ORDINANCE NO. 24 - 4385

ORDINANCE APPROVING CERTIFICATE OF APPROPRIATENESS
RE: ARC DOCKET NO. 24-03
ADDRESS: 234 W. LINCOLN AVENUE, 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. 24-03 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. Scaled drawings indicating appropriate trim detailing must be provided at the time of permit. This includes padding out the windows and other trim elements as necessary to meet the new siding in the correct plane. The window trim and other trim element much protrude in front of the siding.
3. The siding shall stop at the top of the basement windows to match the original exposed raised foundation.
4. All new siding must meet the requirements of the Historic Overlay 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 Johnson, Sheldon, Andrews, Duncan, Moran, Rigge, 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. 24-03
ADDRESS: 234 W. LINCOLN AVENUE, BARRINGTON ILLINOIS
WHICH PROPERTY IS LOCATED WITH THE
VILLAGE OF BARRINGTON HISTORIC OVERLAY DISTRICT

PROJECT NAME	ARC 24-03
ADDRESS OF SITE	234 W. Lincoln Avenue, Barrington, Illinois 60010
PROPERTY OWNER(S)	Bill & Marie Wright

This certifies that the exterior modification(s) which are the subject of ARC Docket No. 24-03 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. Scaled drawings indicating appropriate trim detailing must be provided at the time of permit. This includes padding out the windows and other trim elements as necessary to meet the new siding in the correct plane. The window trim and other trim element much protrude in front of the siding.
3. The siding shall stop at the top of the basement windows to match the original exposed raised foundation.
4. All new siding must meet the requirements of the Historic Overlay 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

BARRINGTON
Be Inspired

ARC Memorandum

To: Architectural Review Commission

From: Jennifer Tennant, Assistant Director of Development Services

Subject: ARC 24-03: 234 W. Lincoln Avenue

Date: March 28, 2024

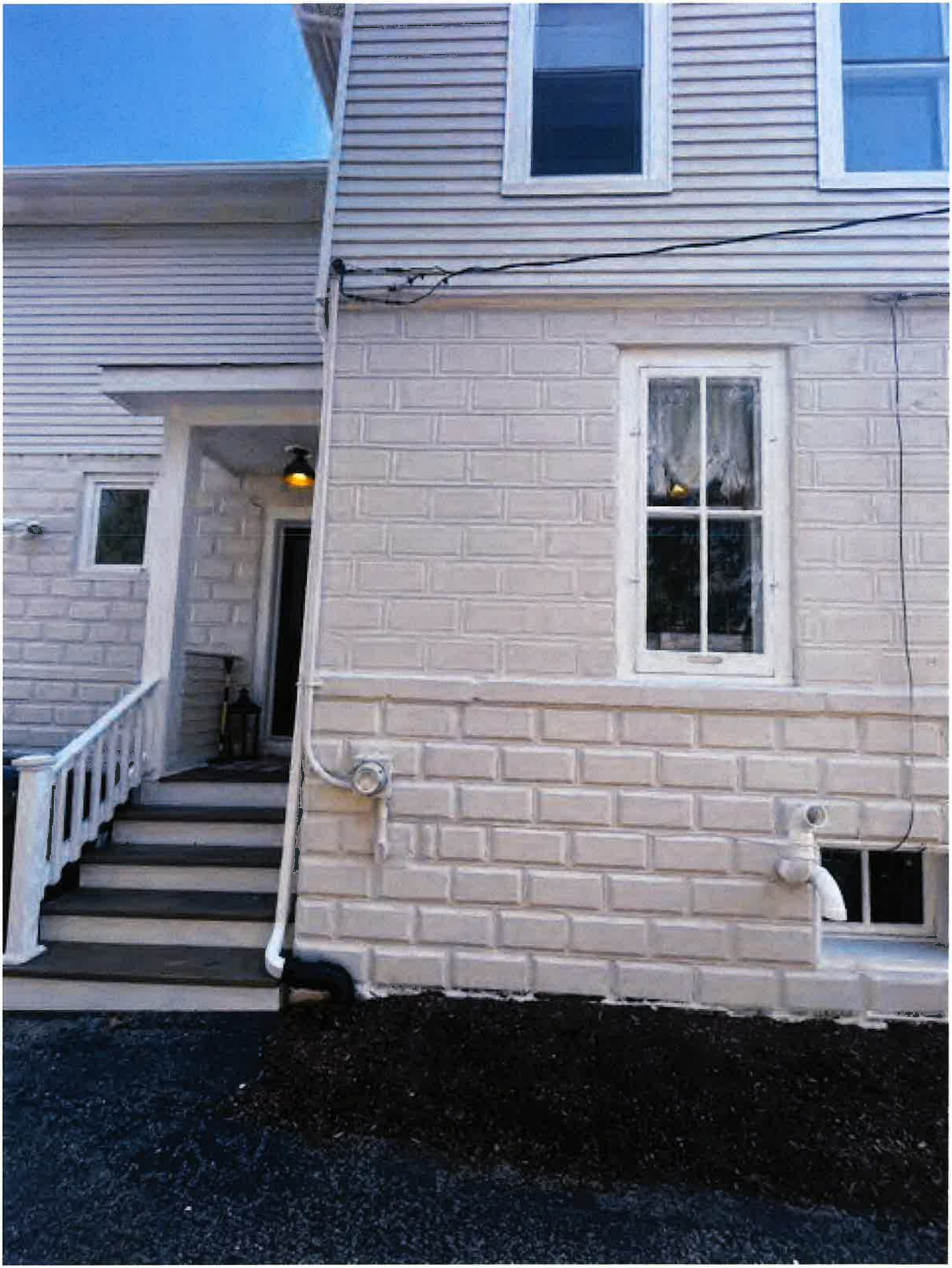
The property owner at 234 W. Lincoln Avenue is requesting approval to install approved lap siding on the entire structure. The original exterior wall material for this structure is block. However, the house has had many additions over the years and the majority of the house is currently lap siding. Due to the configuration of the additions which were constructed prior to the Historic District, it is not possible to restore the original block in a reasonable fashion as each elevation of the structure would be broken up into an odd mixture of lap siding and block due to the multiple building additions.

Attached are multiple photos of the structure to show the current material configuration and many layers of front, side, rear and second story additions.

Staff recommends approval of the request to utilize lap siding compliant with the Historic Overlay District Design Guidelines subject to maintaining the raised foundation and not extending lap siding to the ground.

The following documents are attached for your review:

- Original Photo of the subject property
- Current photos of the subject property



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