.

Commissioner Petersen asked about the color.

Mr. Wickstrom answered that it will be dove gray.

Commissioner Petersen said he is concerned about expressing reveals. He would like to see a wall section which could be brought back at a later meeting. He pointed out that at the entry there is no shelter from the elements, and recommended that they add something.

Mr. Wickstrom said that Chrysler mandates the façade.

The Commission agreed that they should think about sheltering customers from the elements and suggested they send that recommendation to Chrysler. The Commission supports this dealership and want to help them stay in Barrington.

A motion was made by Commissioner Petersen seconded by Commissioner Plummer to approve ARC 11-14, 660 W. Northwest Highway, a Certificate of Approval for an addition to the existing building on the south and east sides to update and accommodate the new Chrysler dealership standards.

Roll Call Vote: Commissioner Petersen, yes; Commission Plummer, yes; Commissioner Lytle, yes, Commissioner Kozak, yes; Commissioner Geissler, yes; Vice Chairperson Coath, yes; Chairperson O'Donnell, yes. The vote was 7-0. The motion carried.

#####

Approval of Minutes

July 28, 2011

Commissioner Geissler made a motion to approve the July 28, 2011 meeting minutes with corrections, Commissioner Kozak seconded the motion.

September 8, 2011

Commissioner Petersen made a motion to approve the September 8, 2011 meeting minutes as presented, Commissioner Plummer seconded the motion.

#####

Adjournment

There being no additional business to come before the Board, a motion was duly made by Commissioner Kozak and seconded by Commissioner Plummer to adjourn the meeting at 8:08 p.m. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

Respectfully submitted,

Jean M. Emerick
Recording Secretary



Chairperson O' Donnell
Architectural Review Commission

Approval Date: *OCTOBER 25, 2011*
SPECIAL MEETING