ORDINANCE NO. 24-4384

ORDINANCE APPROVING CERTIFICATE OF APPROPRIATENESS
RE: ARC DOCKET NO. 24-01
ADDRESS: 640 S. COOK 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 640 S. Cook 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. 24-01 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. Front door specifications must be provided at the time of permit to ensure compliance with the Historic Overlay District Design Guidelines.
3. Specifications for replacement windows must be provided at the time of permit. All trim replacement must meet the requirements of the Historic Overlay District Design Guidelines.
4. 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.
5. An ARC Inspection will be a requirement of the building permit for the Project.
6. 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.
7. 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 Kohmeyer, Sherman, Wondra, Duncan, Moran, Risse & 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. 24-01
ADDRESS: 640 S. COOK STREET, BARRINGTON ILLINOIS
WHICH PROPERTY IS LOCATED WITH THE
VILLAGE OF BARRINGTON HISTORIC OVERLAY DISTRICT

PROJECT NAME	ARC 24-01
ADDRESS OF SITE	640 S. Cook Street, Barrington, Illinois 60010
PROPERTY OWNER(S)	Al Kremer

This certifies that the exterior modification(s) which are the subject of ARC Docket No. 24-01 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. Front door specifications must be provided at the time of permit to ensure compliance with the Historic Overlay District Design Guidelines.
3. Specifications for replacement windows must be provided at the time of permit. All trim replacement must meet the requirements of the Historic Overlay District Design Guidelines.
4. 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.
5. An ARC Inspection will be a requirement of the building permit for the Project.
6. 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.
7. 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

Mark Swanson – Architect
536 South Summit St Barrington, IL 60010
224-563-8494
swansonmc@comcast.net

3/14/24

Chairperson Marty O'Donnell and Commissioners
ARCHITECTURAL REVIEW COMMISSION
Village of Barrington
200 South Hough Street, Barrington, IL 60010

RE: Architectural Review Meeting of 3/28/24
Proposal: 640 S. Cook St.

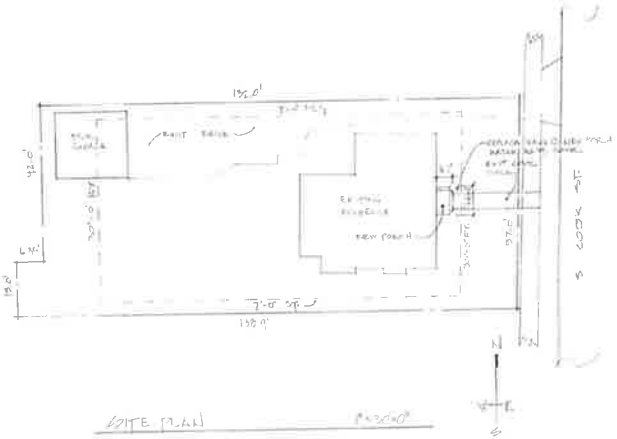
Dear Commissioners:

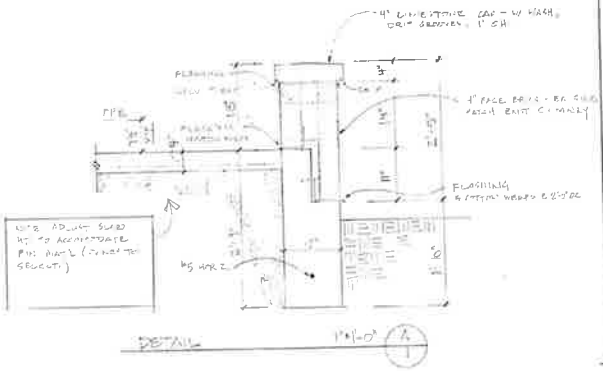
OVERVIEW:
The following is a brief overview of the proposed project and at the above address.

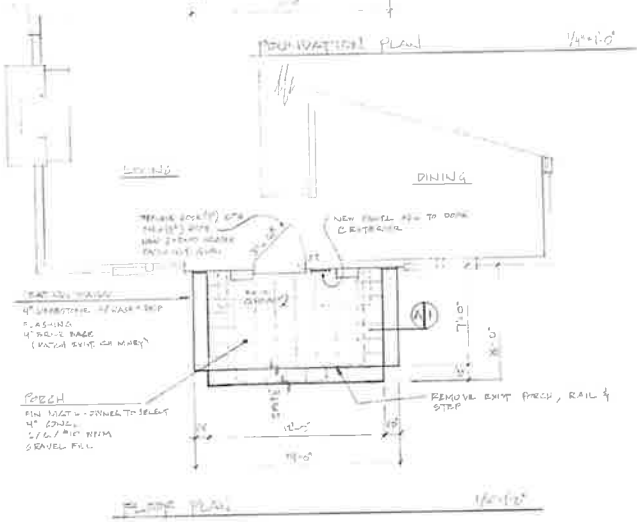
1. The existing broken concrete front stoop will be removed. A new front concrete stoop and brick seating walls will be added.
2. The current front door (3'-0"w) and decorative side panel will be replaced with a larger front door (3-6"w) and a smaller side panel.
3. The windows on the existing house that have not been previously replaced will be replaced. The aluminum 'casing' will be removed and a new wood casing will be installed. The existing casing will be matched and blocked out to the face of the aluminum siding.
4. The windows that have been previously replaced will have the 2x casings replaced with casing to match the original casing on the house.

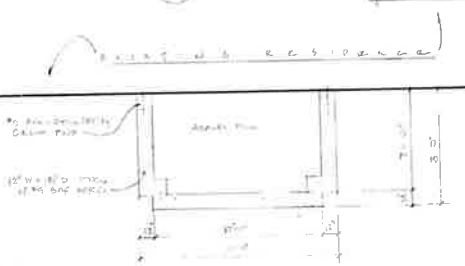
ATTACHMENTS
The attached plans define the scope and nature of this project. They are:
Page 1: Location map
Page 2-4: Photographs of the existing residence and surrounding views
Sheet 1: Front porch plans and elevations
Sheet 2: Elevations of existing residence
PRESENTATION MATERIALS
Material samples will be presented as needed at the Final Meeting.
CONSTRUCTION
Construction of this project is expected to begin Summer 2024 and end TBD.

Thank you for your time and consideration.
Mark Swanson – Architect
NCARB, IL









Proposed Remodeling For

Mr. & Mrs. Al Kremer
640 S. Cook St.
Barrington, IL 60010

Mark Swanson, Architect
NCARB, IL
224-563-8884
Swanson Architecture Studio, LLC
336 S. Summit St.
Barrington, IL 60010
www.behance.net/swansonmk
www.houzz.com/pro/swansonmk
www.facebook.com/mcarchitect

DATE
2/21/24 REVIEW

SHEET
1
of 3
Kremer

RIGHT SIDE (NORTH) ELEVATION 1/4"=1'-0"

LEFT SIDE (SOUTH) ELEVATION 1/4"=1'-0"

FRONT ELEVATION (EAST) 1/4"=1'-0"

REPLACE WINDOWS SIZES TO BE VERIFIED

CASING TO MATCH EXISTING REPLACE AS REQ'D

PAINT ALUM. SIDING

WINDOWS MARKED WITH AN "X" TO REMAIN. REPLACE CASING & SILL TO MATCH ORIG.

BLOCK OFF PAN ALUM

PAINT DOOR/FRAME TO REMAIN AS IS.

WEST (REAR) ELEVATION 1/4"=1'-0"

Proposed Exterior For
Mr. & Mrs. Al Kremer
640 S. Cook St.
Barrington, IL 60010

Mark Swanson, Architect 224-569-9984
NCARB, IL
markswanson@sbcglobal.net
538 S. Summit St.
Barrington, IL 60010
www.houzz.com/mswanson
www.houzz.com/pro/mswanson
www.facebook.com/mswanson

DATE
2/24/19 REVIEW

SHEET
2
OF 3
Kremer

Project:

Kremer Residence – Front Porch
640 S. Cook St.
Barrington, IL 60010

ARC Preliminary

Front Elevation

Right Side Elevation

Rear Elevation

Left Side Elevation

Mark Swanson – Architect * 536 South Summit St. Barrington IL 60010 224-563-8494 * [illegible]