

*Village of Barrington  
Architectural Review Commission  
Minutes Summary*

Date: October 25, 2012

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, Commissioner  
Marty O'Donnell, Chairperson

Staff Members: Kevin Kramer, Planner  
Jean Emerick, Recording Secretary

*Call to Order*

Chairperson O'Donnell called the meeting to order at 7:01 PM.

Roll call noted the following: Steve Petersen, present; Karen Plummer, (arrived at 7:05 PM) 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 11-11:** 1475 S. Barrington Road – Final Details

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

**Architect:** Eckenhoff Sanders  
700 South Clinton  
Chicago, IL 60607

On August 15, 2011, the Village Board approved Resolution #11-4049, which granted a Certificate of Approval to Motor Werks of Barrington at 1475 S Barrington Road, after the Architectural Review Commission recommended approval on July 28, 2011. All minor changes receive approval from the ARC as final detail changes. The architect and the general contractor have brought forth minor changes to the north elevation of the building addition. The petitioner also plans to bring forth final detail changes for the east and south elevations for the proposed showroom to be added along Dundee Road.

#### **Changes to Consider on the North Elevation Only:**

- The car wash facility, which was previously proposed inside the addition, is now proposed along the north elevation at the far east end of the building. The exterior will be pre-cast panels, which is the same material as the entire addition. The top of the car wash will be slightly lower than the rear addition height.
- The four new service bay entrances are still proposed yet instead of two aluminum overhead section doors with glass windows per entrance, the new elevation proposes to have one overhead door with all glass windows and one metal curtain wall and window-framed man door for customers and employees to enter and exit.
- Thirteen new picture windows are proposed on the north elevation where the offices are located to bring natural light into the building.
- Finally, three of the overhead doors proposed near the northeast corner of the building have been removed due to the relocation of the car wash.

Commissioner Lytle asked if there would be another series of final details for the front (west) of MotorWerks.

Mr. Bob Plabanski, from Eckenhoff Sanders Architects, presented for MotorWerks. On the west elevation the players are the same but they will be shifted around. When they get the final positions they will come before the Commission again. They applied for the permit for the service center addition and learned that there had been changes to the north elevation that were different from the approved drawings. Staff asked that they make the modifications to the north elevation for the ARC to see.

Mr. Plabanski said that the owner asked for modifications on the north elevation to get more natural daylight into the offices and service lanes. They moved some of the offices to the outside wall and added some windows in the precast. Another change helps with traffic control problems in the service area on the east end by the carwash. They moved the carwash to the outside of the building. The footprint will be 1,000 square feet smaller.

Commissioner Lytle asked if the precast windows will be in the same location.

Mr. Plabanski said the windows will be evenly spaced. It does not appear that way on the elevation. The openings are centered.

Commissioner Petersen wants to make sure there is consistency with the windows and the score lines.

The Commissioners were in agreement with the changes to the north elevation.

Mr. Plabanski said that these changes are for the service center elevations; the showroom elevations will follow.

Vice Chairperson Coath recused himself from the meeting at 7:12 PM.

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**ARC 12-11:** 906 S. Northwest Highway – Final Approval

**OWNER:** John Brown  
475 Old Mill Road  
Barrington, IL 60010

**CONTRACTOR:** Hunzinger Williams  
27982 W Commercial Avenue  
Lake Barrington, IL 60010

The applicant is seeking a Certificate of Approval (Chapter 3, Section 13). They propose to add a 18' x 19' canopy over the entrance of the store on the west side of the building. While canopies can be administratively approved, this case was sent to the ARC for input as to the design of the canopy based on its complexity - as allowed in Table 4.16-A-1 of the Barrington Zoning Ordinance. Therefore, the ARC will make a recommendation to the Zoning Official. The property is zoned B-1 General Service Business District.

Mr. Lee Ford, Hunzinger Williams, said that the original drawing they submitted showed the canopy would sit perpendicular to the back panel and now they would like it taper back into the roof line. It will not rest on the roof. It will have a different profile. It is a big canopy. The fabric is red and the color meets requirements. The Ace Hardware logo will be six inches in height.

Chairperson O'Donnell said the letters could be larger if they did not already have the ACE sign.

Mr. Kramer said staff didn't feel comfortable approving it administratively because there is not another canopy like it in town.

The Commission would like the lettering larger but that would require a variance.

The Commission does not have a problem with the canopy but would prefer the lettering was larger.

Commissioner Lytle asked what color the posts will be.

Mr. Plabanski said they were planning to paint them black.

Commissioner Petersen said they should be painted charcoal grey to match the gutters.

Chairperson O'Donnell asked for public comment; there was none.

A motion was made by Commissioner Petersen and seconded by Commissioner Geissler to approve ARC 12-11, 906 S. Northwest Highway, to authorize staff to approve the canopy administratively. The Commission strongly supports a variance that would give them larger lettering and recommends that the posts match the gutters.

*Roll Call Vote: Commissioner Petersen, yes; Commission Plummer, yes; Commissioner Lytle, yes, Commissioner Kozak, yes; Commissioner Geissler, yes Vice Chairperson Coath, recused; Chairperson O'Donnell, yes. The vote was 6-0. The motion carried.*

Mr. Brown said that Ace will open November 13<sup>th</sup>.

Vice Chairperson Coath returned to the meeting at 7:23 PM.

### Approval of Minutes

#### **July 12, 2012**

Commissioner Petersen made a motion to approve the July 12, 2012 meeting minutes, Commissioner Plummer seconded the motion. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

#### **July 26, 2012**

Commissioner Lytle made a motion to approve the July 26, 2012 meeting minutes, Commissioner Kozak seconded the motion. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

#### **September 13, 2012**

Commissioner Plummer made a motion to approve the September 13, 2012 meeting minutes, Commissioner Lytle seconded the motion. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

### Planners report

There is a quorum for the November 8<sup>th</sup> meeting and the special meeting on December 6<sup>th</sup>. The Barrington Village Center should be approved by the end of the year. Construction should begin early in 2013. The Center will be technically two buildings, two buildings on the first floor that are connected on the second floor. If they secure more tenants they would consider a third floor of offices.

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Adjournment

There being no additional business to come before the Board, a motion was duly made by Commissioner Petersen and seconded by Commissioner Plummer to adjourn the meeting at 7:32 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: *NOVEMBER 8, 2012*