ORDINANCE NO. 24-4417

ORDINANCE APPROVING CERTIFICATE OF APPROVAL
RE: ARC DOCKET NO. 24-08
ADDRESS: 800 HART ROAD, 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 providing for architectural review of non-residential properties by the ARC and the Corporate Authorities of the Village within the Village; and

WHEREAS, the owner(s) of the Property commonly known as 800 Hart Road, Barrington, Illinois (the "Property") which is located within the Village, have applied to the ARC for a Certificate of Approval for the Project at 800 Hart Road, which is located in the B-3 Office District for certain exterior modifications proposed to be made to the primary structure on the Property; and

WHEREAS, the ARC has reviewed the Applicant(s)' request for a Certificate of Approval pursuant to the Village of Barrington Zoning Ordinance Section 3.13 and has recommended to the Corporate Authorities of the Village approval of the Certificate of Approval requested by the Applicant(s), subject to certain conditions; 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"), and copies of which Plans 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 as to the requested Certificate of Approval and, therefore, the application must be submitted to the Corporate Authorities of the Village for a final decision; and

WHEREAS, the Corporate Authorities of the Village recognize the ARC has recommended approval of the issuance of a Certificate of Approval 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 that the Project as depicted on the Approved Plans substantially conforms to all recommendations of the ARC relative to this Application:

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, that a Certificate of Approval is hereby approved and authorized and shall be issued to the Applicant(s) subject to the timely and continued compliance by the Applicant(s) with the following conditions of approval, as set forth below:

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 Approval (attached to this Ordinance as Exhibit A) pursuant to the recommendations and findings in the Architectural Review Commission in ARC Docket No. 24-08 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 timely and continued compliance with the following conditions:

1. All work shall be completed and maintained in substantial accordance with the Approved Architectural Plans and approved colors which are attached hereto as Group Exhibit B, as modified by these conditions of approval.
2. An Architectural Review Inspection will be a requirement of the building permit for the Project.

SECTION 3: The Project improvements as herein authorized by the approval of a Certificate of Approval 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 July, 2024 BY ROLL CALL VOTE AS FOLLOWS:

AYES: Trustees Holden Wondrash Duncan Honan Riggs & President Darch

NAYS: None

ABSENT: Trustee Kohmescher

ABSTAIN: None

RECUSED: None

APPROVED THIS 8 DAY OF July, 2024

Karen Y. Darch

Karen Y. Darch, Village President

ATTESTED AND FILED
THIS 8TH DAY OF July, 2024

Tony Ciganek

Tony Ciganek, Village Clerk

Village of Barrington
CORPORATE
SEAL
Cook & Lake Counties, IL

EXHIBIT A

CERTIFICATE OF APPROVAL

ARC DOCKET NO. 24-08
ADDRESS: 800 HART ROAD, BARRINGTON, ILLINOIS
ZONING DISTRICT: B-3 OFFICE DISTRICT

PROJECT NAME	ARC 24-08
ADDRESS OF SITE	800 Hart Road, Barrington, Illinois 60010
PROPERTY OWNER(S)	Robert Gienko Jr., Manager, 18 Dundee LLC

This certifies that the exterior modification(s) which are the subject of ARC Docket No. 24-08 for the site listed above have been reviewed and recommended for approval by the Village of Barrington Architectural Review Commission and this Certificate of Approval has been approved and authorized by the Corporate Authorities of the Village, subject to timely and continued compliance with the following conditions:

1. All work shall be completed and maintained in substantial accordance with the Approved Plans and approved colors which are attached hereto as Group Exhibit A, as modified by and subject to timely and continued compliance with the conditions of approval.

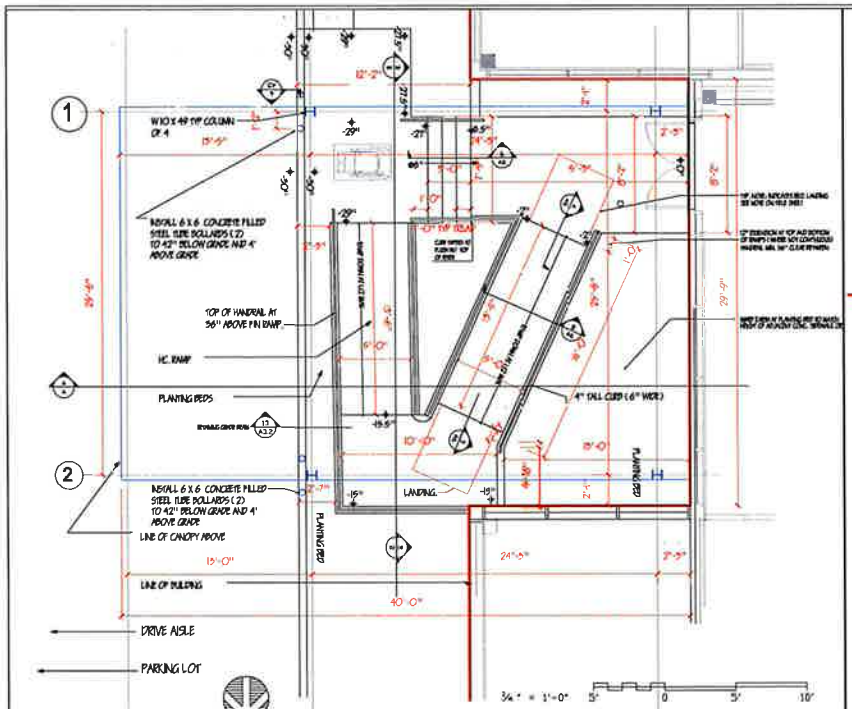
2. An Architectural Review Inspection will be a requirement of the building permit for the Project.

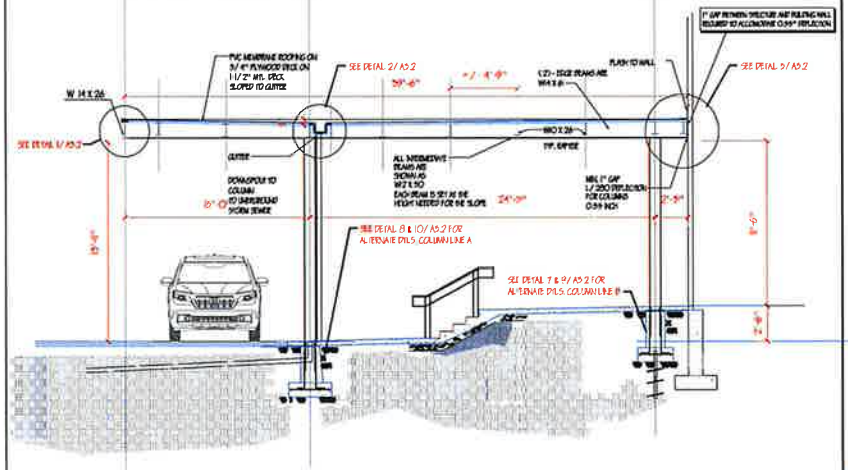
Passed by the Corporate Authorities of the Village: July 8, 2024.

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

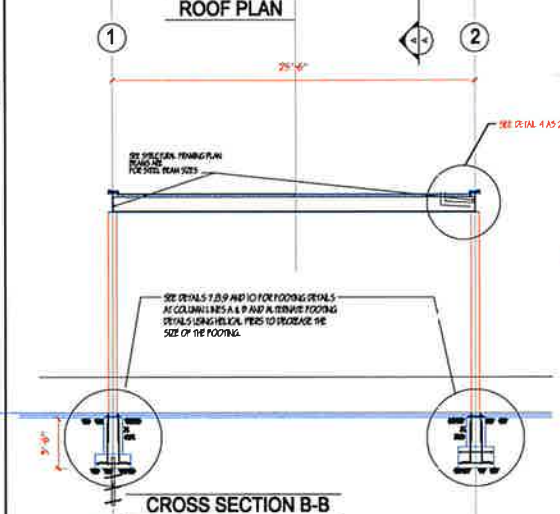
Zoning Official

800

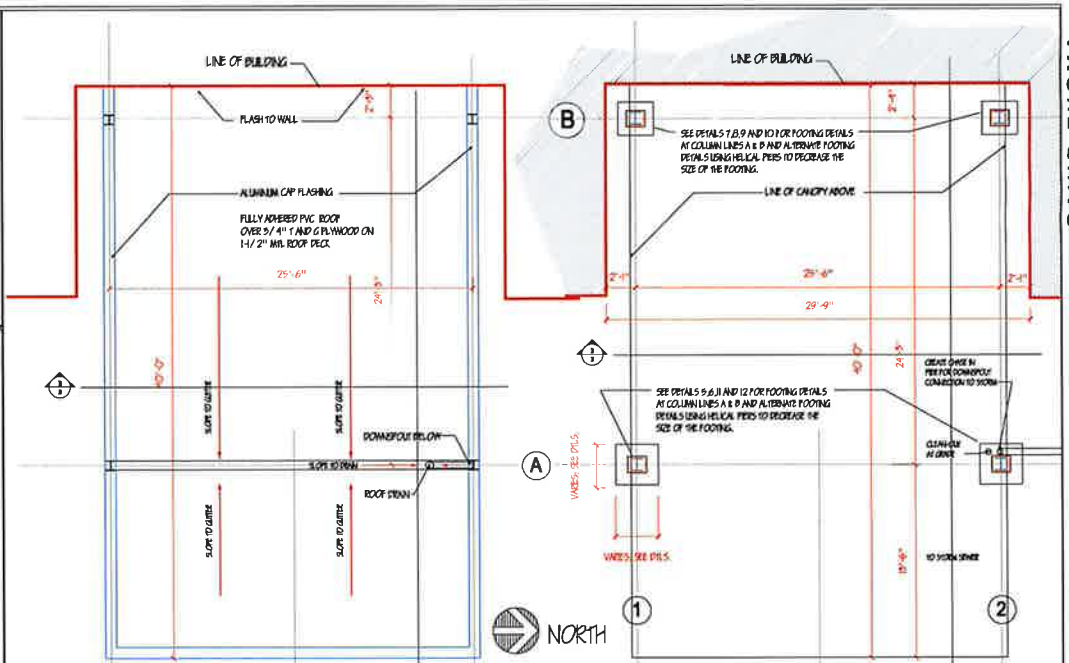


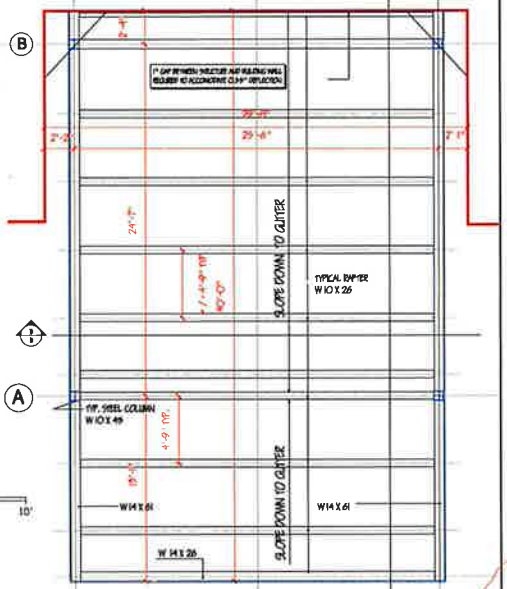


G.C TO DECIDE TO USE HELICAL PIERS OR NOT AND USE THE APPROPRIATE DETAIL SHOWN ON SHEET A5.2 FOR CONSTRUCTION OF PIERS AND FOOTINGS.



THIS DRAWING IS REVISED TO SHOW 'AS-BUILT' CONDITIONS OF AREA OF WORK NO 3. IT ALSO INCLUDES THE ADDITION OF A CANOPY TO BE CONSTRUCTED IN THIS AREA. SEE THIS SHEET AND SHEET A5.2





DAVID THOMA ARCHITECT PLLC
1318 E. COOK STREET BARRINGTON, ILLINOIS 60010
(847) 304-7801 dthoma@davidthomacompany.com

BID AND PERMIT REVIEW	MARCH 25, 2022
PERMIT REVIEW REVISIONS	October 10, 2022
ADDENDA 5	APRIL 24 2024

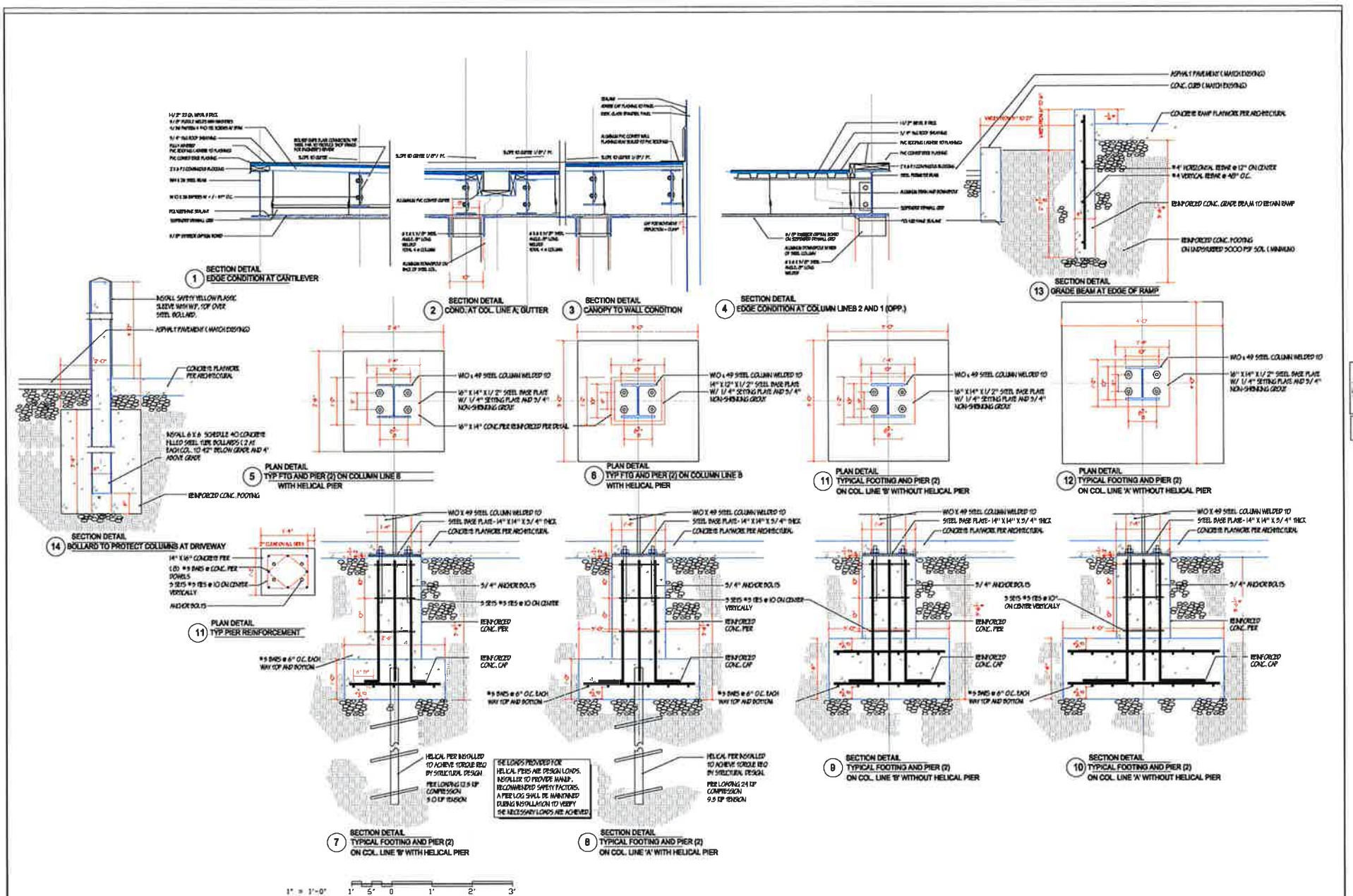
4-29-24

PLAN FOR AREA OF WORK 3, 800 ENTRANCE

OFFICE BUILDING SITE IMPROVEMENTS
600, 800 & 1000 HART ROAD
BARRINGTON IL 60010

REVISED A3

A3.1



DAVID THOMA ARCHITECT

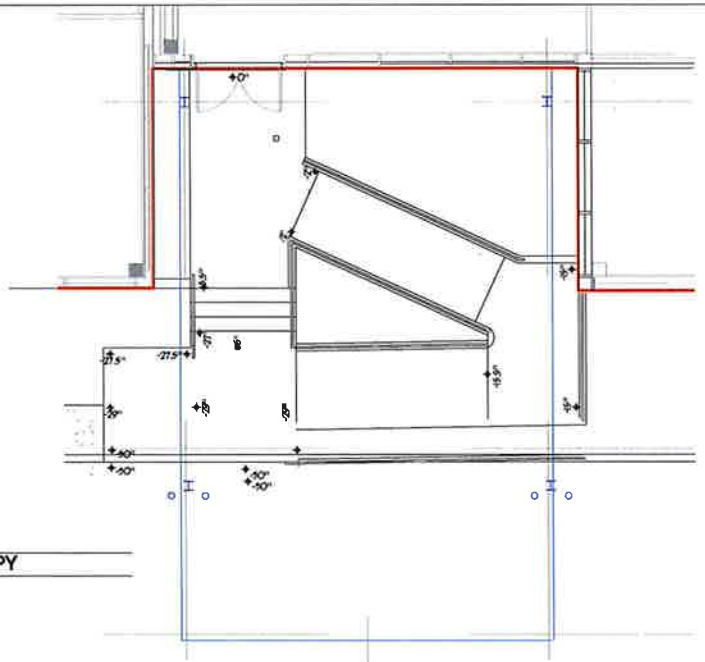
PRELIM FOR REVIEW APR. 17 2024
ADDENDA 1 APR. 24 2024

4-29-24

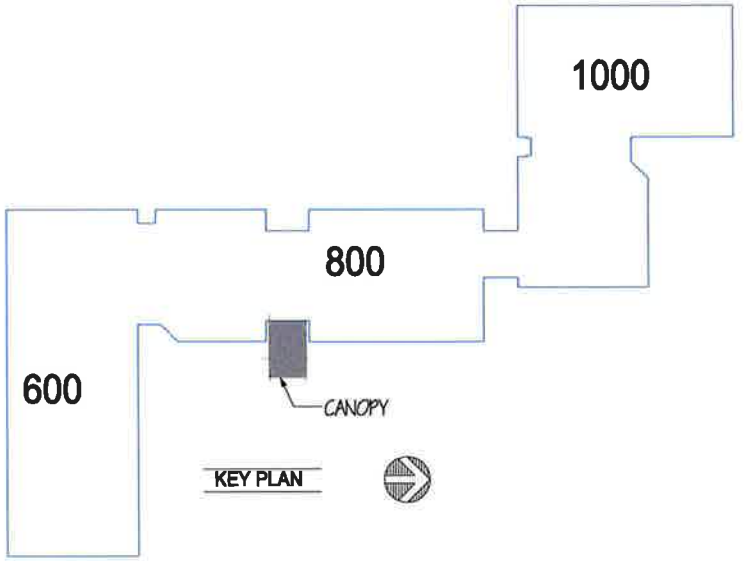
AREAS OF WORK AND SCOPE OF WORK

OFFICE BUILDING -SITE IMPROVEMENTS
ENTRANCE CANOPY FOR 800 HART ROAD
BARRINGTON IL 60010

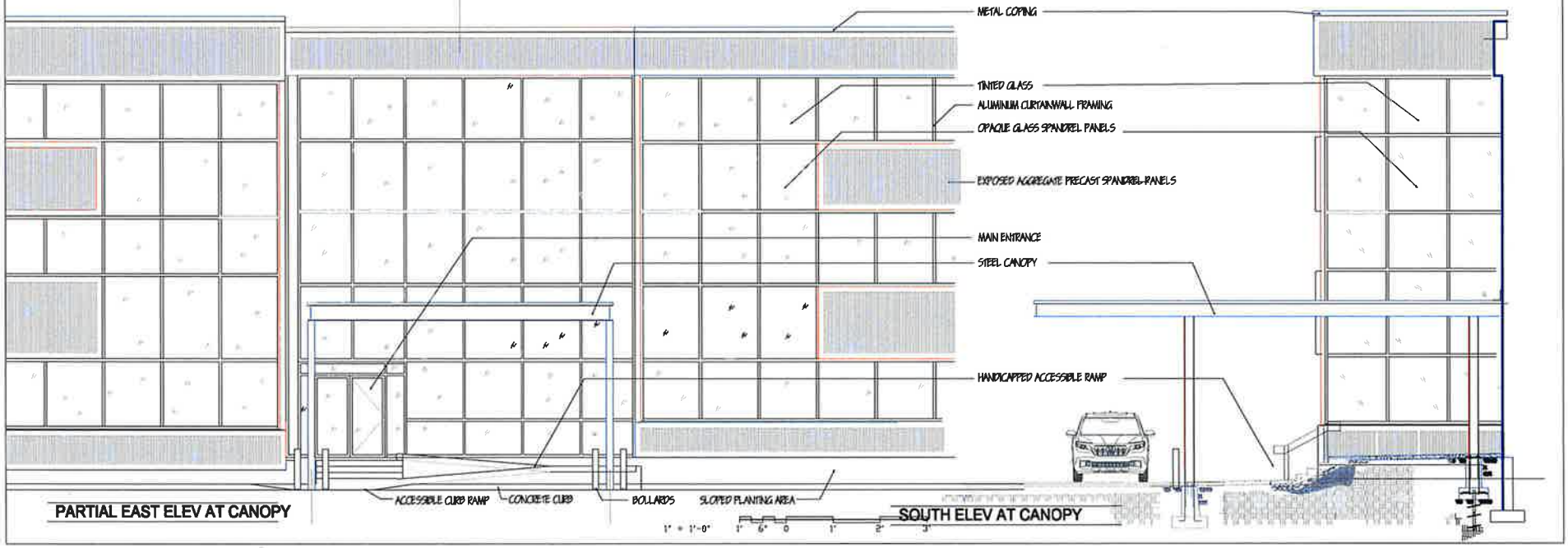
A3.2



PLAN AT CANOPY



KEY PLAN



PARTIAL EAST ELEV AT CANOPY

SOUTH ELEV AT CANOPY

DAVID THOMA ARCHITECT P.L.L.C.
STEVE B. COOK III PRESIDENT

PRELIM FOR REVIEW APRIL 17 2024
ADDENDA 3 APRIL 24 2024
ARCH ELEVATIONS SHEET MAY 14 2024

4-29-24

ELEVATIONS AT CANOPY

OFFICE BUILDING SITE IMPROVEMENTS
ENTRANCE CANOPY FOR 800 HART ROAD
BARRINGTON, IL 60010

A3.3

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