ORDINANCE NO. 24 - 4383

ORDINANCE APPROVING CERTIFICATE OF APPROPRIATENESS
RE: ARC DOCKET NO. 23-19
ADDRESS: 135 W. LAKE STREET, BARRINGTON, ILLINOIS

WHEREAS, the Village of Barrington, Cook and Lake Counties, Illinois (hereinafter sometimes referred to as the "Village"), has heretofore adopted an ordinance amending the text of the Village of Barrington Zoning Ordinance establishing a Village of Barrington Architectural Review Commission (hereinafter sometimes referred to as the "ARC"), and the Village of Barrington Historic Overlay District and providing for architectural review of certain properties by the ARC and the Corporate Authorities of the Village within said Overlay District; and

WHEREAS, the owner(s) of the Property commonly known as 135 W. Lake Street, Barrington, Illinois (the "Property") which is located within the Village's Historic Overlay District, have applied to the ARC for a Certificate of Appropriateness for certain exterior modifications proposed to be made to the primary structure on the Property; and

WHEREAS, the ARC has held a duly called public meeting to review the plans submitted (which plans are on file with the Village and are hereinafter collectively referred to as the "Plans"), copies of which are attached to and expressly made a part of this Ordinance as Group Exhibit B, and has made findings and recommendations with respect thereto, all as required by law; and

WHEREAS, the recommendation of the ARC is advisory only and, therefore, the application must be submitted to the Corporate Authorities of the Village for a final decision on the requested Certificate of Appropriateness; and

WHEREAS, the Corporate Authorities of the Village recognize the ARC has recommended approval of the issuance of a Certificate of Appropriateness for the subject structure on the Property based on their recommendations and findings of fact; and

WHEREAS, the members of the Corporate Authorities of the Village have received and reviewed the minutes of the proceedings of the ARC held in connection with this matter; and

WHEREAS, the Corporate Authorities of the Village find that the findings of the ARC are accurate and appropriate and that the proposed Project depicted on the Approved Plans will substantially conform to all recommendations of the ARC for the requested Certificate of Appropriateness for the Property:

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Barrington, Cook and Lake Counties, Illinois, in exercise of the authority of this Village as a Home Rule unit, as follows:

SECTION 1: FINDINGS. The Corporate Authorities of the Village hereby find that the facts stated in the preamble of this Ordinance are true and correct and the same are incorporated into the text of this Ordinance as its findings of fact to the same extent as if each had been set forth in its entirety herein.

SECTION 2: Final approval is hereby granted for the issuance of a Certificate of Appropriateness (attached to this Ordinance as Exhibit A and thereby made a part hereof) in accordance with the record and findings relative to ARC Docket No. 23-19 which are on file with the Village for the work on the Property as proposed on the Approved Plans attached hereto as Group Exhibit B and thereby made a part hereof, subject to the following recommendations and conditions as set forth below:

1. All exterior siding and trim materials must be smooth. Faux wood grain or other textures are not permitted.
2. The proposed dormer on the front section of the building exceeds maximum dormer width by 2'-0". The dormer must be reduced in width by 2'-0".
3. Section details for all major trim elements must be provided at the time of permit to indicate matching details with the existing structure as previously indicated by the Petitioner. It was indicated at the preliminary review meeting that the intent is to match all original building details throughout the addition.
4. All window and door specifications must be provided at the time of permit and must be fully complaint with the Historic District Design Guidelines.
5. All work shall be completed and maintained in substantial accordance with the Approved Plans which are attached hereto as Group Exhibit B, subject to timely and continued compliance with the conditions of approval.
6. An ARC Inspection will be a requirement of the building permit for the Project.
7. All plans are subject to final building, engineering and zoning review prior to the issuance of a building permit. Modifications to the approved plans may require additional review by the Architectural Review Commission.
8. All conditions stated above must be addressed in the construction drawings submitted for building permit.

SECTION 3: The Project improvements as herein authorized by the approval of a Certificate of Appropriateness shall be completed and maintained in substantial conformance with the Approved Plans attached to this Ordinance as Group Exhibit B and thereby made a part hereof.

SECTION 4: This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

PASSED THIS 8 DAY OF April, 2024 BY ROLL CALL VOTE AS FOLLOWS:

AYES: Trustees Kohmescher, Sheldon, Widrasek, Deugenio, Mayor Rissi & President Darch

NAYS: None

ABSENT: None

ABSTAIN: None

RECUSED: None

APPROVED THIS 8TH DAY OF APRIL, 2024

Karen Y. Darch

Karen Y. Darch, Village President

ATTESTED AND FILED
THIS 8TH DAY OF APRIL, 2024

Tony Ciganek

Tony Ciganek, Village Clerk

EXHIBIT A

CERTIFICATE OF APPROPRIATENESS

ARC DOCKET NO. 23-19
ADDRESS: 135 W. LAKE STREET, BARRINGTON ILLINOIS
WHICH PROPERTY IS LOCATED WITH THE
VILLAGE OF BARRINGTON HISTORIC OVERLAY DISTRICT

PROJECT NAME	ARC 23-19
ADDRESS OF SITE	135 W. Lake Street, Barrington, Illinois 60010
PROPERTY OWNER(S)	Mark Oates

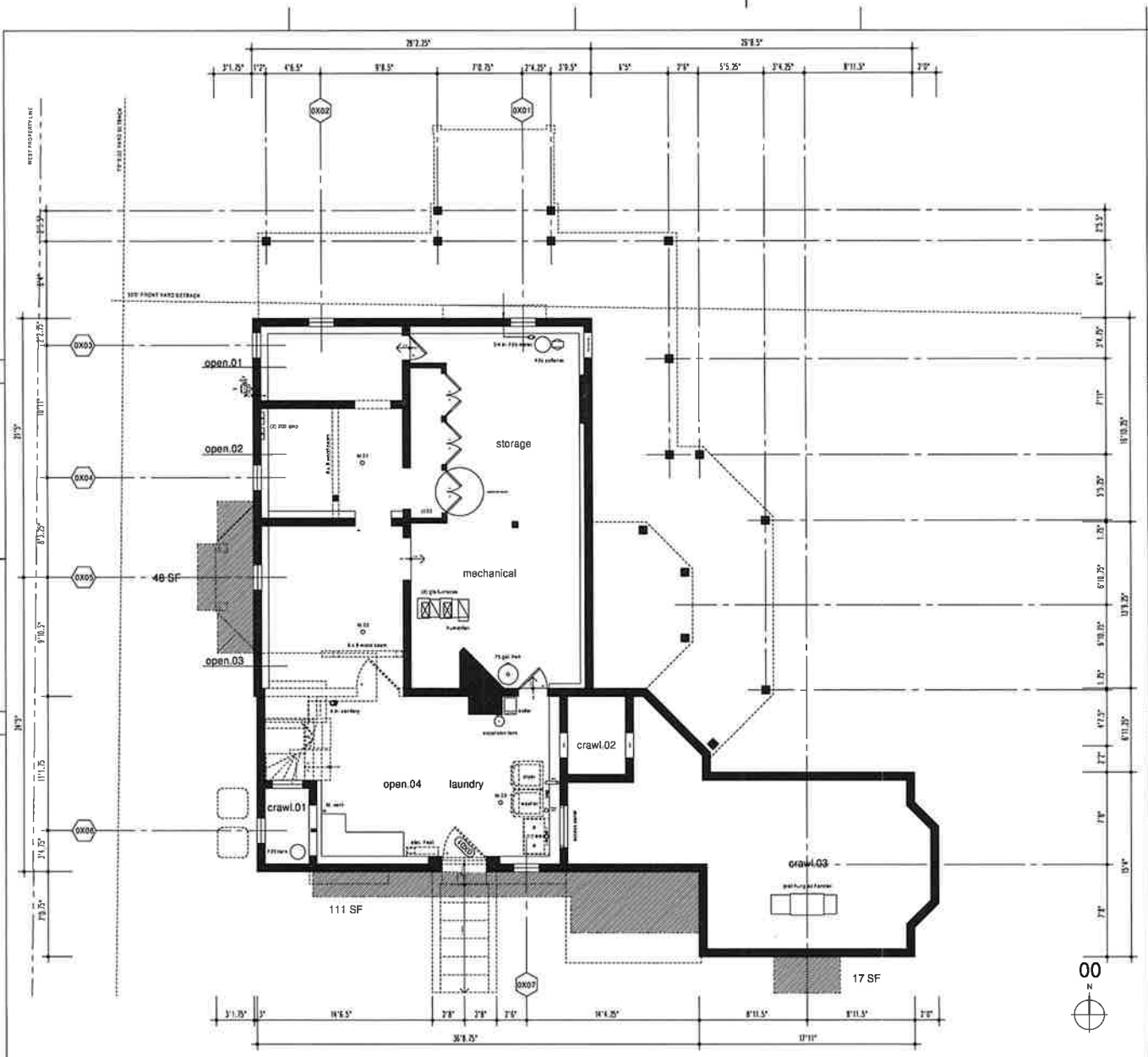
This certifies that the exterior modification(s) which are the subject of ARC Docket No. 23-19 for the site listed above have been reviewed and recommended for approval by the Village of Barrington Architectural Review Commission and this Certificate of Appropriateness has been approved and authorized by the Corporate Authorities of the Village, subject to timely and continued compliance with the following conditions:

1. All exterior siding and trim materials must be smooth. Faux wood grain or other textures are not permitted.
2. The proposed dormer on the front section of the building exceeds maximum dormer width by 2'-0". The dormer must be reduced in width by 2'-0".
3. Section details for all major trim elements must be provided at the time of permit to indicate matching details with the existing structure as previously indicated by the Petitioner. It was indicated at the preliminary review meeting that the intent is to match all original building details throughout the addition.
4. All window and door specifications must be provided at the time of permit and must be fully complaint with the Historic District Design Guidelines.
5. All work shall be completed and maintained in substantial accordance with the Approved Plans which are attached hereto as Group Exhibit B, subject to timely and continued compliance with the conditions of approval.
6. An ARC Inspection will be a requirement of the building permit for the Project.
7. All plans are subject to final building, engineering and zoning review prior to the issuance of a building permit. Modifications to the approved plans may require additional review by the Architectural Review Commission.
8. All conditions stated above must be addressed in the construction drawings submitted for building permit.

Passed by the Corporate Authorities of the Village: April 8, 2024.

ISSUED BY THE VILLAGE OF BARRINGTON ZONING OFFICIAL
APRIL 8, 2024

Zoning Official



DEMOLITION : FOUNDATION / BASEMENT

1/4" = 1'0" 04

GENERAL NOTES: 03

SYMBOLS: 02

KEY NOTES: 01

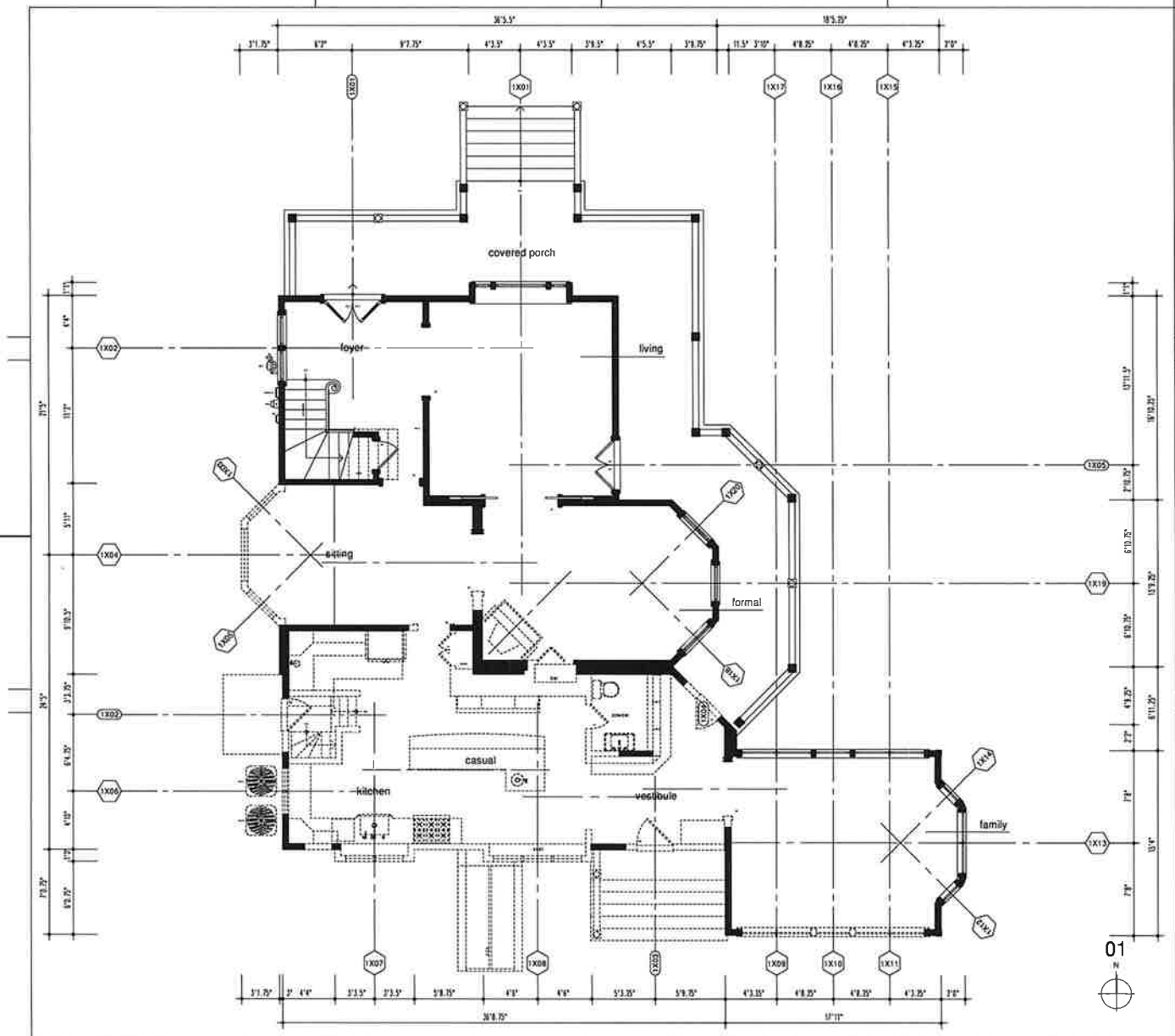
2024-02.12
FINAL
ARCHITECTURAL REVIEW

OATES.02
135 W. LAKE STREET
BARRINGTON, ILLINOIS 60010

z+o
architecture + interiors
zplusoarch.com
STATE OF ILLINOIS
DESIGN FIRM
REGISTRATION
NUMBER
184007431-0001

DRAWING TITLE
DEMOLITION
FOUNDATION / BASEMENT

SHEET NUMBER
A1.00



01

DEMOLITION: FIRST FLOOR

1/4" = 1'-0"

04

GENERAL NOTES: 03

SYMBOLS: 02

KEY NOTES: 01

2024-02.12
FINAL
ARCHITECTURAL REVIEW

OATES.02
135 W. LAKE STREET
BARRINGTON, ILLINOIS 60010

z+o
architecture + interiors
504 hillside avenue
glen ellyn, illinois 60137

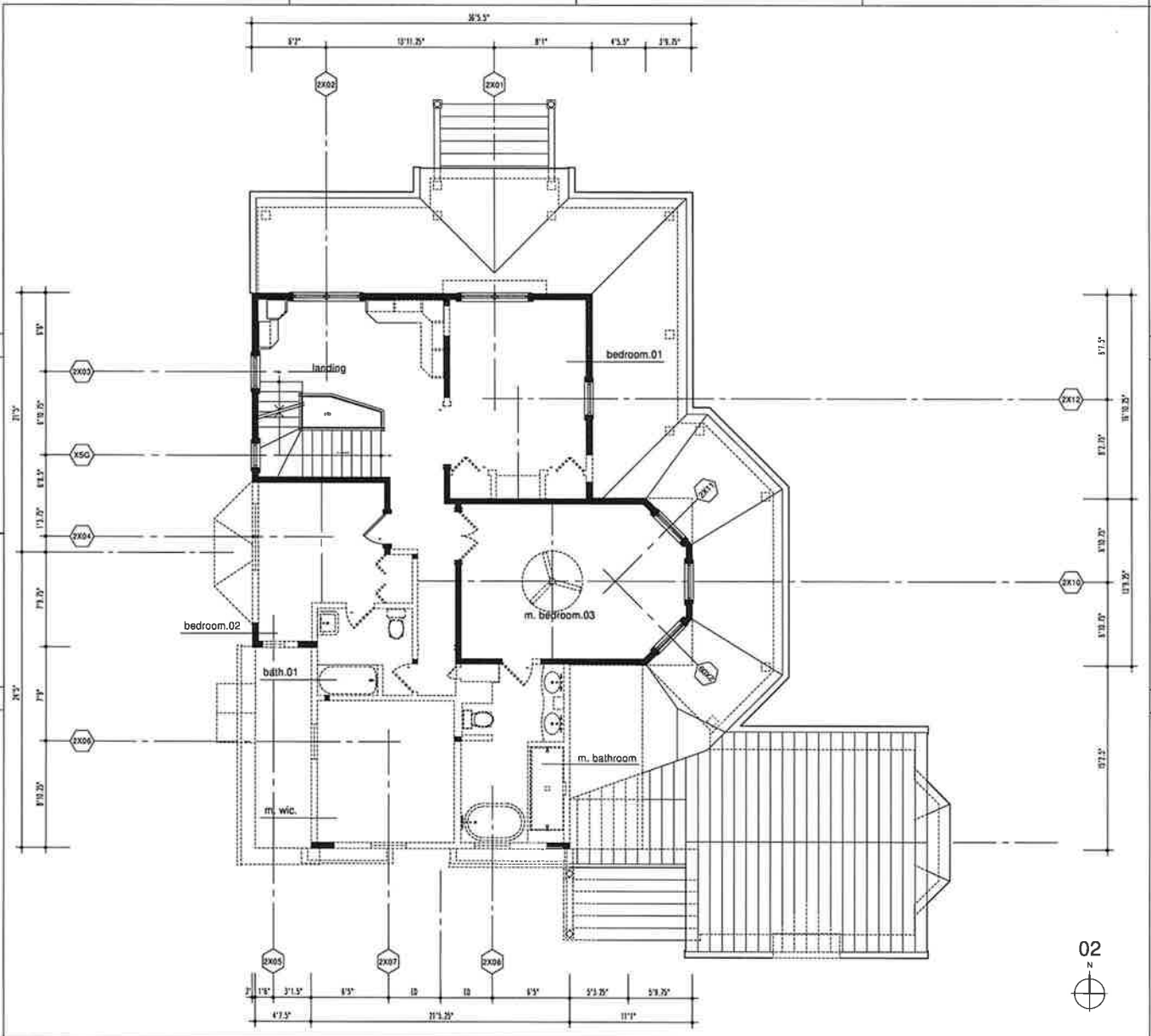
p 630 858 5885
f 630 858 5925
zplusoarch@wowway.com
zplusoa.com

STATE OF ILLINOIS
DESIGN FIRM
REGISTRATION
NUMBER
184007431-0001

EXPIRES: 2024 11 30

DRAWING TITLE
DEMOLITION
FIRST FLOOR

PROJECT NO: 0211
SHEET NUMBER
A1.01



DEMOLITION: SECOND FLOOR

1/4" = 1'-0" 04

02
N

GENERAL NOTES: 03

SYMBOLS: 02

2024-02.12
FINAL
ARCHITECTURAL REVIEW

01

OATES.02
135 W. LAKE STREET
BARRINGTON, ILLINOIS 60010

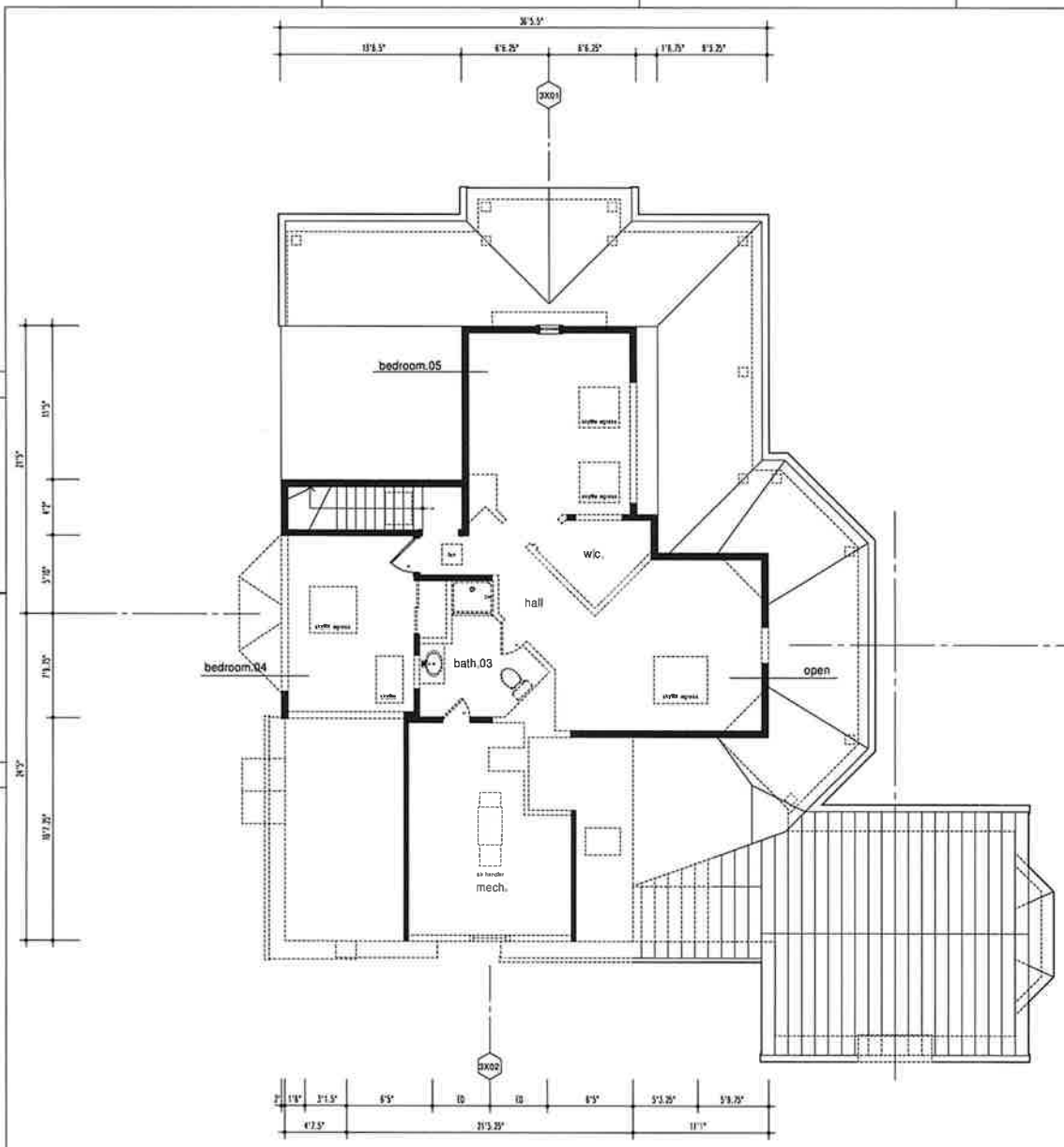
z+o
architecture + interiors
534 hillside avenue
glen ellyn, illinois 60137

STATE OF ILLINOIS
DESIGN FIRM
REGISTRATION
NUMBER
184.007.437.0001

EXPIRES: 2024.11.30

DRAWING TITLE:
E. MAIN FLOOR
S. COPING PLOOR

SHEET NUMBER
A1.02



DEMOLITION: THIRD FLOOR / ATTIC

3/4" = 1'0"

04

GENERAL NOTES: 03

SYMBOLS: 02

01

2024-02.12
FINAL
ARCHITECTURAL REVIEW

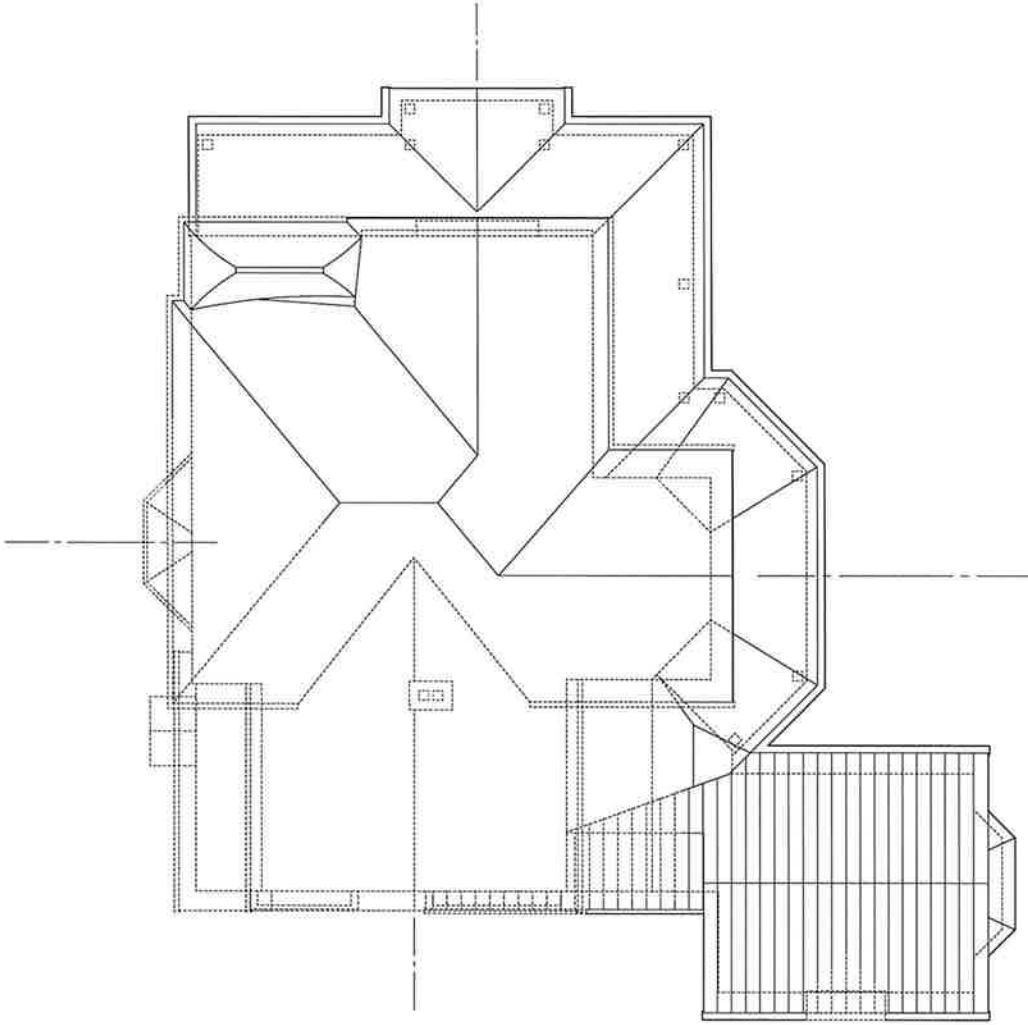
OATES.02
135 W. LAKE STREET
BARRINGTON, ILLINOIS 60010

z+o

STATE OF ILLINOIS
DESIGN FIRM
REGISTRATION
NUMBER

DRAWING TITLE
DEMOLITION
THIRD FLOOR / ATTIC

SHEET NUMBER
A1.03



ROOF

N

GENERAL NOTES: 03

SYMBOLS: 02

2024-02.12
FINAL
ARCHITECTURAL REVIEW

01

OATES.02
135 W. LAKE STREET
BARRINGTON, ILLINOIS 60010

z+o

STATE OF ILLINOIS
DESIGN FIRM
REGISTRATION
NUMBER
184007431-0001

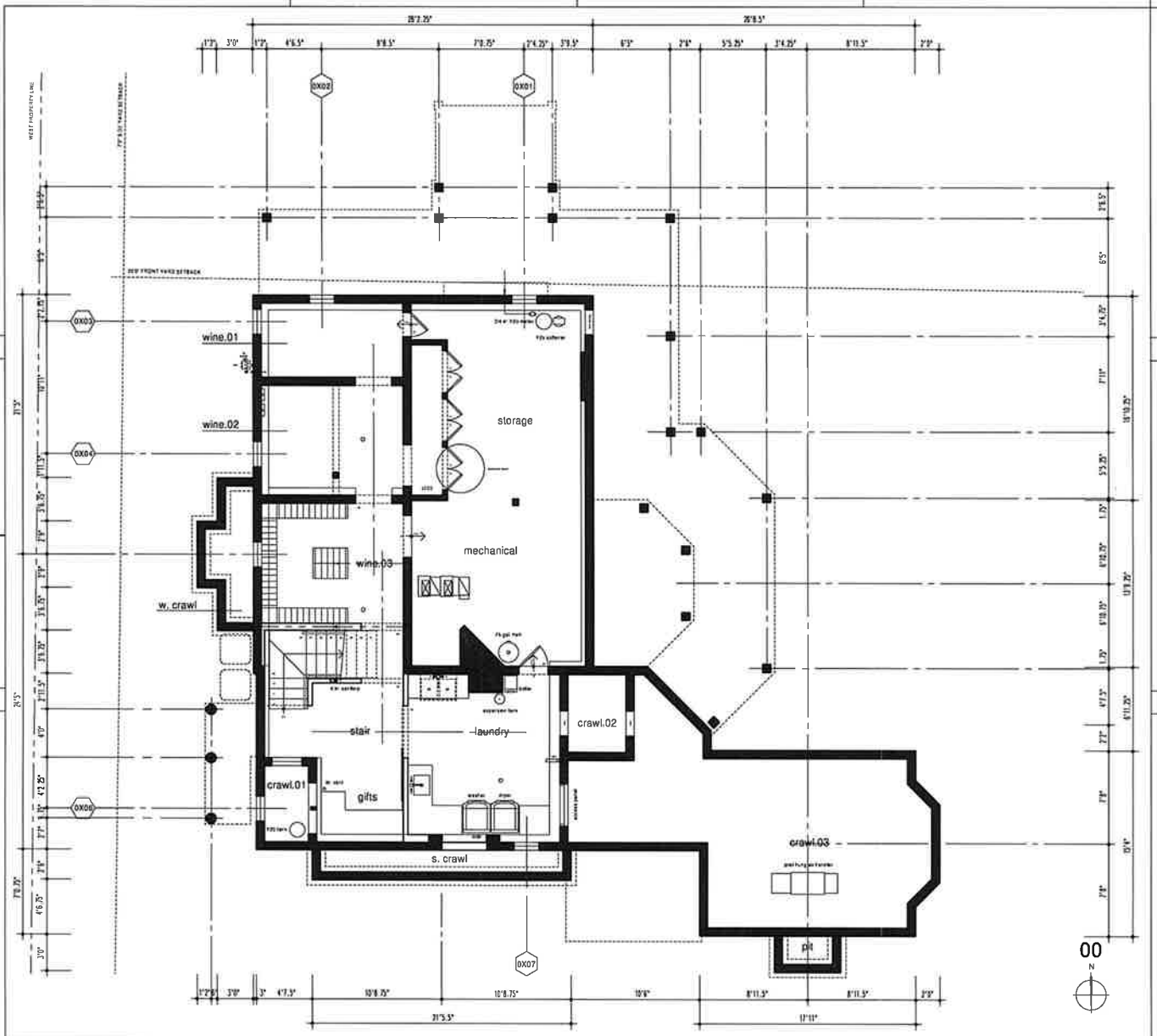
EXPIRES 2024-11-30

DRAWING TITLE
DEMOLITION
ROOF

SHEET NUMBER
A1.04

DEMOLITION: ROOF

1/4" = 1'0" 04



NEW CONSTRUCTION PLAN: FOUNDATION / BASEMENT

1/4" = 1'-0"

GENERAL NOTES: 03

SYMBOLS: 02

KEY NOTES: 01

2024-02.12
FINAL
ARCHITECTURAL REVIEW

OATES.02
135 W. LAKE STREET
BARRINGTON, ILLINOIS 60010

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glen ellyn, illinois 60137

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f 630 858 8888
zplusoai@aweway.com
zplusoa.com

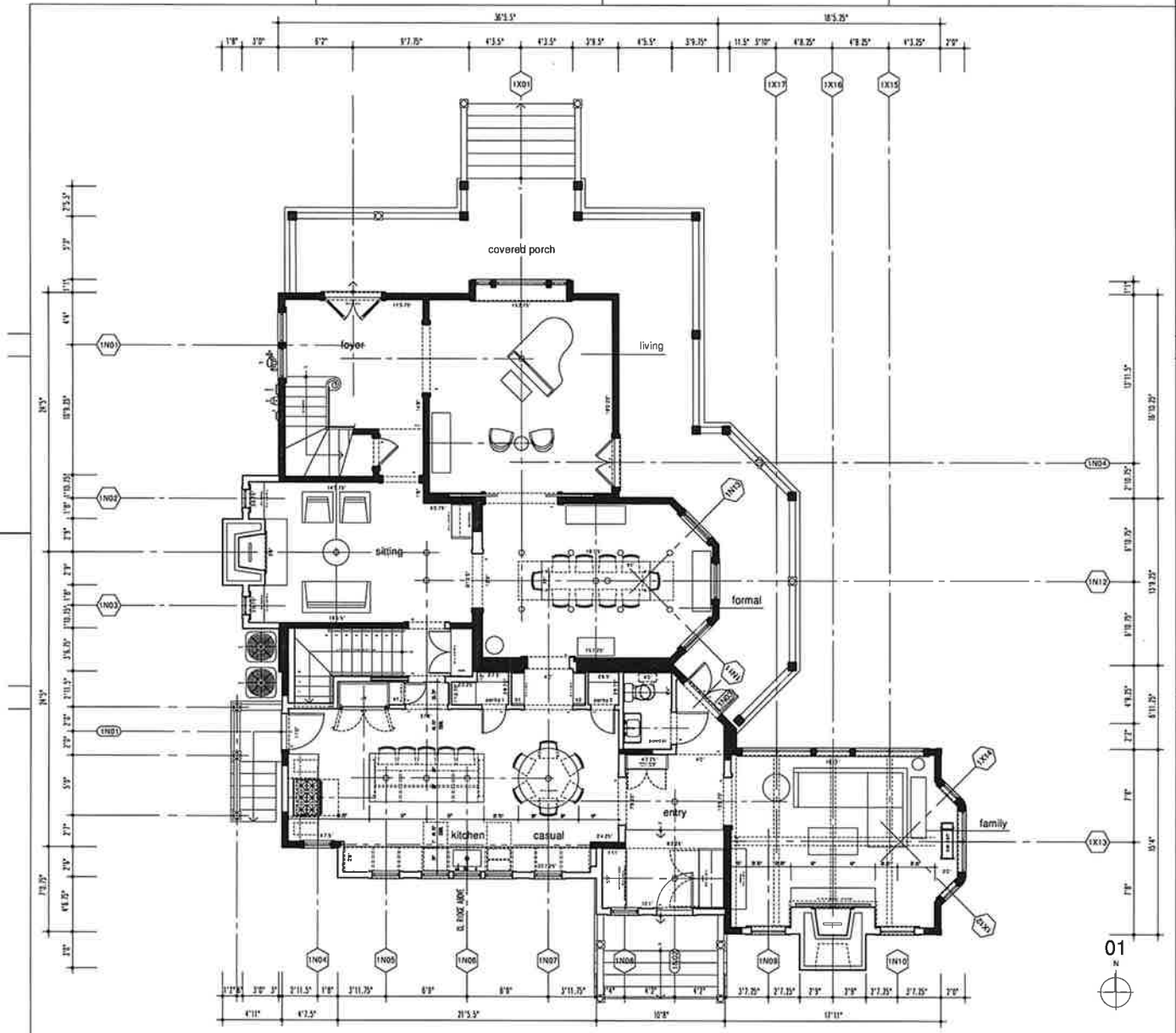
STATE OF ILLINOIS
DESIGN FIRM
REGISTRATION
NUMBER
184007451 0001

EXPIRES: 2024.11.30

DRAWING TITLE
NEW CONSTRUCTION PLAN
FOUNDATION / BASEMENT

PROJECT NO: 2301

SHEET NUMBER
A2.00



NEW CONSTRUCTION : FIRST FLOOR

1/4" = 1'0"

01

GENERAL NOTES: 03

SYMBOLS: 02

KEY NOTES: 01

2024-02.12
FINAL
ARCHITECTURAL REVIEW

OATES.02
135 W. LAKE STREET
BARRINGTON, ILLINOIS 60010

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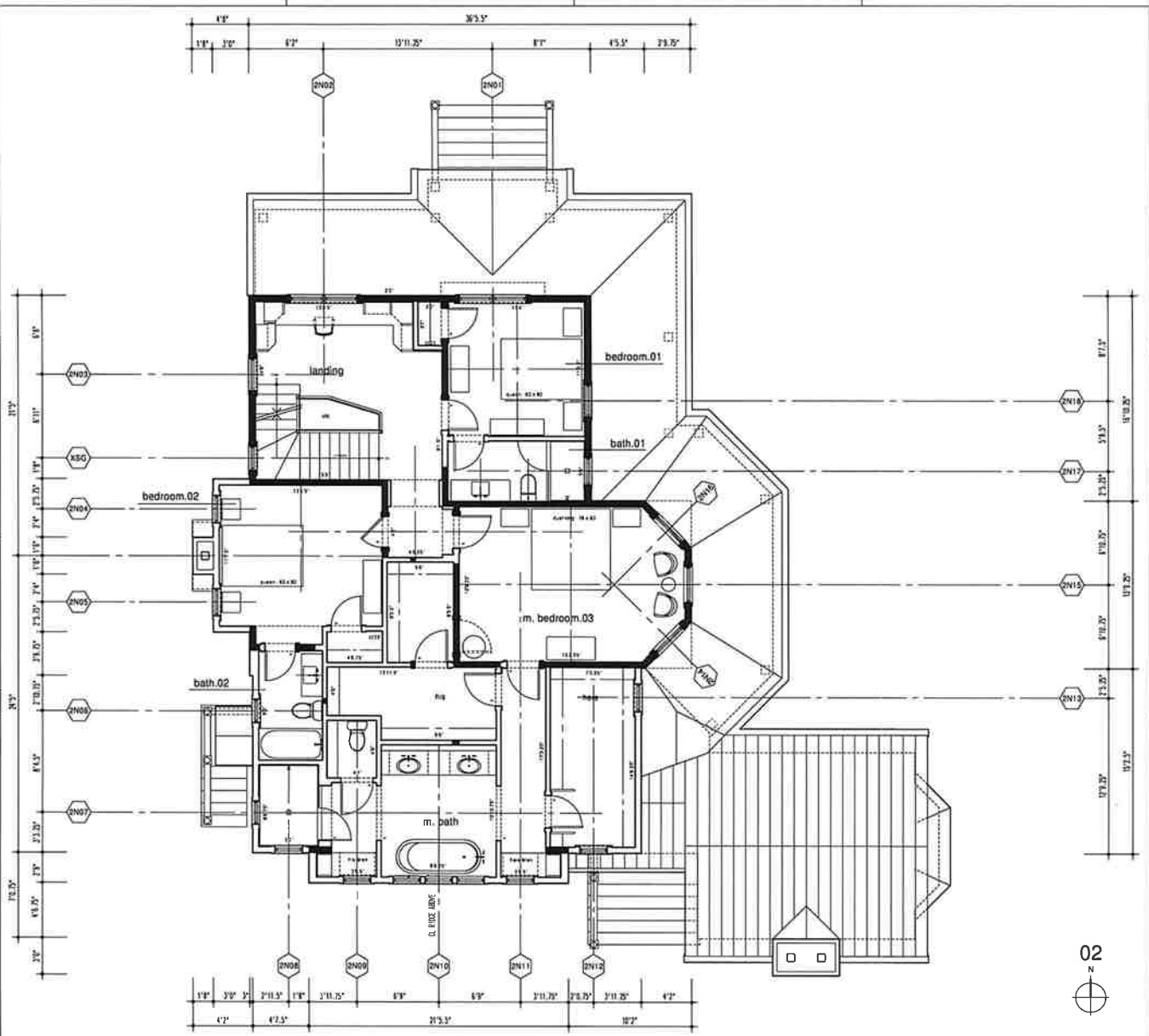
STATE OF ILLINOIS
DESIGN FIRM
REGISTRATION
NUMBER
184007431 0001

EXPIRES 2024 11.30

DRAWING TITLE
NEW CONSTRUCTION
FIRST FLOOR

SHEET# (USER)
A2.01



NEW CONSTRUCTION: SECOND FLOOR

1/8" = 1'-0"

02

N

GENERAL NOTES: 03

SYMBOLS: 02

KEY NOTES: 01

2024-02.12
FINAL
ARCHITECTURAL REVIEW

OATES.02
135 W. LAKE STREET
BARRINGTON, ILLINOIS 60010

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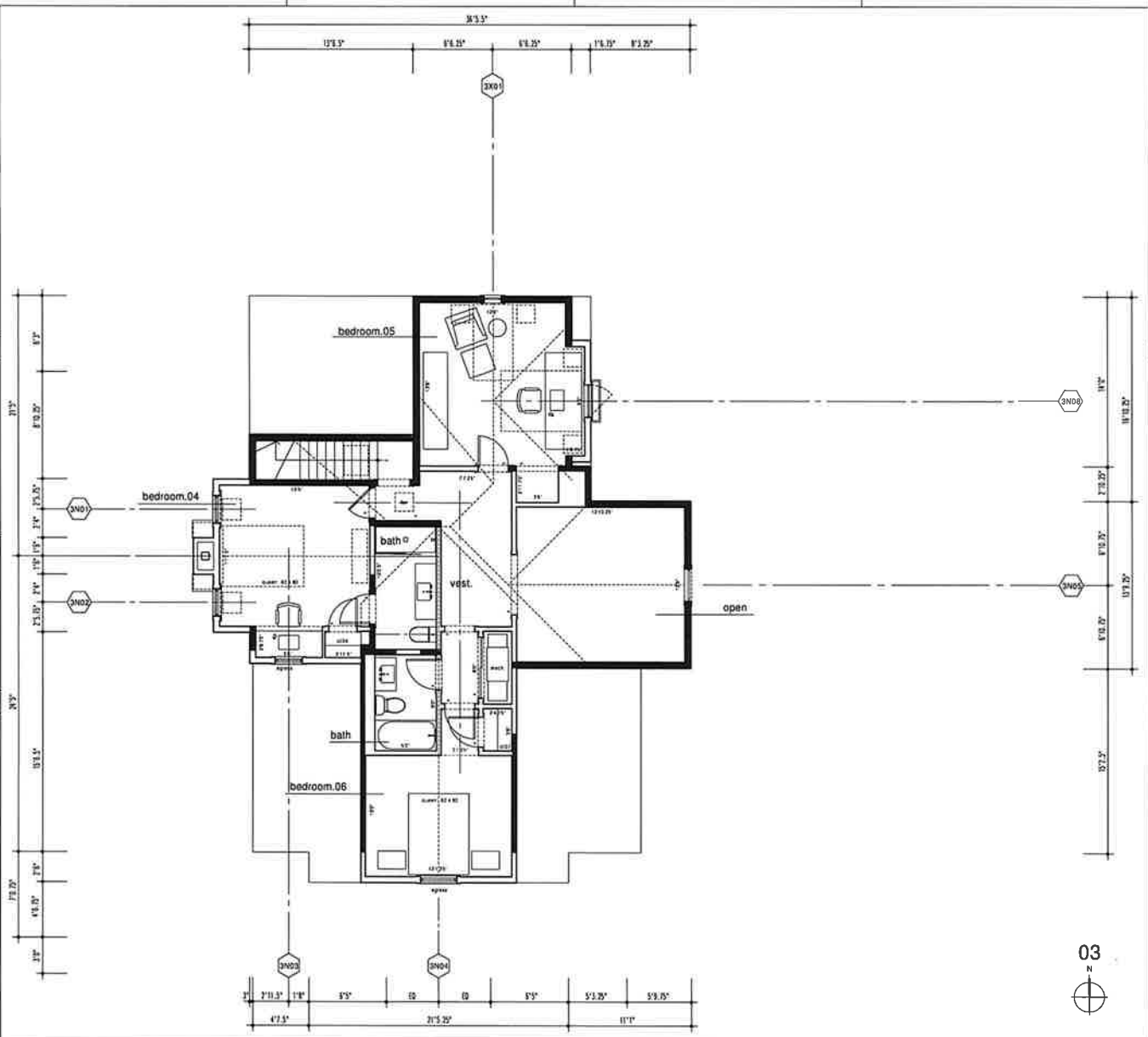
zplusoa@wowway.com
zplusoa.com
STATE OF ILLINOIS
DESIGN FIRM
REGISTRATION
NUMBER
184007431 0001
EXPIRES 2024 11 30

DRAWING TITLE
NEW CONSTRUCTION
SECOND FLOOR

SHEET NUMBER
A2.02



NEW CONSTRUCTION: THIRD FLOOR

1/4" = 1'0"

03
N

GENERAL NOTES: 03

SYMBOLS: 02

KEY NOTES: 01

2024-02.12
FINAL
ARCHITECTURAL REVIEW

OATES.02
135 W. LAKE STREET
BARRINGTON, ILLINOIS 60010

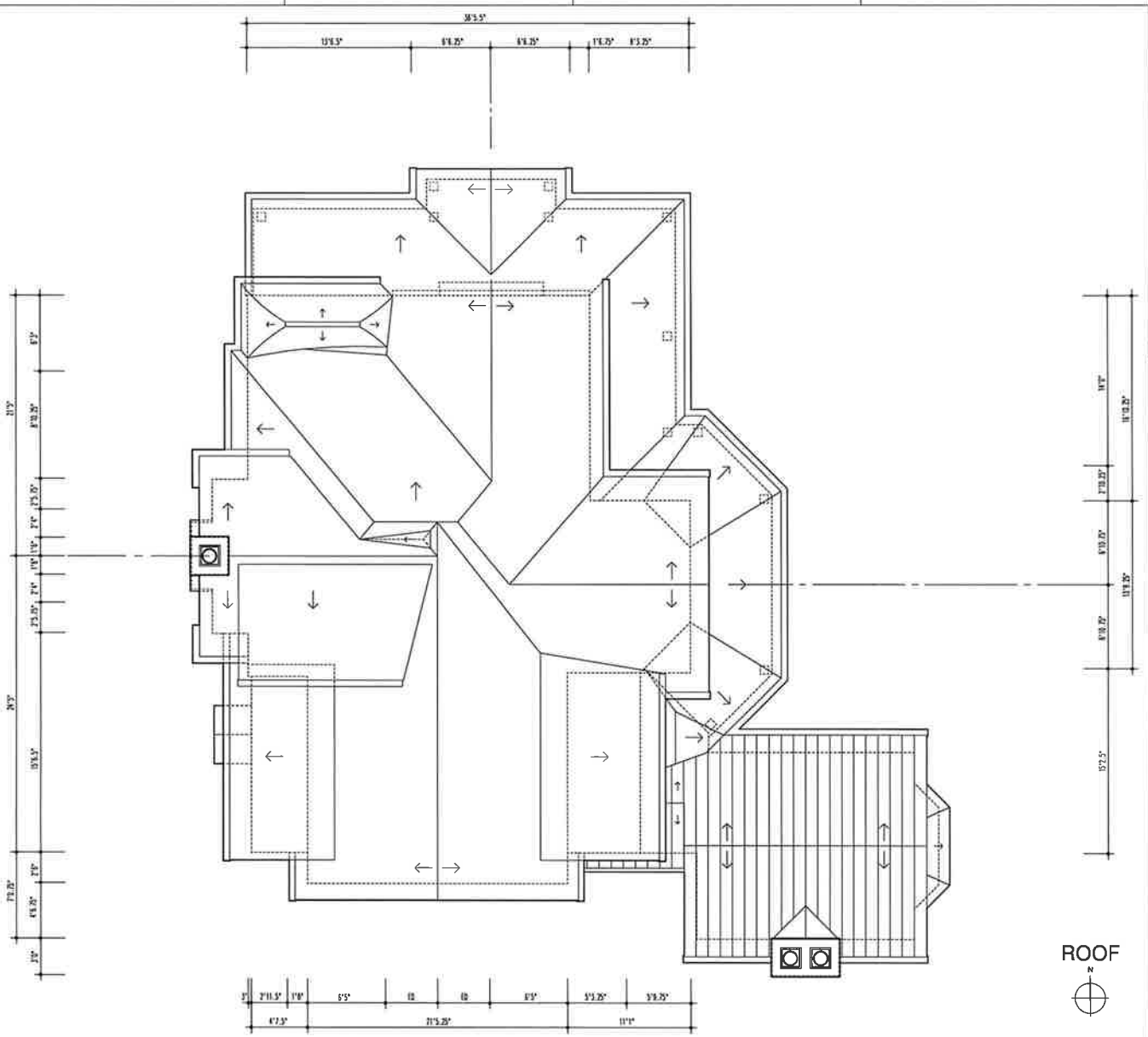
Z+O

STATE OF ILLINOIS
DESIGN FIRM
REGISTRATION
NUMBER
184.007431.0001

EXPIRES: 2024 11.30

DRAWING TITLE
NEW CONSTRUCTION
THIRD FLOOR

SHEET NUMBER
A2.03



NEW CONSTRUCTION: ROOF

1/4" = 1'0"

GENERAL NOTES: 03

SYMBOLS: 02

KEY NOTES: 01

2024-02.12
FINAL
ARCHITECTURAL REVIEW

OATES.02
135 W. LAKE STREET
BARRINGTON, ILLINOIS 60010

z+o

STATE OF ILLINOIS
DESIGN FIRM
REGISTRATION
NUMBER
184001431-0001

EXPIRES: 2024 11.30

DRAWING TITLE
NEW CONSTRUCTION
ROOF

SHEET NUMBER
A2.04

EXTERIOR ELEVATION: FRONT / NORTH

1/4" = 1'0" 02

1/4" = 1'0" 01

2024-01.30

NOT FOR CONSTRUCTION
FINAL
ARCHITECTURAL REVIEW

OATES.02
135 W. LAKE STREET
BARRINGTON, ILLINOIS 60010

z+o
architecture + interiors
[redacted]

[redacted]

STATE OF ILLINOIS
DESIGN FIRM
REGISTRATION
NUMBER
184007431 0001

EXPIRES 2024 11.30

DRAWING TITLE
EXTERIOR ELEVATION
FRONT / NORTH FACADE

SHEET NUMBER
A4.00

EXTERIOR ELEVATION: RH / WEST FACADES

1/4" = 1'0" 02

2024-01.30

NOT FOR CONSTRUCTION
FINAL
ARCHITECTURAL REVIEW

1/8" = 1'0" 01

OATES.02
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zplusoo.com

STATE OF ILLINOIS
DESIGN FIRM
REGISTRATION
NUMBER
184007431-0001

EXPIRES: 2024 11 30

DRAWING TITLE
EXTERIOR ELEVATION
RH / WEST FACADE

PROJECT NO 2311

SHEET NUMBER
A4.01

EXTERIOR ELEVATION: BACK / SOUTH FACADE

1/4" = 1'-0" 02

1/4" = 1'-0" 01

2024-01.30

NOT FOR CONSTRUCTION
FINAL
ARCHITECTURAL REVIEW

OATES.02
135 W. LAKE STREET
BARRINGTON, ILLINOIS 60010

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glen ellyn, illinois 60137

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zplusoo@wowway.com
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STATE OF ILLINOIS
DESIGN FIRM
REGISTRATION
NUMBER
184007431-0001

EXPIRES: 2024 11 30

DRAWING TITLE
EXTERIOR ELEVATION
BACK / SOUTH FACADE

SHEET NUMBER
A4.02

EXTERIOR ELEVATION: LH / EAST FACADE

1/4" = 1'0" 02

2024-01.30

NOT FOR CONSTRUCTION
FINAL
ARCHITECTURAL REVIEW

1/4" = 1'0" 01

OATES.02
135 W. LAKE STREET
BARRINGTON, ILLINOIS 60010

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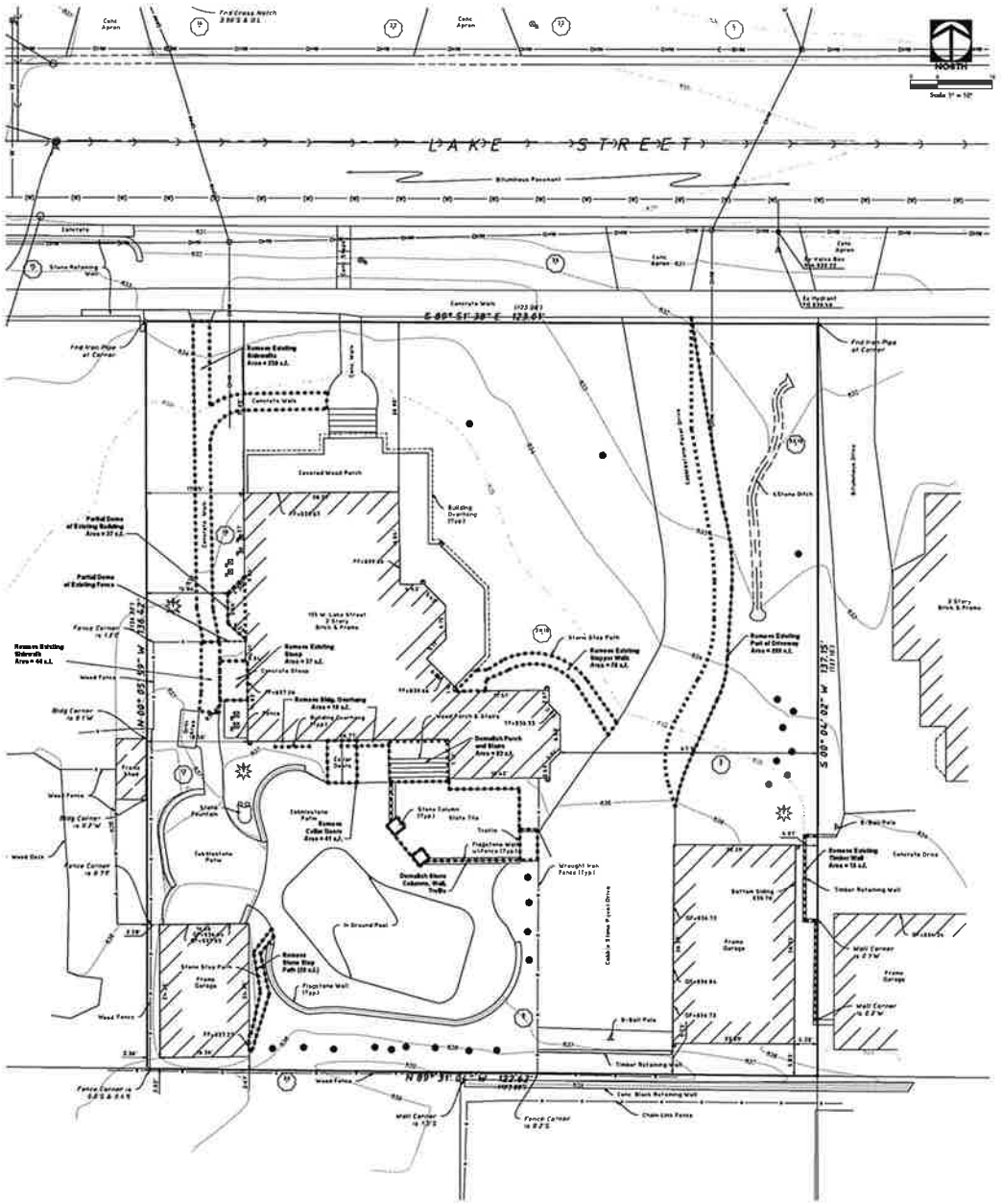
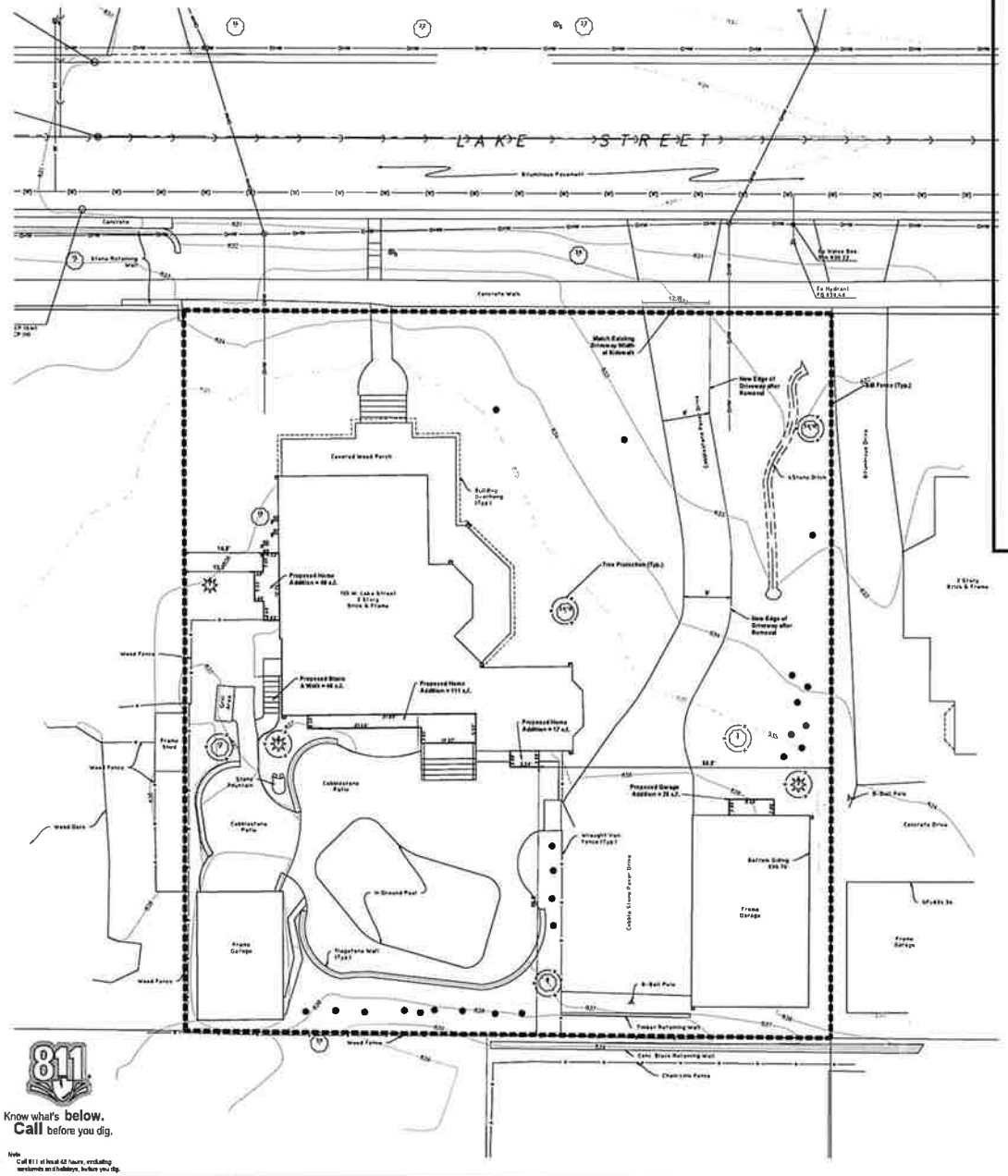
architecture + interiors
564 illinois avenue
glen ellyn, illinois 60137

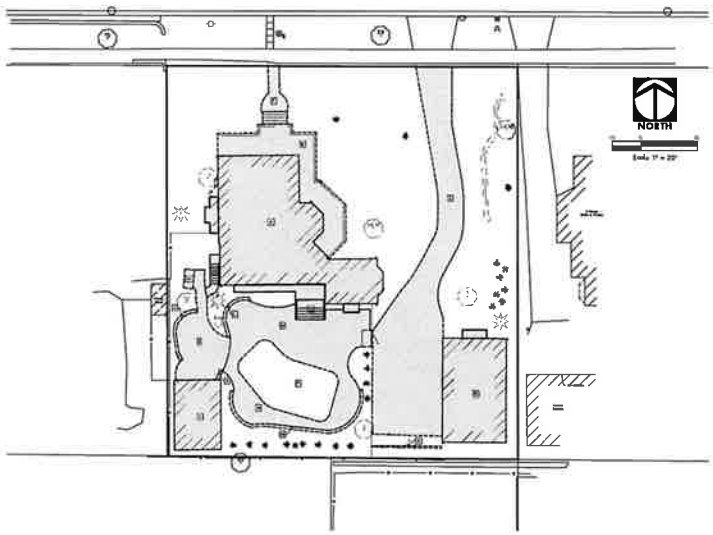
STATE OF ILLINOIS
DESIGN FIRM
REGISTRATION
NUMBER
184007431-0001

DRAWING TITLE
EXTERIOR ELEVATION
LH / EAST FACADE

SHEET NUMBER
A4.03


LAKE STREET
NORTH
Scale: 1" = 10'
Concrete Walk
Bituminous Pavement
Stone Retaining Wall
Fire Hydrant
Building Overhang (Typ.)
Stone Step Path
Wood Fence
Wood Deck
Stone Fountain
In Ground Pool
Frame Garage
Timber Retaining Wall
Chain Link Fence
Wrought Iron Fence (Typ.)
Flagstone Walk
Bottom Siding 636.79
Wall Corner is 0.3' W
Fence Corner is 0.2' S & 0.4' E
Fence Corner is 0.2' E
Wall Corner is 1.3' S
Wall Corner is 0.3' N
Fence Corner is 0.2' N & 0.4' W
Fence Corner is 0.4' W
Fence Corner is 0.3' W
Wall Corner is 0.3' W
Fence Corner is 0.4' W
Fence Corner is 0.3' W
Fence





PROPOSED IMPERVIOUS AREA SUMMARY

IMPERVIOUS COVERAGE CALCULATIONS

LOT AREA = 16,799

AREA ID	PROPOSED	AREA (SF)
A	HOUSE WITH OVERHANGS	1,937
B	DETACHED GARAGE	825
C	CARRIAGE HOUSE	398
D	DRIVEWAY	1,938
E	FRONT COVERED PORCH & STEPS	643
F	FRONT CONCRETE WALK TO PUBLIC WALK	89
G	SIDE STEPS AND WALK	46
H	GRILL PAD	23
I	COBBLESTONE PATIO GRILL TO CARRIAGE HOUSE	406
J	WALL -WEST SIDE OF COBBLESTONE PATIO	23
K	WALL -EAST SIDE OF COBBLESTONE PATIO	4
L	WALL -N.W. CORNER OF COBBLESTONE PATIO	20
M	WALL SOUTH END OF COBBLESTONE PATIO	64
N	COBBLESTONE PATIO AROUND POOL	1245
O	REAR STEPS	73
P	SWIMMING POOL	590
Q	REAR TIMBER WALL	14
	TOTAL IMPERVIOUS	8,398
	% IMPERVIOUS	49.99%

LEGEND

Existing		Proposed
	Manhole	
	Catch Basin / Flo-Well	
	Inlet	
	Clean Out	
	Storm Sewer	
	Sanitary Sewer	
	Water Main/Service	
	Fire Hydrant	
	Valve Box	
	B-Box	
	Fence	
	Pipe Bollard	
	Sign	
	Gas Meter	
	Overhead Utility Line	
	Electric Meter	
	Guy Wire	
	Utility Pole	
	Curb & Gutter	
	Depressed Curb	
	Retaining Wall	
C: XXX.XX G/P: XXX.XX	Curb Elevation and Gutter/Pavement Elevation	
XXX.XX	Pavement Elevation	
XXX.XX	Sidewalk Elevation	
XXX.X +	Ground Elevation	876.8
	Contour Line	878
	Deciduous Tree	
	Coniferous Tree	
( )	Record	
O.L.	On Line	
	Storm Sewer Atlas	
	Water Main Atlas	
	Sump Discharge Pipe	
	Sump Discharge / Overflow	
	Hardscape Flow	
	Softscape Flow	
	Finished Grade	FG
	Top of Foundation	T/F
	Garage Floor	G/F
	Silt Fence	
	Tree Protection Fence	

811
Know what's **below.**
Call before you dig.

Note
Call 811 at least 48 hours, excluding weekends and holidays, before you dig.

NORTH
Scale: 1" = 10'

No.	Date	Revision

HAEGER ENGINEERING
consulting engineers + land surveyors
150 South Wilke Road, Suite 110 • Arlington Heights, IL 60005 • 847.241.4600
Illinois Professional Design Firm • License No.: 184.005150

PROPOSED CONDITIONS PLAN

OATES - REIMONDO RESIDENCE
135 W. LAKE STREET
BARRINGTON, ILLINOIS

Project Manager: M.L.A.
Engineer: K.J.L.
Date: 02.08.2024
Project No: 23-243
Sheet: 2/3