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VILLAGE OF BARRINGTON

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ORDINANCE NO. 2024-4424

AN ORDINANCE GRANTING
A SPECIAL USE FOR A RESIDENTIAL PLANNED DEVELOPMENT

(PC 24-03: Property at 150 Washington Street
Petitioner, Washington St Barrington, LLC)

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ADOPTED BY THE

CORPORATE AUTHORITIES

OF THE

VILLAGE OF BARRINGTON, ILLINOIS

THIS 29 DAY OF July, 2024

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AN ORDINANCE GRANTING
A SPECIAL USE FOR A RESIDENTIAL PLANNED DEVELOPMENT

(PC 24-03: Property at 150 Washington Street
Petitioner, Washington St Barrington, LLC)

WHEREAS, Washington St Barrington, LLC, an Illinois limited liability company (hereinafter referred to as the "Petitioner"), which limited liability company is the owner of the property at 150 Washington Street, Barrington, IL (P.I.N. 13-36-308-008) (the "Property") which consists of approximately 20,401 square feet in area, is located within the Village's B-4 Village Center Zoning District, and is legally described on Exhibit A, which is attached hereto and thereby made a part hereof; and

WHEREAS, the Petitioner has petitioned the Village for the approval of a Special Use for a Residential Planned Development (sometimes hereinafter referred to as the "SUP/PD" or as the "Development") to permit on the Property the demolition of existing improvements on the Property, and the redevelopment of the Property as a building consisting of eight (8) townhomes (hereinafter sometimes referred to as "row homes"), including but not limited to new utilities, sidewalks, parking, lighting and landscaping improvements, as well as approval of several exceptions from the Village's Zoning Regulations, and the construction and maintenance of a transit-oriented residential row home planned unit development consisting of:

(a) One three (3) story multi-family residential townhome building consisting of eight (8) residential townhome units, each unit being approximately 1,950 square feet in total living area, each having a two-car attached garage and two (2) driveway parking spaces, totaling four (4) dedicated parking spaces for each 2-bedroom unit (sometimes collectively referred to herein as the "Building" or the "Residential Townhome Building");

(b) Associated landscaping, lighting, fencing, and the construction and maintenance in good condition of such other related improvements in substantial compliance with the 2024 Approved Plans (Group Exhibit B);

; and

WHEREAS, the proposed Development will provide convenient, maintenance-free living and a highly sought after housing product that is not widely available in the Village at this time and which has been designed to be a transitional use between the commercial parking lot for the adjacent office building to the north, the vacant Motor Werks Cadillac facility to the south, the gas station to the west, and the single-family residential homes to the east; and

WHEREAS, pursuant to a related traffic study relative to the proposed Planned Development, it was determined that the prior use of the Property as a bank drive-thru facility generated approximately 625 trips each day, while the proposed Planned Development is expected to generate approximately 7 trips each day, which is a reduction in overall trips of approximately 94%; and

WHEREAS, the Village's Architectural Review Committee ("ARC") conducted both a conceptual and preliminary review of the proposed Planned Development and was generally supportive of the architecture of the proposed Planned Development, requesting only that additional brick be added to the exterior design before final ARC consideration; and

WHEREAS, the term "Development" as used herein shall mean and refer to the subject SUP/PD and the process of transforming the Property from the state in which it exists at the effective date of this Ordinance to a completed project, which term shall be broadly construed and shall include but not be limited to the grant of a Special Use for a PD for the Residential Planned Development as defined herein, including but not limited to the grant of the requested exceptions as described in detail herein; and

WHEREAS, the Petitioner held the required Neighborhood Meeting on April 30, 2024, and the Village received no significant number of comments from any of the several neighbors objecting to the proposed Development; and

WHEREAS, the aforesaid Petition for a SUP/PD in the nature of a Residential Planned Development was referred to the Plan Commission of this Village, and said Plan Commission, after due publication and notice, held a public hearing on June 11, 2024, as required by the Zoning Ordinance of the Village, and has filed with the Corporate Authorities of the Village its favorable recommendations for the approval of said petition, all pursuant to law; and

WHEREAS, the President and Board of Trustees of the Village do hereby find that:

A. The proposed Development will be consistent with the Village's Planned Development Guidelines as set forth below:

1. The Planned Development shall be consistent with the intent and purpose of this Zoning Ordinance, as stated in Chapter 1.

The proposed SUP/PD is consistent with the intent of the Zoning Ordinance to promote orderly, sensible and beneficial growth. Therefore, this guideline has been or will be satisfied.

2. The Planned Development shall be compatible with the character of the underlying zoning district and Neighborhood in which it is located.

The Property is zoned B-4 Village Center District and is uniquely located behind the main commercial frontage of Hough Street and adjacent to a single-family residential neighborhood. Therefore, a transitional residential use such as attached single-family townhomes or row homes is an appropriate use which transitions between the commercial frontage of Hough Street and the adjacent office building and gas station to the west, the vacant Motor Werks facility to the south and the single-family neighborhood to the east. Therefore, this guideline has been or will be satisfied.

3. The Planned Development should be consistent with the official planning policies and the Village Comprehensive Plan.

The 2021 Comprehensive Plan designates the land use for the Property as Mixed Use (Retail, Office, Residential, and the proposed residential use for townhomes is consistent with the intent of the 2021 Comprehensive Plan. Therefore, this guideline has been or will be satisfied.

4. The Planned Development should preserve the value of the surrounding residential area.

The proposed SUP/PD will be residential in nature and will act as an appropriate transitional use between the surrounding commercial development to the south and west and the single-family residential neighborhood to the east. Therefore, this guideline has been or will be satisfied.

5. Significant physical, topographical, environmentally sensitive or historical features of the site of the Planned Development, which are of importance to the community, should be preserved.

No significant physical, topographical, environmentally sensitive or historical features will be impacted by the proposed Development as none currently exist on the site. Therefore, this guideline has been or will be satisfied.

6. The entire property proposed for Planned Development treatment shall be in single ownership or under such unified control, or the petition shall include a unit of local government as a petitioner or as a co-petitioner, so as to ensure that the entire property will ultimately be developed as a unified whole. All owners of the subject property shall be included as joint applicants on all applications and all approvals shall bind all owners, except that notwithstanding anything to the contrary, a unit of local government may petition for property which it does not own provided the unit of local government is a co-petitioner. Parties entitled to apply for a Special Use permit shall be limited to the property owner, agent of the property owner, or the contract purchaser of subject property, acting with the consent of the property owner, or the Village, or another unit of local government. The violation of any owner as to any lot shall be deemed a violation as to all owners and all lots.

The Property is in single ownership and under the unified control of the Petitioner, and the SUP/PD herein granted will also run with the Property. Therefore, this guideline has been or will be satisfied.

7. In business districts, the Planned Development shall be consistent with the Village's specific goal of maintaining and/or increasing the retail sales tax base of the Village. Conversion of an existing use or uses which generate retail sales tax to a Planned Development use or uses which do not generate retail sales tax has an adverse effect on the retail sales tax base of the Village. Where a Planned Development which does not generate retail sales tax is proposed on a site currently or most recently occupied by a retail sales tax generating use or uses, substantial evidence shall be provided that the benefits to the community provided by the proposed use are greater than the benefits provided by a use or uses which generate retail sales tax on the site. A first

floor Planned Development use or uses which do not generate retail sales tax proposed within the B-1 or B-4 zoning districts as part of larger retail developments shall constitute no more than 20% of the first floor area unless substantial evidence is provided that the use of more than 20% of the first floor area as a use or uses which do not generate retail sales tax is instrumental in allowing the larger retail development to go forward or otherwise enhances in some substantial manner the retail sales tax base of the Village.

The existing development is not retail sales tax generating. Therefore, this guideline is not applicable.

B. The proposed Development is consistent with the general intent of the 2021 Comprehensive Plan of the Village (the "Comprehensive Plan") and the Zoning Ordinance for the following reasons:

1. The proposed special use is, in fact, a special use listed and authorized in the zoning district regulations within which the property is located.

A Planned Development is listed as a Special Use authorized in the B-4 Village Center Zoning District. Therefore, this standard has been or will be met.

2. The proposed special use is consistent with the objectives of the Village's Comprehensive Plan and this Ordinance.

The 2021 Comprehensive Plan designates the land use for the Property as Artisan. The proposed Planned Development will be consistent with the land use designation and the goals of the 2021 Comprehensive Plan. Therefore, this standard has been or will be met.

3. The proposed special use is designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity.

The proposed Development will be residential in nature and the townhomes will act as a transitional use between the surrounding commercial development to the south and west and the single-family residential neighborhood to the east. Therefore, this standard has been or will be met.

4. The proposed special use will not significantly diminish the safety, use and enjoyment of surrounding property.

The proposed Planned Development will be residential in nature and the townhome development will provide a residential transition between commercial properties to the south and to the west and the adjacent single-family neighborhood to the east. Additionally, the proposed Planned Development will produce significantly less traffic than the prior bank drive-thru use and will significantly enhance the neighborhood when compared to the use which previously existed. Therefore, this standard has been or will be met.

5. The proposed special use is adequately served by essential public facilities and services such as streets, police and fire service, drainage, refuse disposal, water and sewer, and schools, or the persons or agencies responsible for the establishment of the proposed special use shall provide adequately any such services.

The proposed Development is or will be adequately served by essential public facilities and services, and any utility extensions required to serve the Development shall be provided at the sole expense of the Petitioner. Therefore, this standard has been or will be met.

6. The proposed special use does not create excessive additional requirements at public expense for public facilities and services and will not be detrimental to the economic welfare of the community.

The Development will not create any public expense for any new public facilities and/or services and will not be detrimental to the economic welfare of the community. The Development will bring additional residents to the downtown area to patronize local businesses, and the Property and area in the vicinity of the Development will be enhanced by certain public improvements which will be installed by the Petitioner, including but not limited to the reconstruction of public sidewalks along the south and east property lines adjacent to Washington Street and Cook Street at the sole expense of the Petitioner. Therefore, this standard has been or will be met.

7. The proposed special use does not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.

The proposed Development will be residential in nature and will not involve any uses or activities, processes, materials, equipment and/or conditions of operation which would be detrimental to any persons, property, or the general welfare through the production of excessive traffic, noise, smoke, fumes, glare or odors. Significantly less traffic will be generated by the proposed Development than the previous use of the Property. Therefore, this standard has been or will be met.

8. The proposed special use provides vehicular access to the property that does not create an interference with traffic on surrounding public thoroughfares.

The proposed site circulation will be similar to the prior bank drive-thru use with a one-way circulation with the entrance on Cook Street and the exit on Washington Street. The curb cuts on both Cook Street and Washington Street will be reduced to allow for more green space and street parking. Therefore, this standard has been or will be met.

9. The proposed special use does not result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance.

The proposed Development does not result in the loss or damage of any natural, scenic or historic features as none currently exist on the Property. Therefore, this standard has been or will be met.

10. The proposed special use complies with all additional regulations in this Ordinance specific to the special use requested.

The Petitioner is requesting approval of several exceptions from the Village's Zoning Ordinance for the Development. Therefore, this standard has been or will be met.

WHEREAS, the President and Board of Trustees of the Village have also considered the following standards with respect to the approval of the requested Special Use for a Mixed Use Planned Development for the Property and find as follows:

11. The existing uses and zoning of nearby property.

The Property is surrounded by a commercial parking lot for the adjacent office building to the north, the vacant Motor Werks Cadillac facility to the south, a gas station to the west and single-family residential homes to the east. Therefore, this standard has been or will be met.

12. The extent to which property values are diminished by the particular zoning restrictions.

The Property is, has been, and will remain located within the B-4 Village Center Zoning District, and the value of the Property and of properties in the vicinity thereof is not diminished by current zoning regulations. A Planned Development is a permitted use within the B-4 Zoning District, and the Petitioner has not requested that the Property be rezoned. The Property is currently subject to an existing planned development ordinance. Therefore, this standard has been or will be met.

13. The extent to which limitation or destruction of property values of the Petitioner promotes the general health, safety, and welfare.

The Property is, has been, and will remain located in the Village's B-4 Village Center Zoning District, and a Planned Development is a permitted use within that Zoning District. The Property is currently subject to an existing planned development ordinance and upon a request to void the existing planned development, all uses in the B-4 Village Center District would become permitted on this site subject to compliance with all other applicable zoning regulations. Therefore, this standard has been or will be met.

14. The relative gain to the public as compared to the hardship imposed upon Petitioner.

There will be no relative gain to the public if the Petitioner is denied its request to establish an additional option for new housing in the Village in the form of the proposed Planned Development on the Property. The public would gain a transit-oriented residential development consisting of eight (8) townhomes in a single building, which is a product that is not found elsewhere within the Village Center, and which is within walking distance of the Metra train station. Therefore, this standard has been or will be met.

15. The suitability of the particular property for the purpose for which it is now zoned.

The Property is, has been, and will remain zoned as part of the Village's B-4 Village Center Zoning District, which District permits dwelling units above the first floor. The proposed Development is an all-residential development and therefore a planned development is required to permit residential units on the first floor. Due to the unique location of the Property, off of the main commercial area and adjacent to a single-family residential neighborhood, a transitional residential use in this location is compatible and the underlying zoning of the property remains appropriate. Therefore, this standard has been or will be met.

16. The length of time that the property has been vacant as zoned considered in the context of land developed in the area in which the property is located.

The bank drive-thru facility on the Property has been vacant for several years. No property in the general vicinity has been redeveloped in the past several years Therefore, this standard has been or will be met.

17. The care with which the community has undertaken to plan its land use development.

The Village has taken great care in developing its land use plan, and the proposed Development is consistent with the intent of those plans. The Property is, has been, and will remain zoned as part of the Village's B-4 Village Center Zoning District which is compatible with the zoning of the adjacent properties. Therefore, this standard has been or will be met.

18. The evidence or lack of evidence of community need for the use proposed by the property owner.

The proposed housing type, attached single-family, in the nature of townhomes or row homes, is not abundant in the Village Center and is highly sought after due to its location and single-family elements such as private entrance and attached garage combined with the benefits of attached housing such as maintenance free living. This Development is also transit-oriented as it is within walking distance to both the Metra station and to the Village Center. Therefore, this standard has been or will be met.

WHEREAS, the Corporate Authorities of the Village desire to grant a Special Use for a Residential Planned Development for the Property and approve the exceptions requested by the Petitioner, all subject to the Petitioner's timely and continued compliance with those certain conditions and restrictions as herein provided:

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:

SECTION 1: Findings of Fact. The President and Board of Trustees 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 to the same extent as if each had been set forth in its entirety herein.

SECTION 2: EFFECT OF EXISTING ORDINANCES: Village of Barrington Ordinance No. 08-3443 is hereby repealed in its entirety, and Village of Barrington Ordinance No. 17-3967 is repealed, but only to the extent that said Ordinance No. 17-3967 relates to the Property which is the subject of this Ordinance.

SECTION 3: Special Use Granted Subject to Conditions. A Special Use for a Residential Planned Development is hereby granted to the Petitioner which hereby permits and authorizes on the Property the demolition of existing improvements on the Property, and the redevelopment of the Property pursuant to the construction and maintenance in good condition of a single building containing eight (8) residential townhomes, each with approximately 1,950 square feet in living area, including but not limited to new utilities, parking, lighting and landscaping improvements, all as more specifically set forth below, as well as the associated planning, designing, obtaining permits and approvals, constructing all improvements, land preparation, appropriate fencing, and other development activities, and approval of exceptions from the provisions of the Village of Barrington Zoning Ordinance (the "Zoning Ordinance" or "ZO")) for the subject SUP/PD as described below in detail, which SUP/PD shall be constructed in substantial compliance with the 2024 Approved Plans which are attached hereto as 2024 Group Exhibit B and thereby made a part hereof (the "2024 Approved Plans"), subject to the Petitioner's timely and continued compliance with the provisions, conditions and restrictions as set forth in this Ordinance:

A. Uses Permitted: The only uses which may hereafter be established and/or maintained on the Property are the following uses which may sometimes collectively be referred to herein as the "SUP/PD" or as the "Development":

1. Multi-Family Residential Townhome Building: One three (3) story multi-family residential townhome building, which shall be maintained in good condition by the Townhome Association to be established by the Petitioner, consisting of eight (8) attached dwelling units, each unit being approximately 1,950 square feet in total living area and each having a two-car attached garage and two (2) driveway parking spaces, which will thereby total four (4) dedicated parking spaces for each 2-bedroom residential dwelling unit (sometimes collectively referred to herein as the "Building" or the "Residential Townhome Building"), as well as other related site improvements as identified on the 2024 Approved Plans;

2. Demolition of Existing Improvements: Prior to commencement of construction on the Property, the Petitioner shall be required to secure from the Village the required demolition permit(s) and demolish all existing structures on the Property and remove from the Property and from the Village any debris related to such demolition and then properly dispose of any and all such debris.

3. Site Circulation: Site circulation on the Property will be a one-way circulation with the entrance on Cook Street and the exit on Washington Street;

4. Sidewalks: Prior to the Village's issuance of any occupancy permit for the Property, the public sidewalks shall be reconstructed by the Petitioner, at the Petitioner's sole cost and expense, along the entire length of the south and east property lines of the Property respectively adjacent to Washington Street and Cook Street, which sidewalks shall be publicly owned, dedicated to and thereafter maintained by the Village of Barrington, including snow removal and ice control.

5. Other Improvements: Prior to the Village's issuance of any occupancy permit for the Property, the Petitioner shall be required to install associated landscaping, lighting, refuse enclosure(s) and related fencing, and complete the construction of such other related improvements in substantial compliance with the 2024 Approved Plans (Group Exhibit B), and said improvements shall all be maintained by the Petitioner in good condition until turned over to the Townhome Association to be incorporated by the Petitioner, and thereafter such improvements shall be maintained in good condition by said Townhome Association.

6. Final Architectural Approval: The final architectural details of the Development have been reviewed and approved by the Village's Architectural Review Commission ("ARC") and the ARC has recommended the issuance of a Certificate of Approval for the SUP/PD, including but not limited to for building materials, lighting, and landscaping, which shall all be in substantial compliance with this Ordinance, the Exhibits attached hereto and thereby made a part hereof, including but not limited to the 2024 Approved Plans (Group Exhibit B) and in accordance with, and as approved and authorized by the Corporate Authorities of the Village.

7. Conditions of Approval: Final approval of the subject SUP/PD for the Development is subject to the Petitioner's timely and continued compliance with the following conditions and restrictions:

   (a) Townhome Association: Prior to the issuance of any occupancy permit for any townhome unit in the Development, the Petitioner shall incorporate a Townhome Association to which all townhome unit owners in the Development shall be required to contribute assessments in order to accumulate such funds as might be necessary for the maintenance, repair, and reconstruction of the Development's common area improvements, including but not limited to landscaping, driveways, and the parking lot serving the Development, and the form and substance of the articles of incorporation and the declaration and by-laws for said Townhome Association shall be approved in advance in writing by an attorney designated by the Village Manager.

   (b) Declaration and Plat of Subdivision:

      (i) Prior to the issuance by the Village of any permit(s) for the Development, the Petitioner is and shall be required to prepare and submit to an attorney designated by the Village Manager for review and written approval a draft Plat of Subdivision and related draft Declaration of Covenants, Conditions, Restrictions and Easements (the "Declaration") which shall be applicable to the eight (8) residential townhomes to be constructed on the

Property. The Declaration shall prohibit outdoor storage including the outdoor storage of trash or trash receptacles.

(ii) The Final Plat of Subdivision and Declaration shall be submitted to the Village not later than at the time of permit application for final review and approval by the Village. Following final approval by the Village Manager, the Final Plat of Subdivision and the Declaration shall be recorded by the Petitioner and a recorded copy of each shall be provided to the Village prior to the Village's issuance of any occupancy permit for the Development.

(c) All exterior lighting fixtures must be down lit. The proposed lighting fixture shown on the photometric plan must be modified at the time of permit.

(d) Installation of the sidewalk improvements along Washington Street and Cook Street is required per Section 4.11-16-C, Streetscape Improvements, of the Zoning Ordinance.

(e) The Development shall be constructed and maintained in good condition in substantial compliance with the 2024 Approved Plans so as to be fully compliant with all building codes and fire codes adopted by the Village from time to time, as well as all local, state and federal ADA requirements relating to both the interior and exterior of the Building, the parking lot, the sidewalk, and the Property as a whole.

(f) Knox Boxes: Prior to the issuance by the Village of any occupancy permit(s) for the Development, one or more Knox Boxes shall be installed on the Residential Townhome Building or elsewhere on the Property at the sole expense of the Petitioner at such location(s) which shall be determined in consultation with the Barrington Fire Department.

(g) Snow Removal and Ice Control: The Petitioner, at the Petitioner's sole cost and expense, shall be required to provide snow removal and ice control for the Development, including but not limited to for the parking lot and adjacent sidewalks, until those improvements, as well as any other common area improvements related to the Development are turned over to the Townhome Association which shall be incorporated by the Petitioner, and thereafter, the Townhome Association shall provide such services.

(h) Signage: No signage has been proposed by the Petitioner, nor has the Petitioner requested approval of any exceptions for signage, nor is any such signage approved at this time. The addition of signage for the Development will be permitted on the express condition that any such signage is fully compliant with the Village's Zoning Ordinance.

(i) Utility Meters:

(i) Wherever possible, and where permitted by the utility provider, no utility meters shall be installed on the front façade of any building which is part of the Development.

(ii) All wall-mounted meters shall be painted to match the building on which it is installed and screened by landscaping.

(j) Refuse Enclosure(s) and Fencing: The Petitioner shall be required to install one or more refuse enclosure(s) on the Property, each of which shall be fully enclosed by a board-on-board fence six feet (6') in height.

(k) Engineering:

(i) Final Engineering: Prior to issuance of any Village permit(s) for the Development, final engineering plans and any required calculations and/or applicable reports shall be provided to the Village Manager, or his designee, prior to or at the time of permitting and shall be in full compliance with this Ordinance, Group Exhibit B, all applicable Village codes, ordinances, standards, federal and state laws, etc. (with the exception of the Exceptions as herein approved for the Development), including all required sections and details adequate to ensure compliance. These plans shall address any outstanding technical review comments previously provided to the Petitioner or to its consultants in writing from Village staff as well as any additional comments.

(ii) Easements Required:

(a) The Property shall be subject to such easement(s) in favor of the Village for access and maintenance of water, sanitary sewer, storm sewer, storm water management and/or drainage facilities, which easements in favor of the Village shall be determined by the Village to be reasonably necessary for the purpose of access to, maintenance of, and preservation of said improvements. All such easements shall be shown on the final engineering plans and on the Plat of Subdivision and the location, form, and substance of such easement(s) shall be submitted to and approved in writing in advance by the Village Manager, or his designee(s) and by an attorney designated by the Village Manager.

(b) Prior to the Village issuing any permit for the Development, an access and stormwater maintenance easement shall be recorded by the Petitioner in favor of the Village and shall be provided over all storm water facilities and overflow routes, the scope and language of which easement shall be approved in advance in writing by the Village Manager, or his designee, and by an attorney designated by the Village Manager.

(c) Easement(s) shall be kept free of shrubbery, fences and all other structures except as otherwise approved by the Village Manager, or his designee. By their express terms, such easements shall require the Petitioner, or the Townhome Association to be incorporated by the Petitioner, to maintain such easements and all of the improvements located therein unless otherwise directed by the Village, and the Village shall have the right, but not the obligation, to maintain any improvements within said easements and recover the cost incurred by the Village relative thereto from the Petitioner, from the Townhome Association to be established by the Petitioner, or from its successor(s) and assign(s).

B. Exceptions Granted: The proposed Development requires the grant of certain exceptions from the Zoning Ordinance ("ZO"), which exceptions are hereby granted as follows:

1. Section 4.10-13, Specific Loading Requirements: An exception is hereby granted to the Petitioner to eliminate the requirement for a separate loading zone space, notwithstanding that such a separate loading space would otherwise be required by the ZO.

2. Section 7.5-B, Permitted Uses: An exception is hereby granted to the Petitioner to allow to allow residential dwelling units on the first floor of a building in the B-4 District, notwithstanding the fact that residential dwelling units are otherwise only limited to being located above the first floor.

3. Section 7.5-H, Minimum Yard Requirements – Rear Access Corridor: An exception is hereby granted to the Petitioner to forgo the required rear access corridor for buildings more than seventy-five (75) feet in length due to the residential nature of the building.

4. Section 7.5-J, Maximum Building Height, Table 7.10B: An exception is hereby granted to the Petitioner to allow the building height to be three (3) full stories rather than 2-1/2 stories which is the maximum height allowed for buildings in the B-4 District that are located directly across the street from residentially zoned property.

5. Section 7.5-K, Building Size Regulations (Rear Access Corridor for Buildings in Excess of 75'0" Street Frontage): An exception is hereby granted to the Petitioner to forgo the required rear access corridor for buildings more than seventy-five (75) feet in length due to the residential nature of the building.

6. Section 7.5-N, Design Standards - Glazing: An exception is hereby granted to the Petitioner to allow an average of 32.1% glazing across the front face of the building when 40% is otherwise required for the first floor and 30% is required for upper floors.

7. Section 11.6-A, Exceptions from Use Regulations, Bulk Intensity, Landscaping, Parking, Signage and Architectural Design Guidelines: Exceptions for parking are

hereby granted to the Petitioner to allow the exceptions to cover more than 40% of the Property.

C. Lighting: Any exterior lighting installed or modified anywhere on the Property shall be installed and maintained in general conformance with the Photometric Plan which is part of the 2024 Approved Plans (Group Exhibit B).

D Water, Storm Sewer, and Sanitary Sewer Service: Subject to the provisions of this Ordinance, the Petitioner, at its sole expense, will be permitted to connect the Development to the Village's municipal potable water distribution system, storm sewer system, and sanitary sewer system, provided, however, construction of any such water, storm sewer, and sanitary sewer improvements on the Property shall be constructed, completed, and maintained in general compliance with the 2024 Approved Plans which are part of Group Exhibit B, and in accordance with final engineering plans which shall be submitted to and approved in advance, in writing, by the Village Manager, or his designee(s).

E. Landscaping:

1. Prior to the issuance of any building permit for the Development, the Petitioner shall prepare and submit a final landscaping plan, which shall be in general compliance with Group Exhibit B and shall include a species list with specific sizes and quantities for each species, to the Village Manager, or his designee(s), for approval, in advance, in writing. The Petitioner shall install landscaping on the Property in substantial compliance with the final landscaping plan.

2. Prior to the issuance of any occupancy permit for the Residential Townhome Building on the Property, the Petitioner shall install the approved landscaping for the Development in substantial compliance with the final landscaping plan approved by the Village Manager, which landscaping shall not impede surface drainage and, with the exception of grass or other groundcover, shall not be installed over any underground utilities.

3. All planting of trees, shrubs, ground cover, perennials, sod and other vegetation on the Property shall be performed at an appropriate time of year, and all approved plant material shall be maintained by the Petitioner as installed.

4. For a period of two (2) years following final acceptance and or approval by the Village, any private or public tree planted by the Petitioner (including any new parkway trees which may be required), that becomes damaged or diseased, or is dying or dead, shall be removed and replaced by the Petitioner. The Village will survey the new trees not less frequently than every six months during the two-year period to determine which new trees need to be replaced. Such trees shall be removed within thirty (30) days after notice from the Village, or as soon thereafter as weather permits. Such trees shall then be replaced by the Petitioner, at the Petitioner's sole expense, within ninety (90) days after removal or during the subsequent appropriate growing season. More than one tree may be used to replace any new trees that become damaged or diseased, or are dying or dead, provided, however, the aggregate diameter of the new tree or trees shall have a diameter of one inch (1") for each one inch (1")

of diameter (measured six inches (6") above ground level) of the tree being replaced. Notwithstanding the foregoing, if a tree with a diameter of four inches (4") or less is to be replaced, it shall be replaced with a single tree of substantially the same diameter.

5. At its sole cost, the Petitioner shall treat or replace any damaged or dead trees that result from the occurrence of any failure by the Petitioner, or its agents, contractors, successors or assigns, in order to comply with any of the provisions of this Section.

6. The Petitioner shall be responsible for the maintenance, care, and replacement from time to time of all plant material and trees, whether installed off-site or on the Property.

7. The Petitioner shall consider the installation, at the Petitioner's expense, of additional supplemental landscaping and/or fencing along the eastern property line, which landscaping shall be subject to the prior written approval of the Village Manager, or his designee, provided, however, any such additional landscaping shall not impede or alter the approved drainage plan for the Development.

8. The Property shall be required to remain in general compliance with the approved landscaping plans at all times. Minor changes to the final landscaping plan may be permitted in the future if approved by the Village Manager, or his designee, to allow for species changes, etc. with the intent that the landscaping and hardscape on the Property will remain in general compliance during the existence of the Development.

F. Underground Utilities: Utilities and appurtenant equipment, including, without limitation, water service, sanitary sewer, storm sewer service, and electric, telephone, gas and cable TV lines installed as part of the Development shall be installed and maintained generally underground in easements provided for those purposes. Easements for such purposes and rights of access thereto shall be granted, and shall provide for the grant of such rights to the Village and/or to appropriate utility companies, their respective officers, employees and agents and the language of such easements shall be approved in writing, in advance by the Village Manager, or his designee(s). If it is not feasible for the utilities or appurtenant equipment to be located underground, the Petitioner shall present a screening plan for all such above-ground utility facilities and appurtenant equipment and a proposed screening location for review and approval in advance, in writing, by the Village Manager, or his designee(s).

G. Impact Fees: The proposed Development shall be subject to, and the Petitioner agrees to pay to the Village of Barrington, those impact fees as set forth on Exhibit C attached hereto and thereby made a part hereof as calculated pursuant to in the Village's Development Regulations, as amended from time to time, pursuant to a written agreement as required by such Development Regulations. Such impact fees shall be paid prior to or at the time of the issuance of the building permit for the construction of the Development.

H. Letter(s) of Credit Required as Performance Guarantee(s):

1. Irrevocable Letter of Credit: At the discretion of the Village Manager or his designee, prior to the commencement of any construction on the Property, and prior to issuance of any building permit for the Planned Development as herein approved, the Petitioner shall cause to be posted with the Village a letter of credit in a form approved in advance by an attorney designated by the Village Manager and in an amount as reasonably determined by the Village Manager, or his designee, but in no event shall such performance guarantee exceed one hundred twenty-five percent (125%) of the cost of the public improvements, and excluding any such improvements for which security is posted with any other unit of government, to assure that adequate funds will be available to the Village to complete, construct, install within two (2) years from the date of posting thereof, and thereafter maintain, such improvements if the Petitioner shall fail to do so, but such two (2) year time period may be reasonably extended by the Village Manager at the request of the Petitioner for good cause shown. The letter of credit shall be irrevocable so that it cannot be revoked by the Petitioner or by the Issuer. In addition to the posting of such security, the Petitioner shall remain obligated to maintain, replace and repair all such improvements in order that they fully comply with the requirements of the Village of Barrington Development Regulations and Barrington Watershed Development Ordinances prior to and at the time of the acceptance of any dedication thereby by the Village. The Petitioner shall be responsible for timely snow removal, ice control on the private parking areas, sidewalks and the esplanade and the repair of damage to any public street(s) caused by any construction traffic resulting from work for or on behalf of the Development, and other necessary maintenance thereon. The amount of such letter of credit may be reduced from time to time for public improvements completed to date; provided, however, that such reduction shall be reasonably approved in writing in advance by the Village Manager and in no event shall such letter of credit be reduced below that amount required to complete and maintain all remaining work on all of the public improvements, whether on-site or off-site, and to provide the required reserve for the contingencies hereinabove described. In addition to the requirements set forth herein pertaining to the Petitioner's letter of credit, the Petitioner shall comply with all other existing Village requirements pertaining to security.

2. Maintenance Guarantee: At the discretion of the Village Manager, or his designee, the Petitioner shall also be required to provide to the Village a letter of credit in the amount of five percent (5%) of the estimated final construction costs of the required public improvements for the Development to guarantee the cost of repair and/or replacement thereof, including but not limited to any defective materials or construction of said improvements. Said maintenance guarantee shall remain in effect for a period of two (2) years, or such longer period of time as deemed necessary by the Village, and shall be for use by the Village for the purpose of making any repairs to or replacement of said improvements as deemed by the Village to be necessary for public safety and/or to make any repairs which the Petitioner may have neglected to make for seventy-two hours after notification thereof by the Village. The Petitioner shall be required to maintain all required public

improvements for the Development until either the Village's approval thereof, until all maintenance guarantees of the Petitioner have been released, and until the Petitioner has performed all required maintenance for and/or replacement of such improvements.

3. Cash Deposit: In lieu of any of the aforesaid letters of credit, the Petitioner may make a cash deposit with the Village in the amount(s) as set forth in this Section, which cash deposits may be used by the Village as a performance and maintenance guarantee for any of the purposes set forth in this Section.

4. Public Improvements Defined: For purposes of this Paragraph, the term "public improvements" is intended to be broadly construed, and shall encompass all required improvements described herein to be built by the Petitioner. The letter of credit described in this Ordinance shall include sums sufficient to construct all "public improvements" which shall include by way of example, but not by limitation, all improvements in connection with the Development whether such improvements are located on or off the Property including but not limited to the sanitary sewer facilities, the storm water facilities, potable water distribution facilities, and the reconstruction of adjacent public sidewalks, and any and all easement improvements described in this Ordinance and the restoration of all roadway surfaces to a condition at least as good as the condition before the commencement of any work or to a condition otherwise required by the terms of this Ordinance including the Exhibits.

5. No Acceptance of Dedication Intended: The Village neither intends to nor shall at any time in the future accept dedication of any of the improvements located in the Development, except as otherwise expressly provided in this Ordinance.

SECTION 3: MISCELLANEOUS PROVISIONS

A. Binding Effect.

The provisions of this Ordinance, including, without limitation, the grant of the Special Use as set forth herein, and all the respective obligations, conditions, restrictions, limitations and rights related thereto shall run with and be jointly and severally binding upon the Petitioner, the fee simple owner(s) of the Property from time to time, the beneficial owner(s), and tenants of all or any portion of the Property, and any heirs, successors, and assigns of the Petitioner, and any reference to the Petitioner in this Ordinance shall also constitute a reference to the successors and assigns of the Petitioner. All obligations, requirements and rights of the Petitioner under this Ordinance shall run with title to the Property and shall automatically be assigned to, be binding upon and inure to the benefit of the successors and/or assigns of the Petitioner, including but not limited to any entity acquiring any financial interest in the Property and/or any subsequent owner(s) and/or beneficial owner(s) of all or any portion of the Property. Without any limitation on the foregoing, but for the purpose of removal of doubt, unless said Ordinance is repealed or allowed to expire by the Corporate Authorities of the Village (either of which may occur without any further public hearing before the Village's Plan Commission), (i) this Ordinance and the SUP/PD herein granted shall run with title to the Property, and the obligations, rights, benefits, and burdens of the Petitioner under this Ordinance shall be

binding upon any party which hereafter purchases the Property; and (ii) the Petitioner may assign all of its right to and interest in the Property and its rights, duties, and obligations pursuant to this Ordinance to a special purpose entity created by the Petitioner for this purpose.

B. Amendment by Mutual Consent.

The Village, by an ordinance of its Corporate Authorities, and the Petitioner, may by mutual consent agree in writing to amend the terms and conditions set forth in this Ordinance after a public hearing before the Village of Barrington Plan Commission, but no purported oral amendment to this Ordinance shall be binding or enforceable.

C. Indemnity for Certain Costs and Expenses.

1. The Village agrees to cooperate with the Petitioner in defending any action which contests any aspect of this Ordinance, but all reasonable costs of defense, including attorneys' fees of defense counsel selected by the Village, incurred by the Village in connection therewith shall be paid for by the Petitioner or reimbursed to the Village by the Petitioner. The Village may require a reasonable deposit by the Petitioner to cover any anticipated cost thereof.

2. The Petitioner hereby undertakes and agrees, to the greatest extent permitted by law, to indemnify, defend, save and keep harmless the Village and its officers, trustees, employees, contractors, subcontractors, and other agents (collectively, the "Indemnified Parties") from and against any loss, cost, damage, liability, claim or expense, including attorneys' fees, which any of the Indemnified Parties may suffer, incur or sustain from or arising out of any injuries to or death of any person or persons, or damage to or loss of any real or personal property, including but not limited to damage to the Property and/or to other property in the vicinity, including but not limited to damages from storm water and/or due to flooding, resulting directly or indirectly from the Petitioner's use and occupancy of the Property and/or the Special Use herein granted, provided, however, that nothing herein contained shall obligate the Petitioner to indemnify the Indemnified Parties from any liability arising solely out of any negligent acts of the Indemnified Parties, or their respective officers, employees, contractors, subcontractors and/or or agents.

D. Remedies.

In the event the Petitioner fails to pay or reimburse the Village for any fees and/or expenses due pursuant to this Ordinance, or pursuant to the other applicable ordinances of the Village, or if the Petitioner otherwise violates this Ordinance or the other applicable ordinances of the Village, or is otherwise in default in its obligations under this Ordinance and/or under any other applicable ordinance of the Village, and has been notified of and failed to cure such default after at least thirty (30) days written notice, the Village shall be entitled to all remedies available at law and/or in equity and, in addition to all other remedies available, the Village may suspend, revoke or decline to issue any building, occupancy and/or other permit or approvals required by the ordinances of the Village and/or the Village may suspend or revoke the Special Use herein granted.

E. Effect of Existing Ordinances.

Except as expressly set forth herein, the Petitioner shall comply in all other respects with the conditions and requirements of the Zoning Ordinance and the Village of Barrington Village Code (the "Village Code") (except to the extent amended herein or inconsistent herewith), and all other applicable ordinances of the Village as they may exist from time to time, including but not limited to obtaining all required permits, the deposit of all required security in the form required, and the payment of all fees in connection with the review of plans and/or the issuance of such permits.

F. Severability Clause.

If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance or any part thereof is for any reason held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this Ordinance, or any part thereof. The Corporate Authorities hereby declare that they would have approved each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, subdivision, paragraphs, sentences, clauses or phrases be declared unconstitutional, invalid or ineffective.

G. Exhibits.

Each Exhibit which is attached to this Ordinance is deemed to be and is expressly made a part of and incorporated into this Ordinance to the same extent as if each such Exhibit, and the plans identified therein, had been set forth in its entirety in the body of this Ordinance, provided, however, the approval of such plans for the purposes of this Ordinance and the Special Use herein granted shall not constitute approval of said plans for any other purposes under the Village Code, or any other applicable ordinances of this Village, and no grant of any variation from said ordinance shall thereby be implied.

H. Approval Authority.

1. If any provisions of this Ordinance delegate approval authority to any Village officer, employee or agent for any aspect of this Development, then either the Petitioner or such officer, employee or agent, as the case may be, or his or her designee, shall have the right to have any such decision of such Village officer, employee or agent, or his or her designee, reviewed, reconsidered, and a final decision thereon made by the Corporate Authorities of the Village.

2. Any reference in this Ordinance to the authority of the Village Manager to grant or deny an approval shall, whether or not so specified, include the authority for such decision to be made by one or more designee(s) of the Village Manager.

SECTION 4: This Ordinance shall be published in pamphlet form and shall be in full force and effect from and after its passage and approval and its acceptance and approval as provided below.

PASSED THIS 29 DAY OF July, 2024 BY ROLL CALL VOTE AS FOLLOWS:

AYES: Trustee Johnsen Trustee Duncan Trustee Riggs 3 President Darch

NAYS: None

ABSENT: Trustee Vondrasek

ABSTAIN: None

APPROVED THIS 29 DAY OF July, 2024

Karen Y. Darch, Village President

ATTESTED AND FILED THIS 29TH DAY OF JULY, 2024.

Tony Ciganek, Village Clerk

Published in Pamphlet Form the 30th day of July, 2024

Village of Barrington CORPORATE SEAL Cook & Lake Counties, IL

## ACCEPTANCE

The undersigned state that he/she/they is/are duly authorized to execute this Ordinance on behalf of the Petitioner set forth below, and on behalf of said Petitioner, the undersigned hereby accept and agree to the provisions of the foregoing Ordinance this ____ day of _____, 2024. The provisions of this Ordinance shall run with the title to the Property at 150 E. Washington Street, Barrington, IL.

PETITIONER:

WASHINGTON ST BARRINGTON LLC

By:_____
James Origer
Its Manager and Authorized Agent

By:_____
Kenneth Franzese
Its Manager and Authorized Agent

AN ORDINANCE GRANTING
A SPECIAL USE FOR A RESIDENTIAL PLANNED DEVELOPMENT

(PC 24-03: Property at 150 Washington Street
Petitioner, Washington St Barrington, LLC)

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

THE EAST 25.07 FEET OF LOTS 3 AND 4 AND ALL OF LOTS 5, 9, AND 10 IN LIBERTY SQUARE ADDITION TO BARRINGTON, BEING A SUBDIVISION OF BLOCK "f" IN THE TOWN OF CUBA (NOW VILLAGE OF BARRINGTON), IN SECTION 36, TOWNSHIP 43 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 11, 1927, AS DOCUMENT 301929, IN BOOK "R" OF PLATS, PAGE 84, IN LAKE COUNTY, ILLINOIS.

P.I.N. 13-36-308-008

AN ORDINANCE GRANTING
A SPECIAL USE FOR A RESIDENTIAL PLANNED DEVELOPMENT

(PC 24-03: Property at 150 Washington Street
Petitioner, Washington St Barrington, LLC)

GROUP EXHIBIT B

2024 APPROVED PLANS

| | |
|---|---|
| Exhibit B-1 | Plat of Survey |
| Exhibit B-2 | Site Plan |
| Exhibit B-3 | Renderings |
| Exhibit B-4 | Architectural Plans |
| Exhibit B-5 | Engineering Plans |
| Exhibit B-6 | Auto-Turn Analysis |
| Exhibit B-7 | Photometric Plan |
| Exhibit B-8 | Landscape Plan |
| Exhibit B-9 | Certificate of Approval |

AN ORDINANCE GRANTING
A SPECIAL USE FOR A RESIDENTIAL PLANNED DEVELOPMENT

(PC 24-03: Property at 150 Washington Street
Petitioner, Washington St Barrington, LLC)

EXHIBIT C

DEVELOPER IMPACT FEES

| | 8 TWO-BEDROOM UNITS** |
|---|---|
| SCHOOL DISTRICT | $1,197.14 per unit |
| FIRE DEPARTMENT | $ 298.50 per unit |
| LIBRARY | $ 174.13 per unit |
| PARK DISTRICT | $3,900.40 per unit |
| TOTAL PER UNIT | $5,570.17 per unit |
| TOTAL | $44,564.36 |

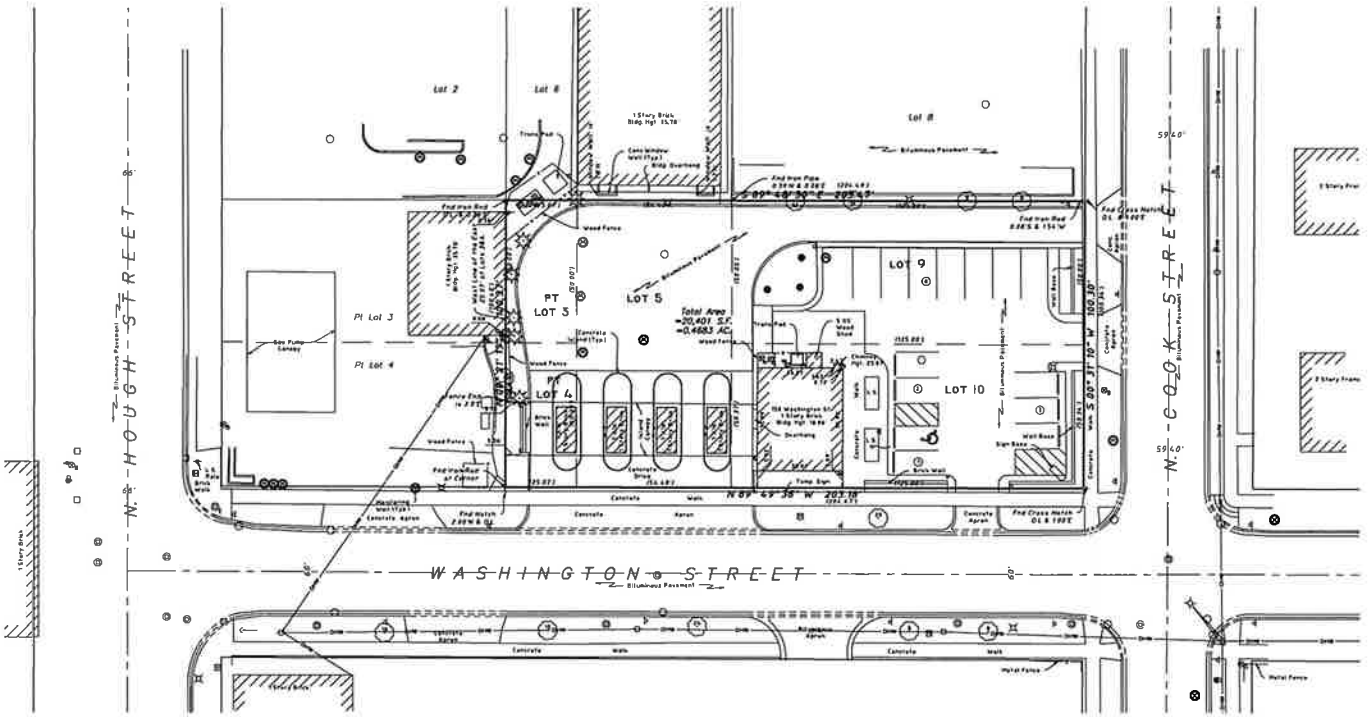
** Impact Fees are subject to change if additional bedrooms are added.

P.I.N. 13-36-308-008

# ALTA / NSPS LAND TITLE SURVEY

OF

THE EAST 25.07 FEET OF LOTS 3 AND 4 AND ALL OF LOTS 5, 9 AND 10 IN LIBERTY SQUARE ADDITION TO BARRINGTON, BEING A SUBDIVISION OF BLOCK 'I' IN THE TOWN OF CUBA, (NOW VILLAGE OF BARRINGTON), IN SECTION 36, TOWNSHIP 43 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 11, 1927, AS DOCUMENT 301929, IN BOOK "R" OF PLATS PAGE 84, IN LAKE COUNTY, ILLINOIS



VICINITY MAP
Not To Scale

**Surveyor's notes:**

1. The basis of bearing shown hereon is based on NAD 83(2011) Illinois East Zone 1201 State Plane Coordinates as referenced from Kane Company's RTK Network.
2. Underground utilities are not shown hereon.
3. Based on information provided on the Flood Insurance Rate Map Community – Panel No 17097C0217K dated September 16, 2013 produced by the Federal Emergency Management Agency (FEMA) for Lake County, Illinois, the property shown and described hereon is located within Zone X, which is defined by FEMA as "Areas determined to be outside the 0.2% annual chance floodplain."
4. In the preparation of this survey reference was made to Chicago Title Insurance Company Commitment for Title Insurance Owner's Policy No CCH2300027LD with a Date of Policy of June 13, 2023.

With respect to Schedule B of said commitment:

Exception C – Ordinance No 2409 – Doc No 3238707 – No plottable items

**PARKING SUMMARY**

| | |
|---|---|
| REGULAR SPACES | 14 |
| ACCESSIBLE SPACES | 1 |
| TOTAL | 15 |

State of Illinois }
County of Cook } SS

To Washington St Barrington, LLC, an Illinois limited liability company, and Chicago Title Insurance Company, its successors and/or assigns.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 3, 4, 7a and 8 of Table A thereof. The field work was completed on February 12, 2024.

This professional service conforms to the current Illinois minimum standards for a boundary survey.

Schaumburg, Illinois, February 16, 2024

By _____
Professional Land Surveyor No. 3695

Ordered By: Jim Geiger Project No.: 22-314

JEFFREY W. GLUNT 035-3695 ILLINOIS

EXPIRES 11-30-24

HAEGER ENGINEERING
consulting engineers + land surveyors
100 East State Parkway, Schaumburg, IL 60173
Tel 847.394.6600 Fax 847.394.6608
Illinois Professional Design Firm License No. 184.008152
www.haegerengineering.com

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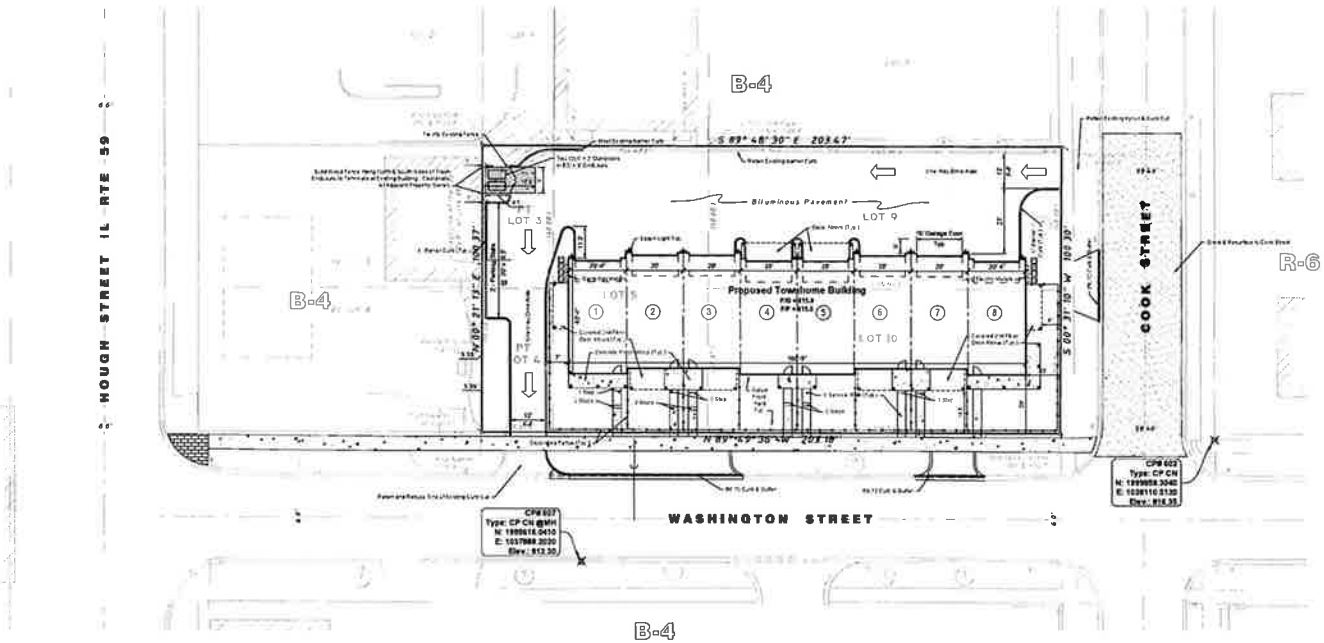
**OWNER/ PETIONER**
Washington Street Barrington LLC
Jim Origer
214 South Hager Street
Barrington, IL 60010
tel.: 847.707.3421

**ARCHITECT**
Architectural Design Concepts, Inc
Christian Bades, ALA, MBA
PO Box 959051
Hoffman Estates, IL 60195-9051
Tel. 847.323.9970

**LANDSCAPE ARCHITECT**
Pamela Self Landscape Architecture
202 S. Cook Street, Suite 214
Barrington, IL 60010
tel. 847.438.4922
www.pamelaself.com

**CIVIL ENGINEER**
Haeger Engineering LLC
109 East State Parkway
Schaumburg, IL 60173
tel.: 847.394.6600
www.haegerengineering.com




**SITE BENCHMARKS**

CP # 602 (See Survey)
Description: Cross Notch
Elevation: 816.35 NAVD 88 (Geoid 12A)

CP # 607 (See Survey)
Description: Cross Notch
Elevation: 812.30 NAVD 88 (Geoid 12A)

**LEGAL DESCRIPTION**

THE EAST 25 0' FEET OF LOTS 3 AND 4 AND ALL OF LOTS 5, 9 AND 10 IN LIBERTY SQUARE ADDITION TO BARRINGTON, BEING A SUBDIVISION OF BLOCK 'I' IN THE TOWN OF CUBA, (NOW VILLAGE OF BARRINGTON), IN SECTION 36, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 11, 1927, AS DOCUMENT 301926, IN BOOK "R" OF PLATS, PAGE 84, IN LAKE COUNTY, ILLINOIS.

PIN 13-36-308-006

ADDRESS 150 Washington Street
Barrington, IL 60010

**NOTES**

1. The existing zoning is Village of Barrington B-4 Village Center. Proposed zoning is B-4 PUD.
2. The proposed unit ownership structure is condominium.
3. See the Topographic and Boundary survey by Haeger Engineering for benchmark locations and additional existing conditions information.

**Site Data**

| | |
|---|---|
| Gross Area | 0.47 Ac |
| Number of Units | 8 |
| Density | 17.1 DU/Ac |
| **Parking Summary** | |
| Garage Stalls | 16 (2 2 0 1) |
| Driveway Stalls | 16 (2 2 0 1) |
| Guest Parking | 2 (0 2 5 1) |
| Total | 34 (4 2 5 1) |
| **Impervious Surface** | |
| Existing | 0.42 Ac |
| Proposed | 0.35 Ac |
| Change | -0.07 Ac |

*Note: The existing zoning is Village of Barrington B-4 Village Center. Proposed zoning is B-4 PUD.*

NORTH
Scale: 1" = 20'

| No. | Date | Description |
|---|---|---|
| 1 | 2024-04-19 | Revised per Village Staff Review Comments |

HAEGER ENGINEERING
consulting engineers • land surveyors
109 East State Parkway, Schaumburg, IL 60173 • Tel. 847.394.6600 Fax. 847.394.6608
Illinois Professional Design Firm License No. 184.005152
www.haegerengineering.com

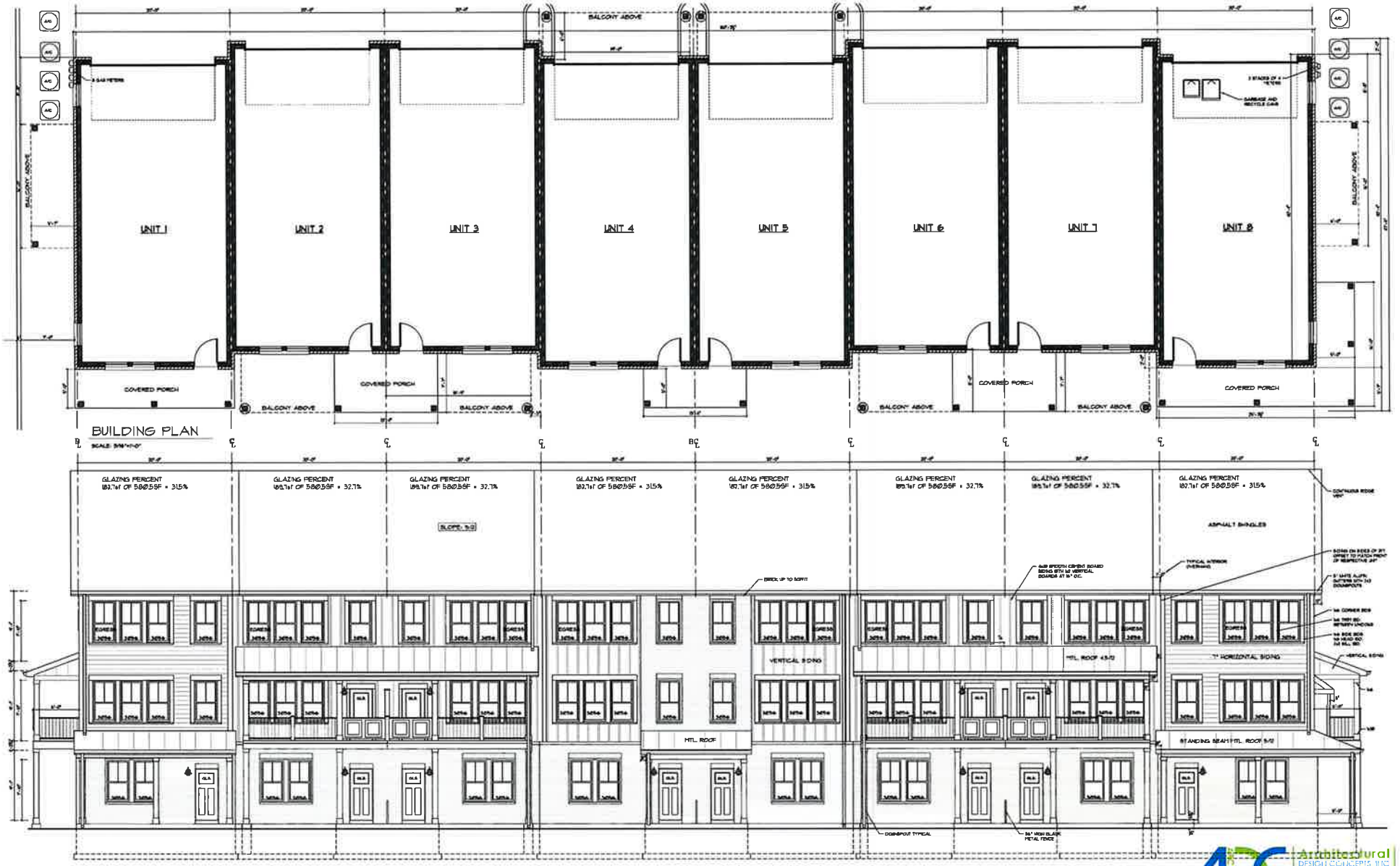
**PUD**
**SITE PLAN**

**150 WASHINGTON PLACE**
**SITE IMPROVEMENTS**
VILLAGE OF BARRINGTON, LAKE COUNTY, ILLINOIS

| | |
|---|---|
| Project Manager: | L A K |
| Engineer: | J D T |
| Date: | 2024-02-29 |
| Project No. | 22218 |
| Sheet | 1/1 |

© Haeger Engineering LLC

E Cook




BUILDING PLAN

SCALE: 3/16"=1'-0"

FRONT VIEW (SOUTH)

SCALE: 3/16"=1'-0"

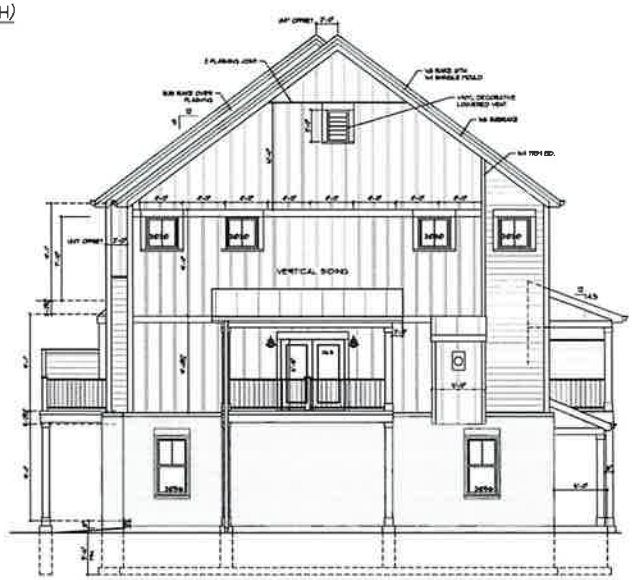
# 150 WASHINGTON PLACE PROPOSED ELEVATION

DATE: APRIL 22, 2024

Architectural DESIGN CONCEPTS, INC
PO Box 259051
Hoffman Estates, IL 60195
tel 847 323 . 9970

REAR SIDE (NORTH)

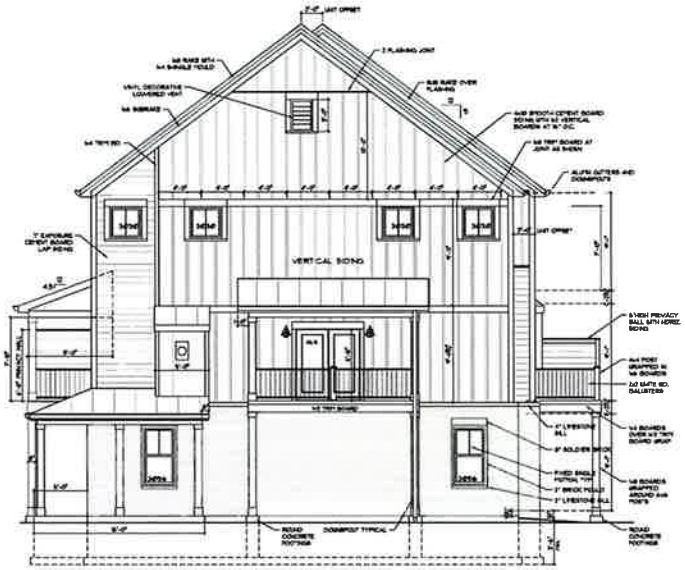
SCALE: 3/16"=1'-0"




LEFT SIDE (WEST)

SCALE: 1/8"=1'-0"

GLAZING PERCENT (NOT INCLUDING GABLE)
114sf OF 1204SF = 9.5%




RIGHT SIDE (EAST)

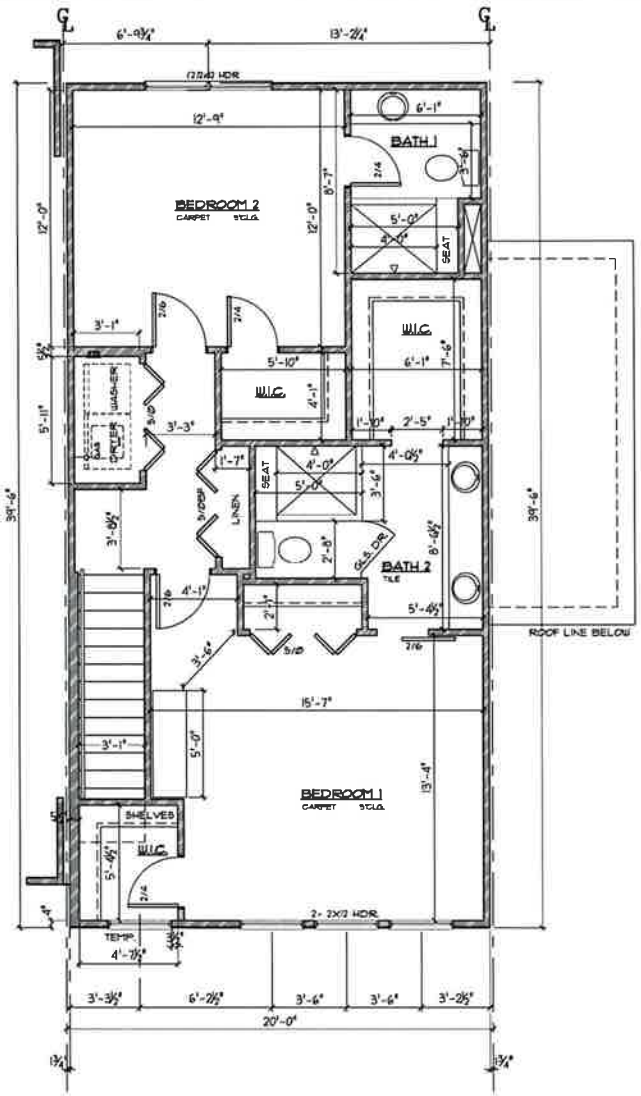
SCALE: 3/16"=1'-0"

GLAZING PERCENT (NOT INCLUDING GABLE)
114sf OF 1204SF = 9.5%

# 150 WASHINGTON PLACE PROPOSED ELEVATION

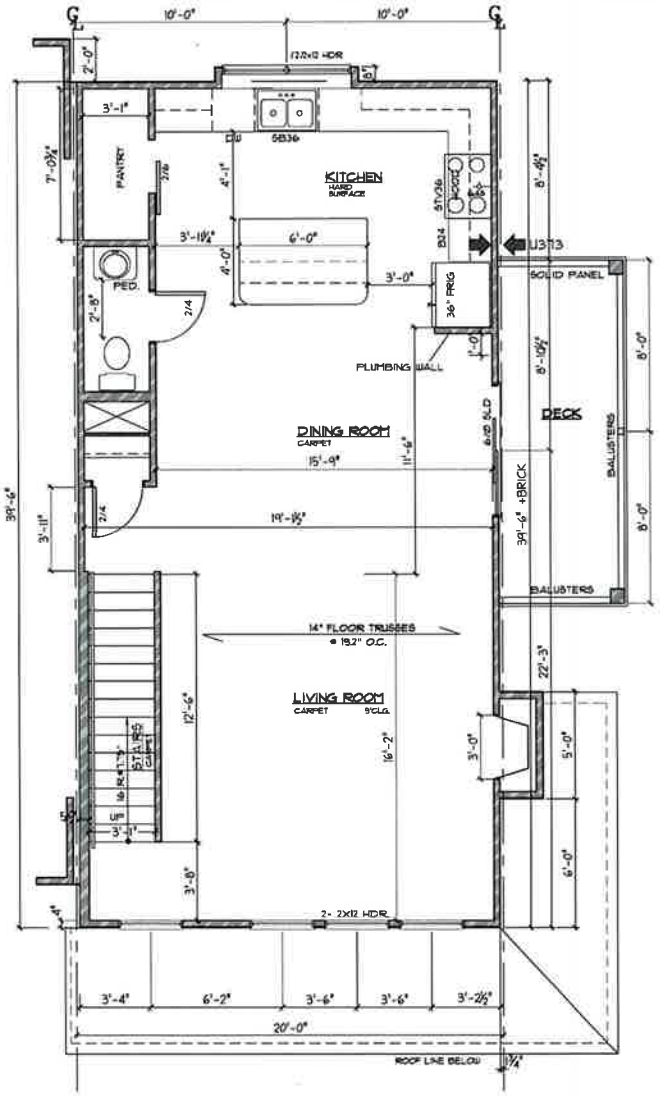
DATE: APRIL 22, 2024

ADC ARCHITECTS
Architectural
DESIGN CONCEPTS, INC
PO Box 959051
Hoffman Estates, IL 60195
tel: 847.323 ####
Email: info@adcarchitects.net



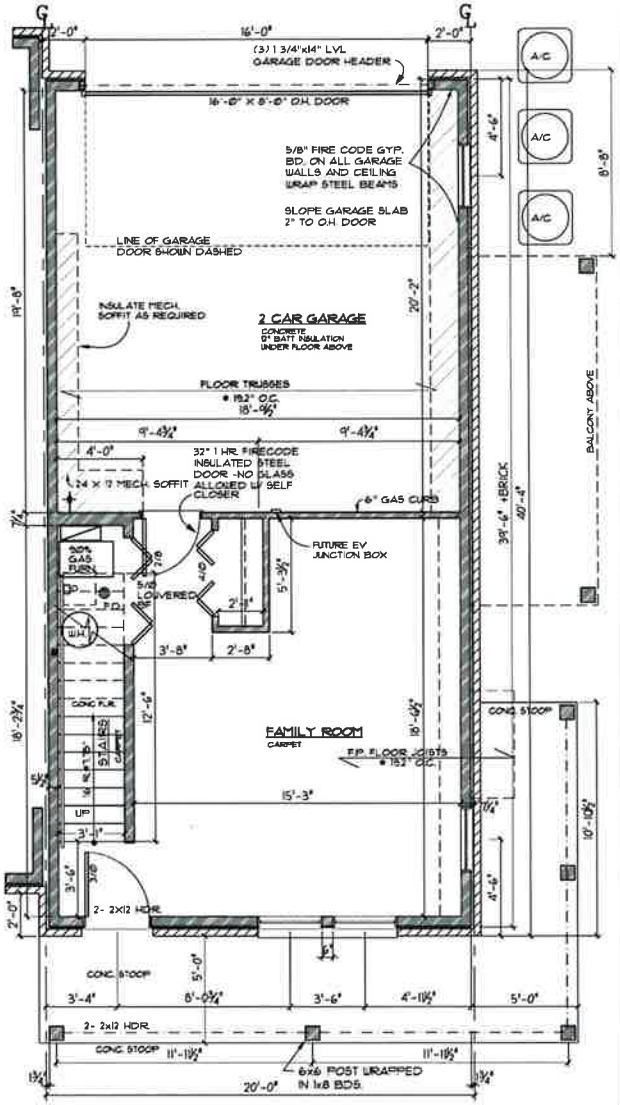

## UPPER LEVEL PLAN

SCALE: 3/8"=1'-0" 9' WALLS
END UNITS 1,8 741 SF




## MAIN LEVEL PLAN

SCALE: 3/8"=1'-0" 9' WALLS
END UNITS 1,8 745 SF



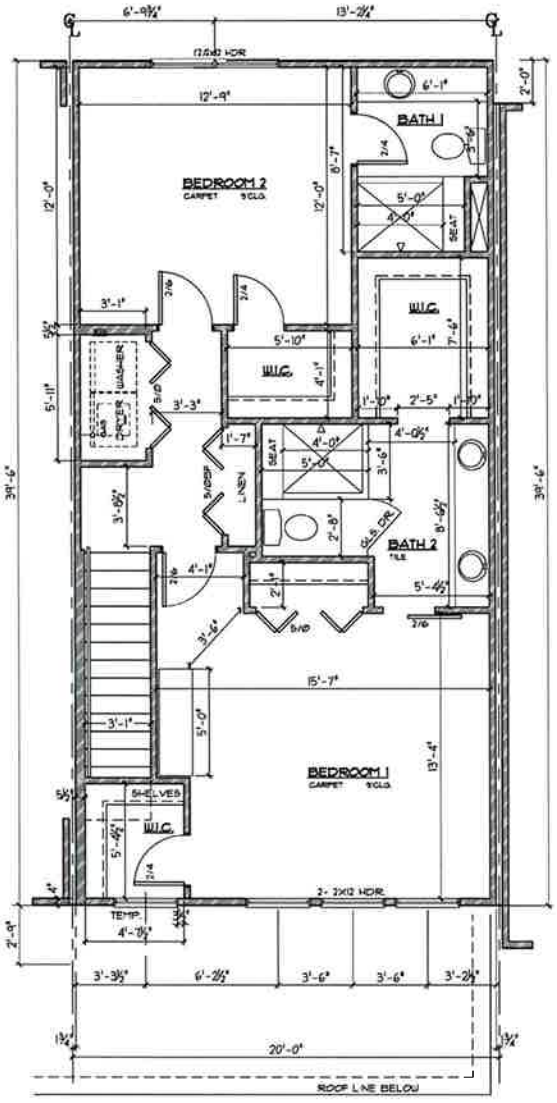

## LOWER LEVEL PLAN

SCALE: 3/8"=1'-0" 9' WALLS
END UNITS 1,8 401 SF

# 150 WASHINGTON PLACE END UNIT PLANS

DATE: APRIL 22, 2024

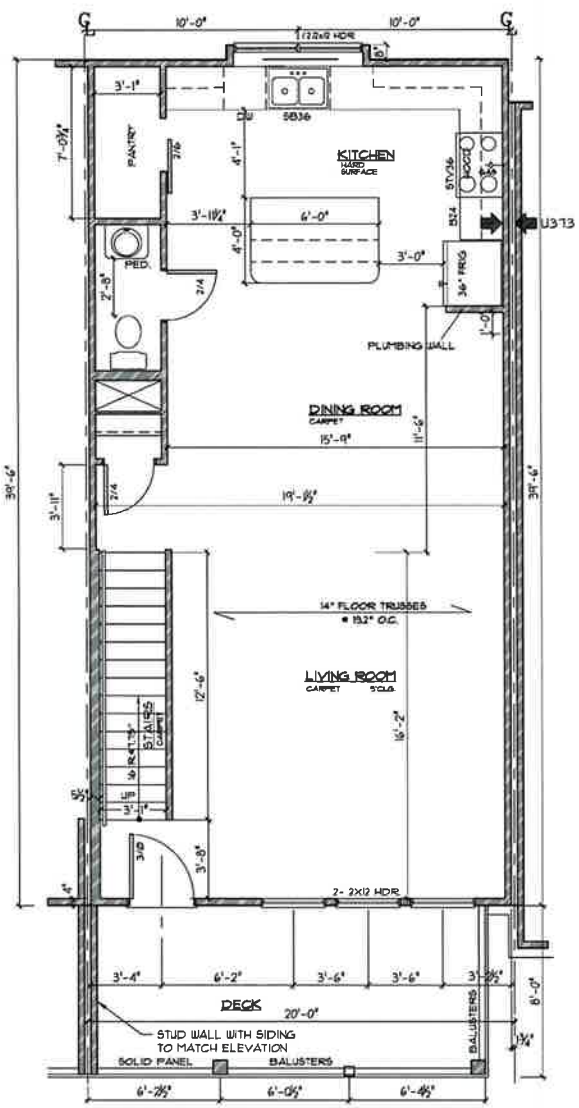
Architectural DESIGN CONCEPTS, INC
PO Box 519051
Hoffman Estates IL 60195
Tel 847 323 9970




UPPER LEVEL PLAN

SCALE: 3/8"=1'-0" 4" WALLS

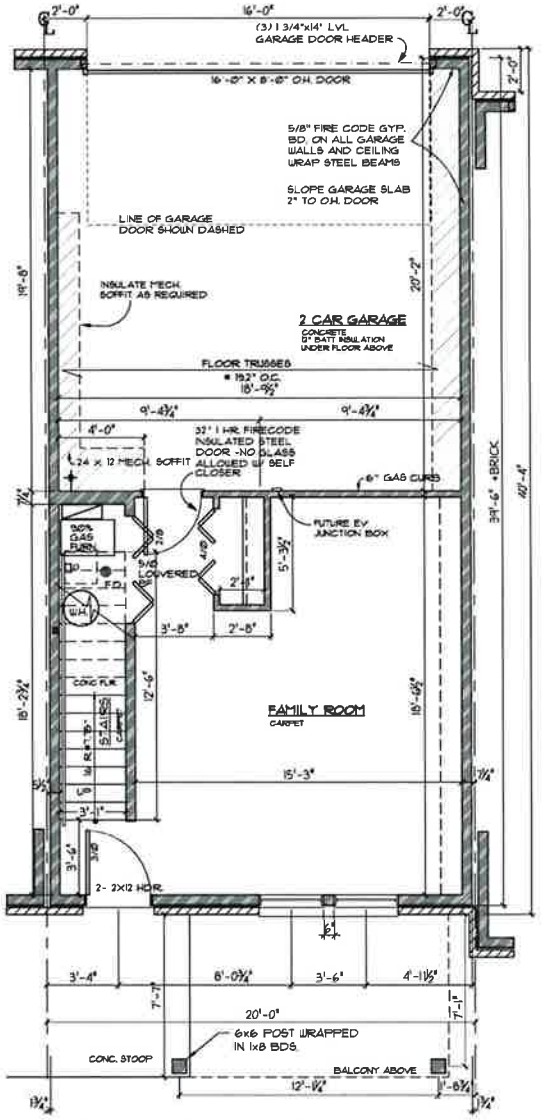
SIDE UNITS 2,3,6,7




MAIN LEVEL PLAN

SCALE: 3/8"=1'-0" 4" WALLS

SIDE UNITS 2,3,6,7




LOWER LEVEL PLAN

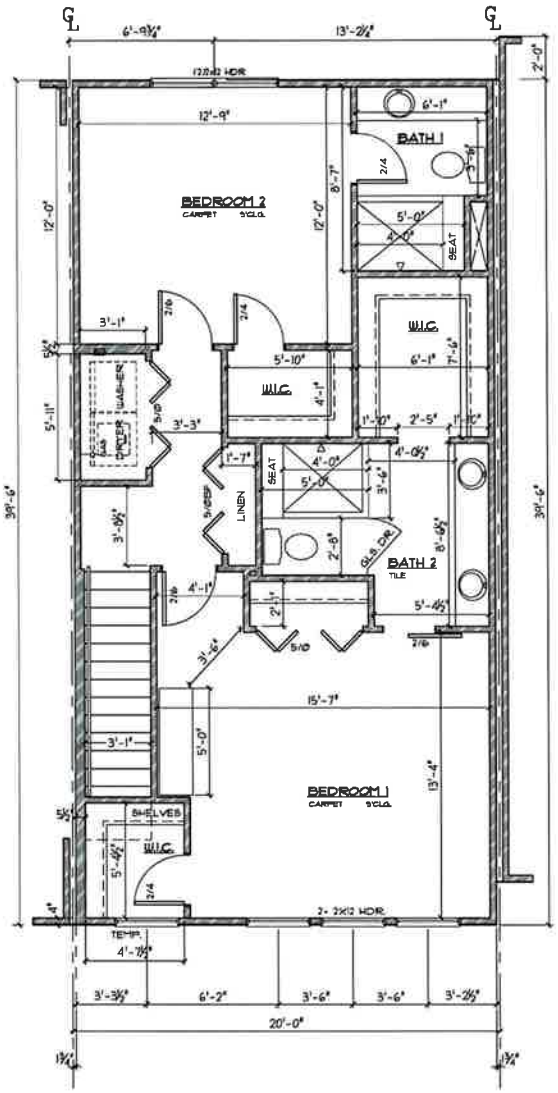
SCALE: 3/8"=1'-0"

SIDE UNITS 2,3,6,7

# 150 WASHINGTON PLACE SIDE UNIT PLANS

DATE: APRIL 22, 2024

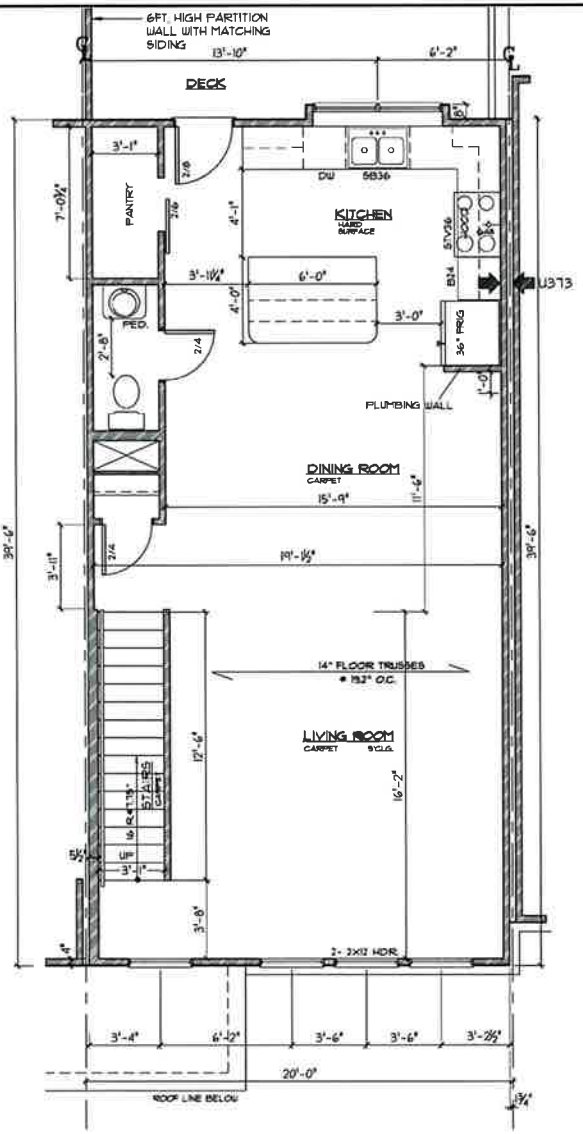
4" WALLS
ADC ARCHITECTS
Architectural DESIGN CONCEPTS, INC
PO Box 938
Huntington Beach, IL 60142
Tel 847 323 8920
Email chris@adcarchitects.net




UPPER LEVEL PLAN

SCALE: 3/8"=1'-0" 9' WALLS

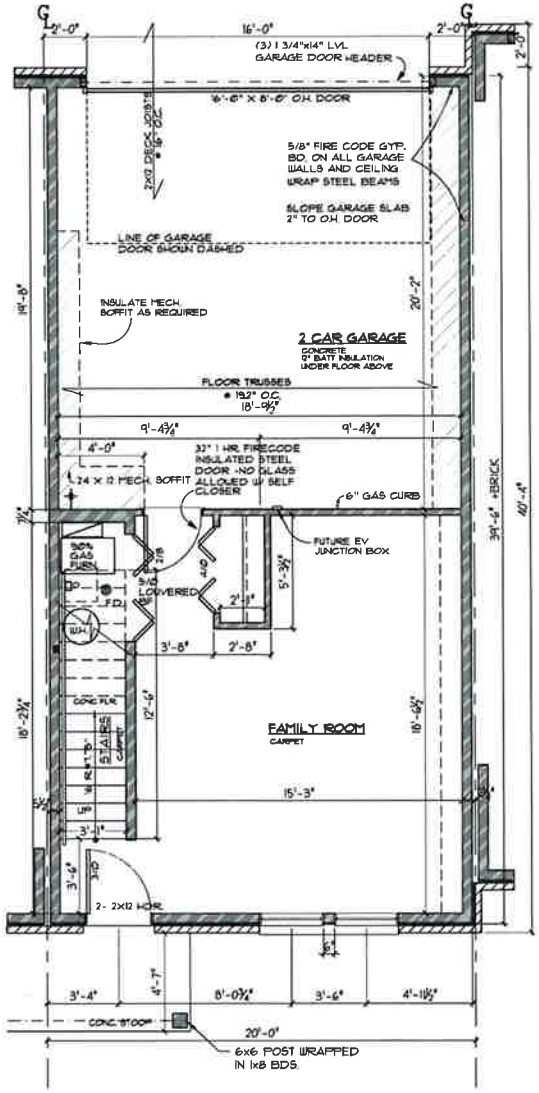
MIDDLE UNITS 4,5




MAIN LEVEL PLAN

SCALE: 3/8"=1'-0" 9' WALLS

MIDDLE UNITS 4,5




LOWER LEVEL PLAN

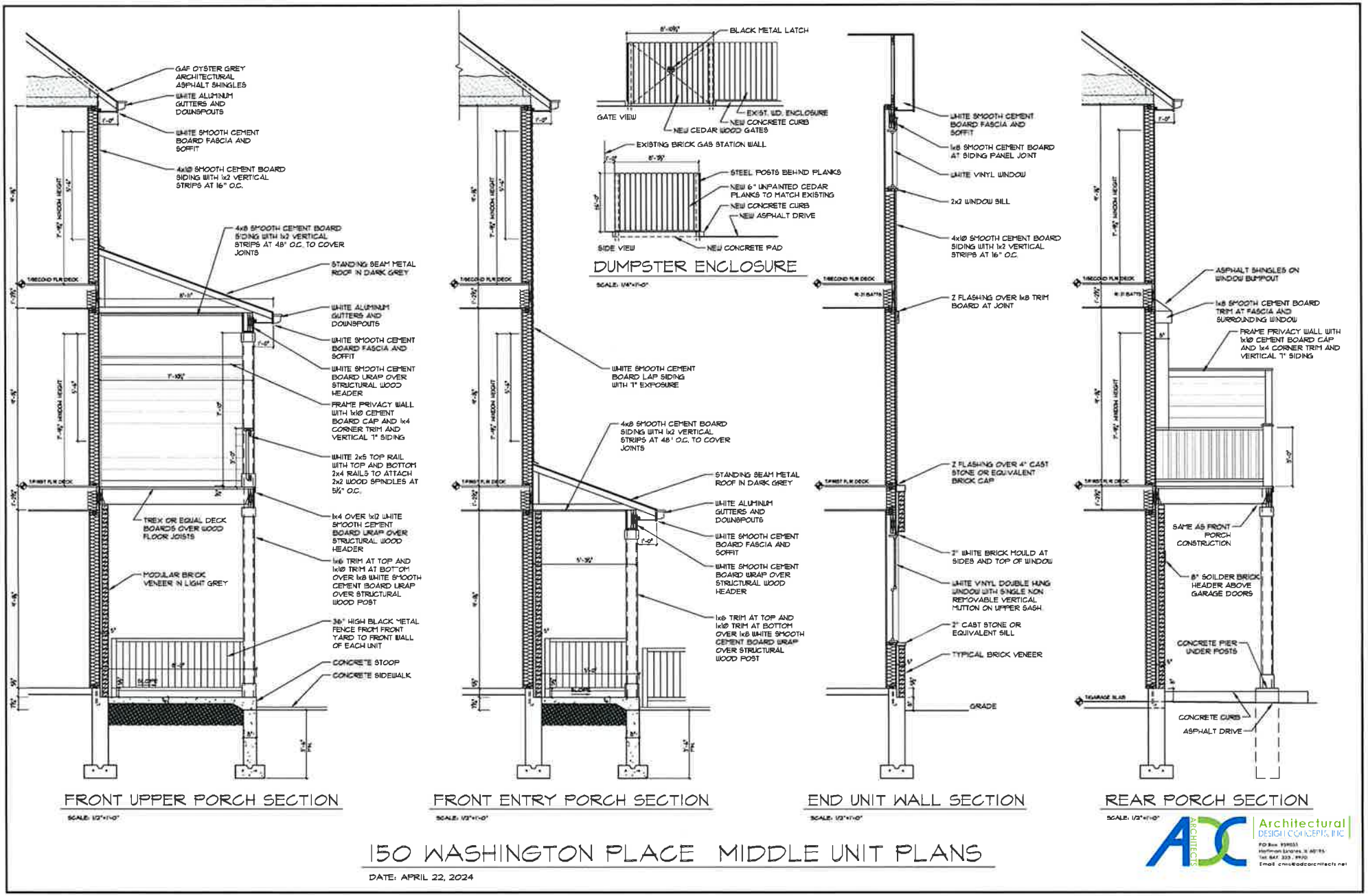
SCALE: 3/8"=1'-0" 9' WALLS

MIDDLE UNITS 4,5

# 150 WASHINGTON PLACE MIDDLE UNIT PLANS

DATE: APRIL 22, 2024

Architectural Design Concepts, Inc.
PO Box 938
Hoffman Estates IL 60195
Tel 847.323.9970
Email chris@adcarchitects.net
Professional Design Firm License No: 184-004317




# 150 WASHINGTON PLACE MIDDLE UNIT PLANS

DATE: APRIL 22, 2024

Architectural DESIGN CONCEPTS, INC
ARCHITECTS
PO Box 959033
Hoffman Estates, IL 60195
Tel: 847.323.9900
Email: chris@adcarchitects.net

# 150 WASHINGTON PLACE
# PRELIMINARY ENGINEERING PLANS
## 150 WASHINGTON STREET

### SECTION 36 TOWNSHIP 43 NORTH RANGE 9 EAST
### BARRINGTON, ILLINOIS
### LAKE COUNTY


**OWNER / DEVELOPER:**
Washington Street Barrington LLC
214 S Hager Street
Barrington, IL 60010

**PREPARED BY:**
Haeger Engineering LLC
Illinois Prof. Design Firm #184-003152
100 E. State Parkway
Schaumburg, IL 60173
Tel (847) 394-6600
Fax (847) 394-6608
www.haegerengineering.com

**ARCHITECT:**
Architectural Design Concepts, Inc.
PO Box 959051
Hoffman Estates, IL 60195-9051
Tel (847) 323-8870

**LANDSCAPE ARCHITECT:**
Pamela Self Landscape Architecture
202 S. Cook Street, Suite 214
Barrington, IL 60010
Tel (847) 438-4922

**VILLAGE OF BARRINGTON:**
200 S. Hough Street
Barrington, IL 60010
Tel (847) 304-3400

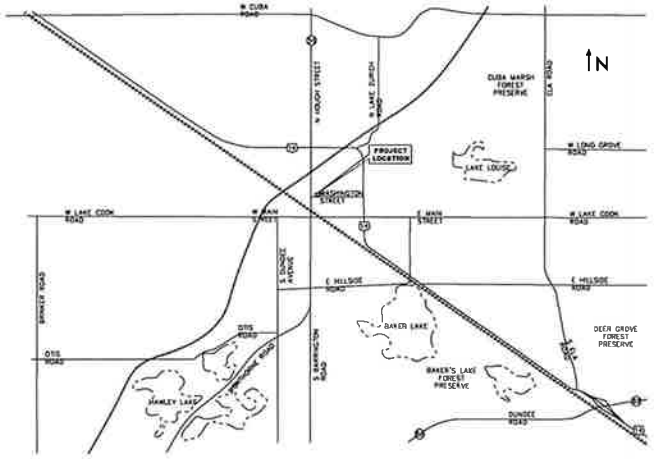

**Benchmark**
Site Benchmark

CP # 609 (see survey)
Description: Bolt on Hydrant
Elevation: 816.57 NAVD 88 (Geoid 12A)

CP # 602 (see survey)
Description: Cross Notch
Elevation: 816.35 NAVD 88 (Geoid 12A)

CP # 607 (see survey)
Description: Cross Notch
Elevation: 812.30 NAVD 88 (Geoid 12A)

CP # 609 (see survey)
Description: Cross Notch
Elevation: 814.37 NAVD 88 (Geoid 12A)



LOCATION MAP

**INDEX TO SHEETS**


| NO. | DESCRIPTION |
|---|---|
| C1.0 | TITLE SHEET |
| C2.0 | EXISTING CONDITIONS & DEMOLITION PLAN |
| C4.0 | DEMOLITION PLAN |
| C4.0 | GEOMETRY & UTILITY PLAN |
| C5.0 | GRADING & DRAINAGE PLAN |
| C6.0 | TYPICAL DETAILS |
| C6.1 | TYPICAL DETAILS |


**LEGEND**

| Existing Symbol | Description | Proposed Symbol |
|---|---|---|
| | Storm Sewer Manhole | |
| | Catch Basin | |
| | Inlet | |
| | Flared End Section | |
| | Headwall | |
| | Area Drain | |
| | Sanitary Sewer Manhole | |
| | Clean Out | |
| | Storm Sewer | |
| | Storm Sewer Service | |
| | Perforated Underdrain | |
| | Sanitary Sewer | |
| | Sanitary Sewer Service | |
| | Combined Sewer | |
| | Force Main | |
| | Water Main | |
| | Water Main Service | |
| | Fire Hydrant | |
| | Valve Vault | |
| | Valve Box | |
| | B-Box | |
| | Well Head | |
| | Light Pole | |
| | Light Pole With Mast Arm | |
| | Traffic Signal | |
| | Traffic Signal With Mast Arm | |
| | Hand Hole | |
| | Fence | |
| | Guardrail | |
| | Pipe Bollard | |
| | Sign | |
| | Gas Valve | |
| | Gas Line | |
| | Electric Line | |
| | Overhead Utility Line | |
| | Fiber Optic Line | |
| | Electrical Pedestal | |
| | Electric Manhole | |
| | Guy Wire | |
| | Utility Pole | |
| | Telephone Pedestal | |
| | Telephone Manhole | |
| | Telephone Line | |
| | Cable TV Line | |
| | Cable TV Pedestal | |
| | Flagpole | |
| | Mailbox | |
| | Handicapped Parking Stall | |
| | Number of Parking Stalls | |
| | Curb & Gutter | |
| | Reverse Pitch Curb & Gutter | |
| | Depressed Curb | |
| | Retaining Wall | |
| | Curb Elevation and Gutter/Pavement Elevation | |
| | Pavement Elevation | |
| | Sidewalk Elevation | |
| | Ground Elevation | |
| | Top of Wall Elevation | |
| | Bottom of Wall Elevation | |
| | Open Lid Frame & Grate | |
| | Closed Lid Frame & Lid | |
| | Finish Grade | |
| | Garage Floor | |
| | Top of Foundation | |
| | Swale | |
| | Hardscape Flow | |
| | Softscape Flow | |
| | Contour Line | |
| | Wetland | |
| | Wetland Buffer | |
| | Normal Water Level | |
| | High Water Level | |
| | Flood Plain | |
| | Flood Way | |
| | Deciduous Tree | |
| | Coniferous Tree | |
| | Bush | |
| | Brushline | |
| | Soil Boring | |
| | Over Land Flow Route | |

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

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

EXPIRES 11-30-25

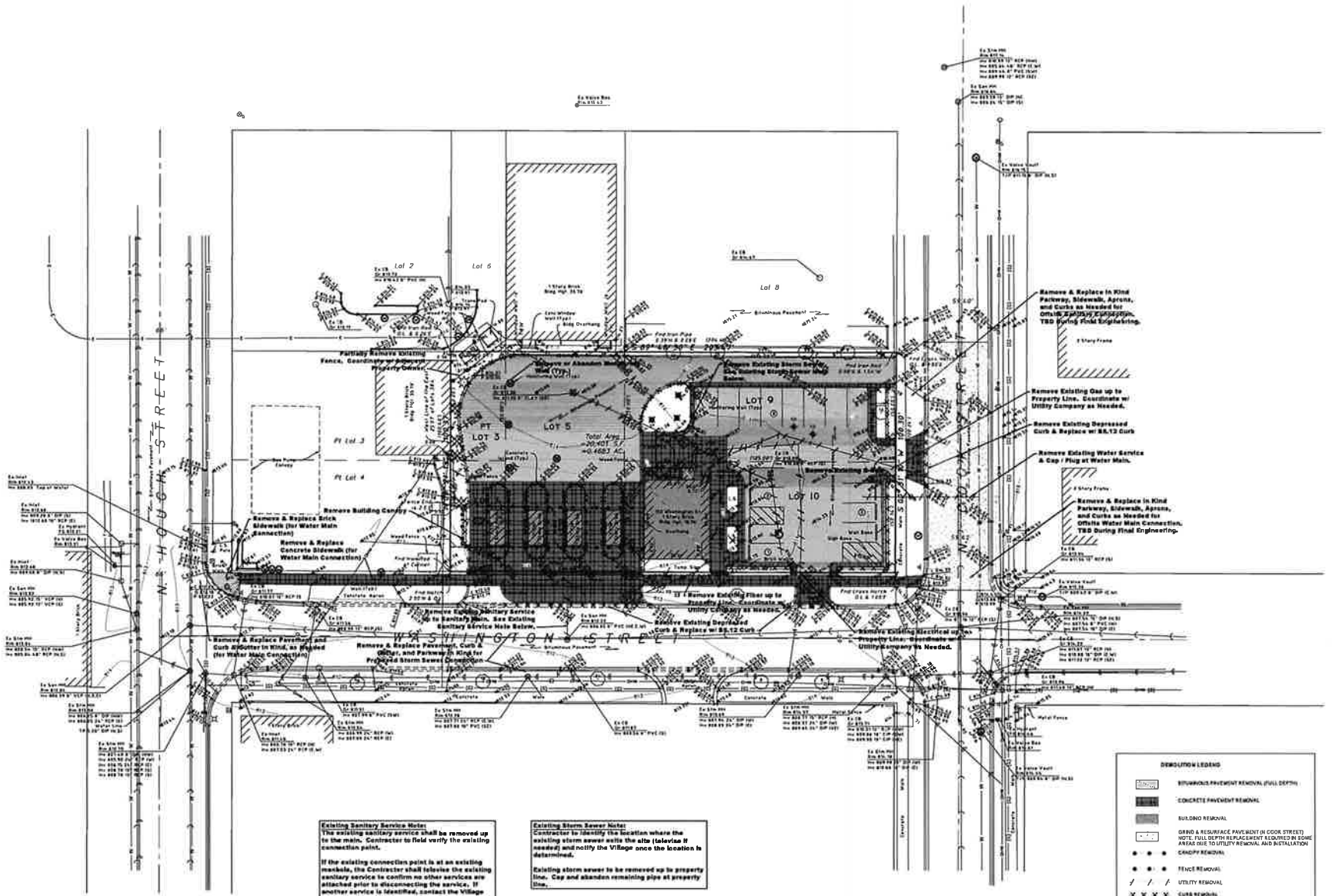
HAEGER ENGINEERING
consulting engineers • land surveyors

TITLE SHEET

150 WASHINGTON PLACE
PRELIMINARY ENGINEERING PLANS
VILLAGE OF BARRINGTON, LAKE COUNTY, ILLINOIS

Project Manager: JDT
Engineer: JDT
Date: 2024-02-29
Project No. 22-216
Sheet C1.0/C6

N. DUPONT STREET
N. HOUGH STREET
WASHINGTON STREET
LOT 9
LOT 10
LOT 5
LOT 3
LOT 4
Pt Lot 3
Pt Lot 4
Lot 8
Lot 6
Lot 2
S 89° 31' 30" W 100.00'
Total Area 20,407 SF ±0.468 AC
Total Area 20,407 SF ±0.468 AC
Existing Brick Bldg
Existing Brick Bldg
Existing Brick Bldg

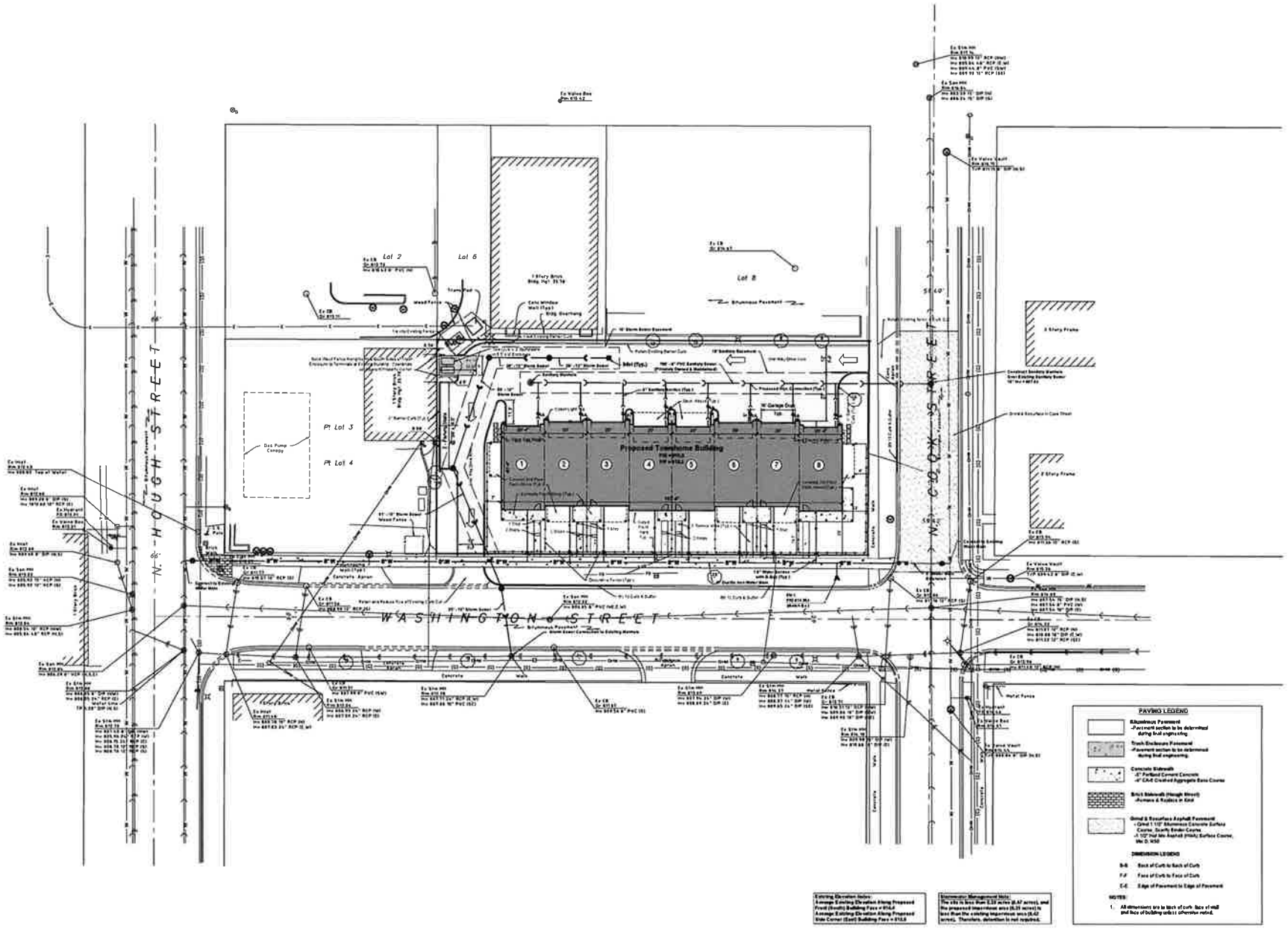



NORTH
Scale: 1" = 20'

HAEGER ENGINEERING
Civil Engineers • Land Planners • Land Surveyors
101 East State Parkway, Schaumburg, IL 60173 • Tel. 847.394.4400 • Fax 847.394.4408
Illinois Professional Design Firm License No. 184.005158
www.haegerengineering.com

DEMOLITION PLAN
150 WASHINGTON PLACE
PRELIMINARY ENGINEERING PLANS
VILLAGE OF BARRINGTON, LAKE COUNTY, ILLINOIS

Project Manager: JDT
Engineer: JDT
Date: 2024-02-09
Project No.: 22-216
Sheet: C3.0




NORTH

Scale: 1" = 20'

| No. | Date | Revision |
|---|---|---|
| 1 | 2024-04-19 | Revised to Reflect Staff Review Comments |

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consulting engineers • land surveyors
150 East State Parkway, Schaumburg, IL 60173 • Tel 847.394.6600 Fax 847.394.6608
Illinois Professional Design Firm License No. 184.002502
www.haegerengineering.com

# GEOMETRY & UTILITY PLAN

## 150 WASHINGTON PLACE

## PRELIMINARY ENGINEERING PLANS

VILLAGE OF BARRINGTON, LAKE COUNTY, ILLINOIS

| | |
|---|---|
| Project Manager: | JDT |
| Engineer: | JDT |
| Date: | 2024-02-29 |
| Project No. | 22 - 216 |
| Sheet | C4.0 |

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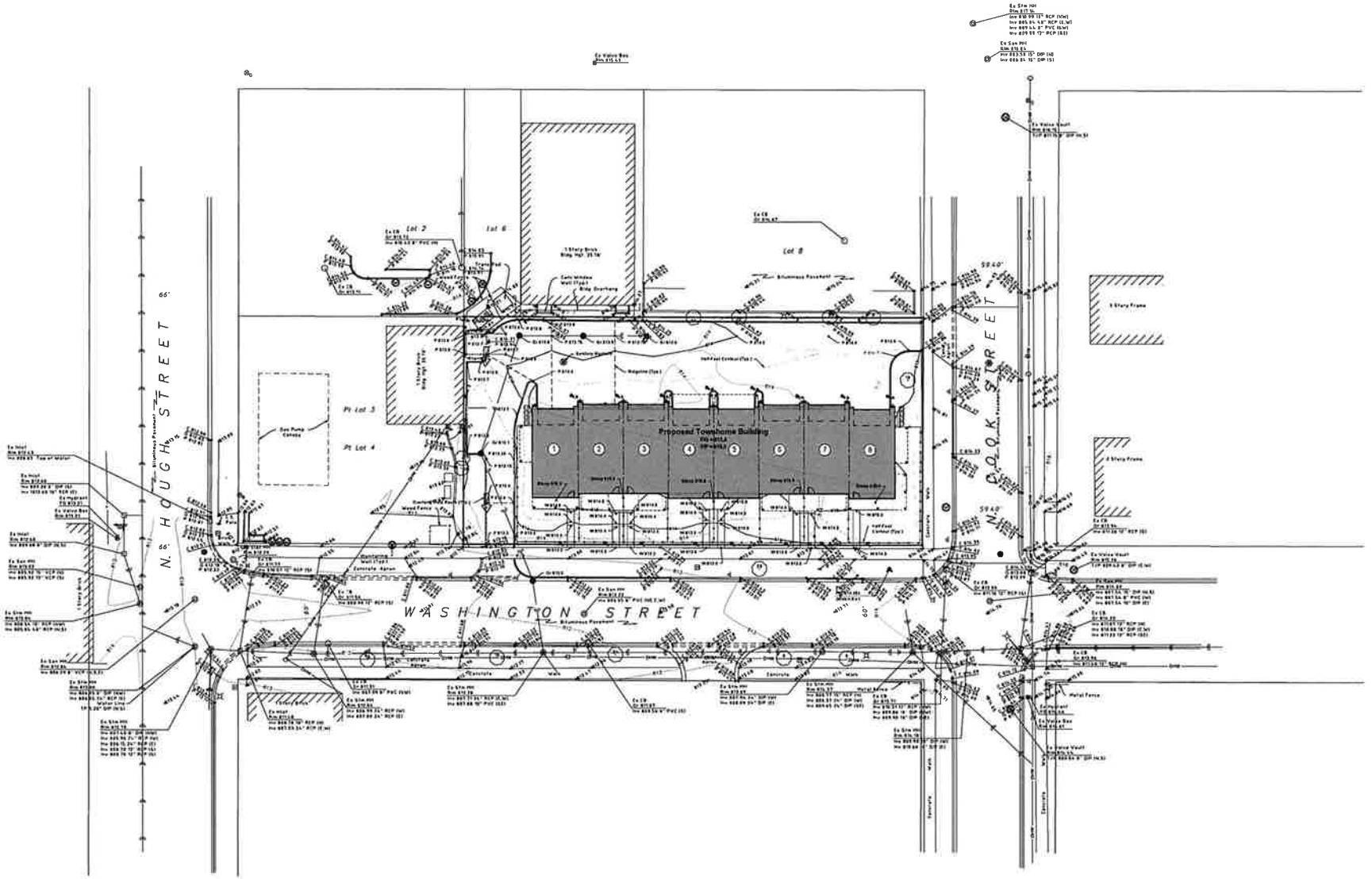


Existing Elevation Notes:
Average Existing Elevation Along Proposed Front (South) Building Face = 876.6
Average Existing Elevation Along Proposed Side Corner (East) Building Face = 875.2

# GRADING & DRAINAGE PLAN

## 150 WASHINGTON PLACE

## PRELIMINARY ENGINEERING PLANS

VILLAGE OF BARRINGTON, LAKE COUNTY, ILLINOIS

HAEGER ENGINEERING
consulting engineers and land surveyors
150 South Wilke Road, Suite 210 • Arlington Heights, Illinois 60005
Illinois Professional Design Firm License No. 184.003153
www.haegerengineering.com

| No. | Date | Revision/Issue/Submittal |
|---|---|---|
| 1 | 2024-09-19 | Revisions Made Per Village Comments |

Project Manager: J D T
Engineer: J D T
Date: 2024-07-29
Project No. 22 - 216
Sheet C5.0 / C8

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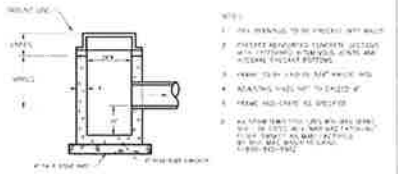
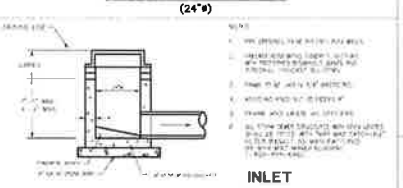
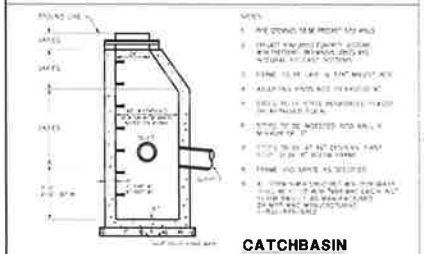


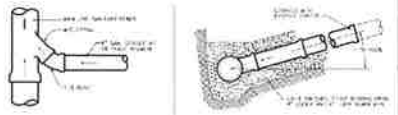
CATCHBASIN TYPE 'C'
(24"ø)



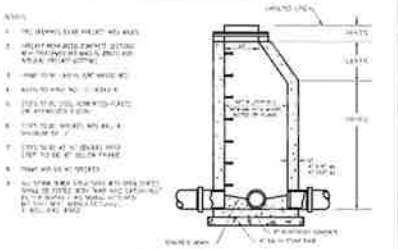
INLET



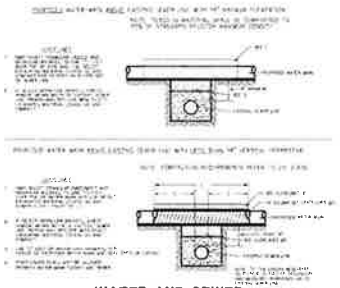
CATCHBASIN



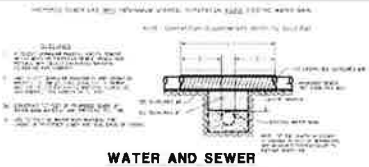
SANITARY SEWER SERVICE



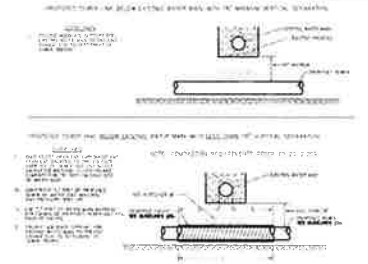
STORM MANHOLE



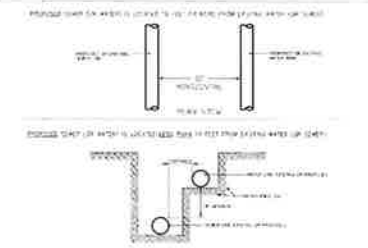
WATER AND SEWER
SEPARATION REQUIREMENTS



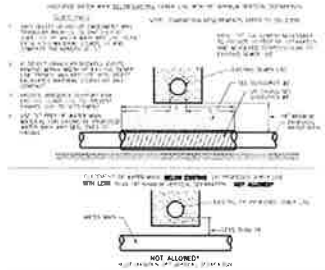
WATER AND SEWER
SEPARATION REQUIREMENTS



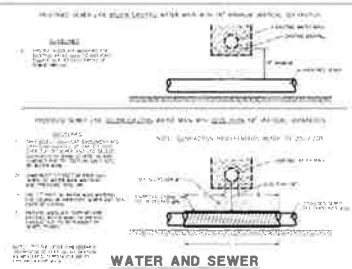
WATER AND SEWER
SEPARATION REQUIREMENTS



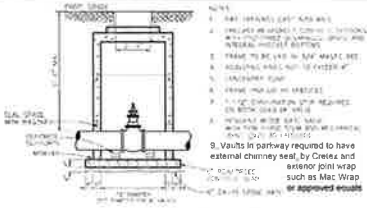
WATER AND SEWER
SEPARATION REQUIREMENTS



WATER AND SEWER SEPARATION REQUIREMENTS

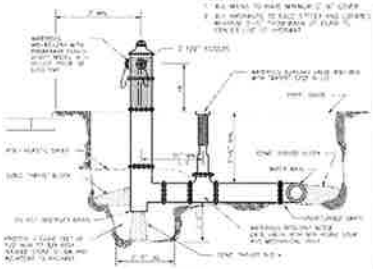


WATER AND SEWER
SEPARATION REQUIREMENTS

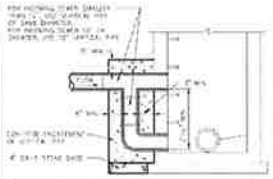


9. Vaults in parkway required to have external chimney seal, by Cretex and exterior joint wrap such as Mac Wrap or approved equals

VALVE VAULT

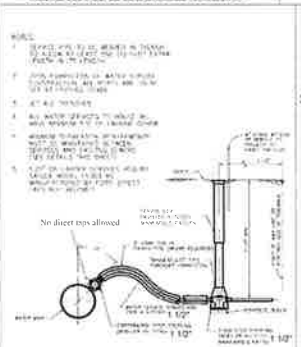


FIRE HYDRANT



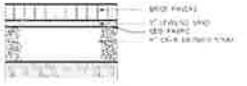
DROP MANHOLE CONNECTION

EXPANSION JOINT DETAIL

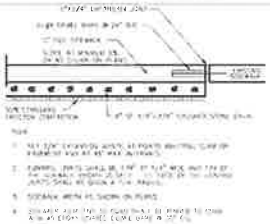




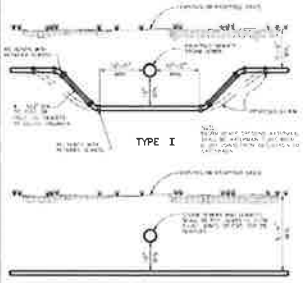
WATER SERVICE DETAIL



BRICK PAVER
DRIVEWAY DETAIL

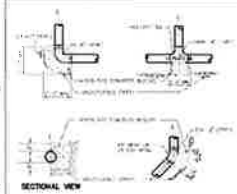


PCC SIDEWALK DETAIL

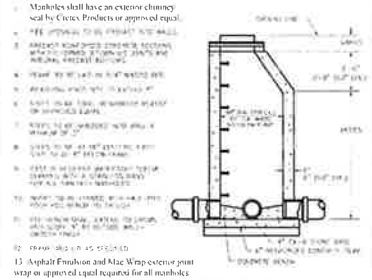




WATERMAIN CROSSING



THRUST BLOCKING



13. Asphalt Emulsion and Mac Wrap exterior joint wrap or approved equal required for all manholes

SANITARY MANHOLE

Dated Sheet 1 Revised June 25, 2012

VILLAGE OF
BARRINGTON DETAILS

150 WASHINGTON PLACE
PRELIMINARY ENGINEERING PLANS

HAEGER ENGINEERING
Professional Engineers • Surveyors • Planners
105 East Main Street, Barrington, IL 60010 • Tel. 847.304.4400 • Fax 847.304.4404
www.haegerengineering.com

| | |
|---|---|
| Project Manager | JDT |
| Engineer | JDT |
| Date | 2024-02-29 |
| Project No. | 22-216 |
| Sheet | C6.0 |

Root Pruning Standards

1. The intent of root pruning is to minimize root damage and promote root regeneration when excavation occurs within the critical root zone of the tree.

2. Each tree shall be carefully examined by a Village arborist prior to any root pruning. The arborist will determine the root pruning limit and will mark the limit with paint on the ground. The root pruning limit will be established at a distance from the tree trunk equal to the greater of the following: (a) 1.5 times the radius of the critical root zone, or (b) 6 times the trunk diameter. The trunk diameter is measured at 4.5 feet above the ground. Where a tree has multiple trunks, the trunk diameter is the sum of the diameters of the largest trunk and one-half the diameter of each additional trunk.

3. The length of the required root pruning shall be equal to, but not shorter than, the length of the root pruning limit as established by the arborist. Root pruning shall be performed by excavating a trench to the depth specified by the arborist. The trench shall be excavated by hand or with a trencher. The trench shall be backfilled with clean topsoil and compacted lightly. Any roots encountered during excavation shall be cut cleanly with a sharp saw or pruning shears. Roots shall not be torn or ripped.

4. Root pruning shall be performed by or under the direct supervision of the arborist. All root pruning shall be performed prior to any excavation or construction activity. The arborist shall be notified at least 48 hours in advance of the scheduled root pruning.

5. Root pruning shall not be performed during periods of drought, extreme heat, or when the soil is frozen. The arborist shall determine whether conditions are suitable for root pruning.

6. Backfilling shall be completed as soon as possible after root pruning. The backfill material shall be free of debris, rocks larger than 2 inches in diameter, and construction materials. The backfill shall be compacted to a density similar to the surrounding undisturbed soil.

7. Watering shall be provided to the root pruning area as needed to maintain adequate soil moisture. The arborist shall determine the frequency and amount of watering.

8. Root pruning shall be documented by the arborist. The arborist shall submit a report to the Village within 5 business days of completing the root pruning. The report shall include the date of root pruning, the number of trees pruned, the length of root pruning for each tree, and any observations or recommendations.

Tree Protection Standards

The contractor, when working near trees, will ensure that construction does not damage trees or their root systems. No trees or shrubs shall be removed, cut, or destroyed on public or private property by the contractor or any employee without the written approval of the Village. The contractor shall be responsible for fulfilling all requirements and conditions listed herein. The contractor shall be responsible for all damage to trees caused by construction operations, including but not limited to damage to trunks, branches, roots, and soil compaction within the tree protection zone. The contractor shall repair or replace any trees damaged during construction, as determined by the Village. The contractor shall be responsible for the proper disposal of all debris generated by the construction activity. The contractor shall not burn any debris on the site. The contractor shall not store any materials, equipment, or vehicles within the tree protection zone. The contractor shall not attach any signs, ropes, or wires to any trees. The contractor shall not dig any trenches within the tree protection zone. The contractor shall not change the grade within the tree protection zone. The contractor shall not pave within the tree protection zone. The contractor shall not install any underground utilities within the tree protection zone. The contractor shall not operate any equipment within the tree protection zone. The contractor shall not park any vehicles within the tree protection zone. The contractor shall not store any fuel within the tree protection zone. The contractor shall not refuel any equipment within the tree protection zone. The contractor shall not wash any equipment within the tree protection zone. The contractor shall not dispose of any waste within the tree protection zone. The contractor shall not allow any animals within the tree protection zone. The contractor shall not allow any livestock within the tree protection zone. The contractor shall not allow any pets within the tree protection zone. The contractor shall not allow any children within the tree protection zone. The contractor shall not allow any unauthorized persons within the tree protection zone.

1. All trees to be preserved shall be protected by a temporary fence installed at the edge of the tree protection zone. The fence shall be at least 4 feet high and shall be constructed of snow fence or chain link fencing. The fence shall be installed prior to any excavation or construction activity. The fence shall remain in place until all construction activity is complete. The fence shall not be removed without the written approval of the Village.

2. Existing trees over 18" in diameter shall be protected by a temporary fence installed at the edge of the tree protection zone. The fence shall be at least 4 feet high and shall be constructed of snow fence or chain link fencing. The fence shall be installed prior to any excavation or construction activity. The fence shall remain in place until all construction activity is complete. The fence shall not be removed without the written approval of the Village.

3. Where grade changes are necessary within the tree protection zone, the contractor shall install a tree well or retaining wall around the tree. The tree well or retaining wall shall be constructed of stone or brick. The tree well or retaining wall shall be at least 3 feet from the trunk of the tree. The tree well or retaining wall shall be at least 2 feet high. The tree well or retaining wall shall be at least 3 feet wide. The tree well or retaining wall shall be at least 3 feet long. The tree well or retaining wall shall be at least 3 feet deep. The tree well or retaining wall shall be at least 3 feet high. The tree well or retaining wall shall be at least 3 feet wide. The tree well or retaining wall shall be at least 3 feet long.

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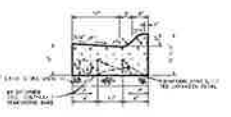
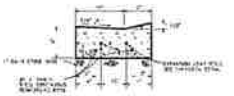
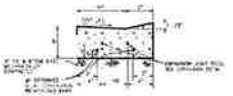
11. All trees with a 6" DBH or greater and all shrubs and specimen plantings designated for protection, which are damaged or destroyed beyond repair, shall be replaced by the contractor with plant material of equivalent value and size, as determined by the Village, at the contractor's or subcontractor's expense.

12. A three (3) year (3rd) guarantee is required for all replacement trees and shrubs. Any replacement trees or shrubs that die within the three (3) year guarantee period shall be removed and replaced by the contractor at no cost to the Village.

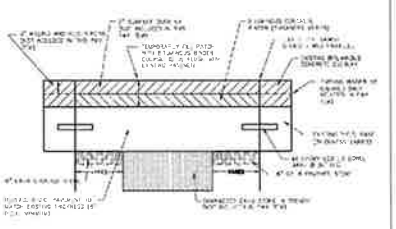




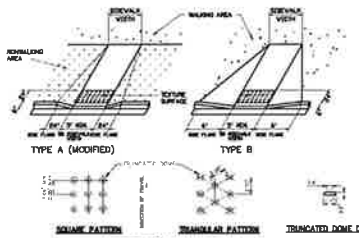




**M3.12 CURB & GUTTER**

**B6.12 CURB & GUTTER**

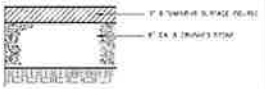


**COMPOSITE PAVEMENT PATCHING REPLACEMENT DETAIL**

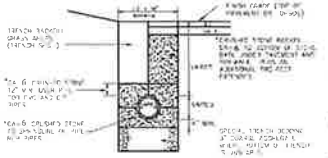



**SIDEWALK RAMPS FOR THE HANDICAPPED**

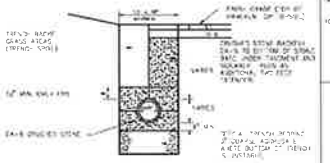
**P.C.C. DRIVEWAY PAVEMENT DETAIL**



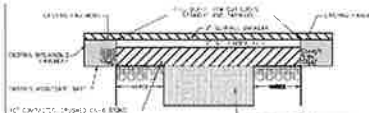
**BITUMINOUS DRIVEWAY PAVEMENT DETAIL**



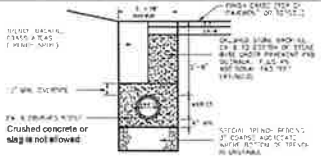
**STORM TRENCH DETAIL**



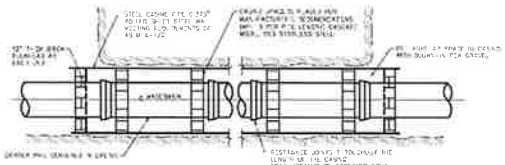
**SANITARY TRENCH DETAIL**



**BITUMINOUS PAVEMENT REPLACEMENT DETAIL**

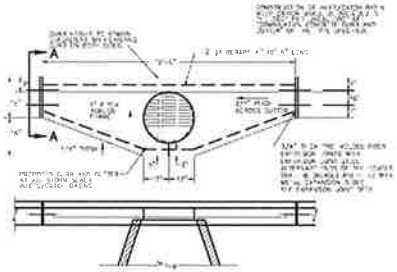



**WATERMAIN TRENCH DETAIL**

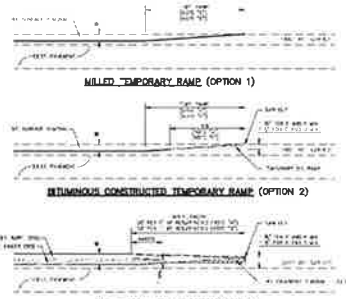


**CASING PIPE INSTALLATION DETAIL**

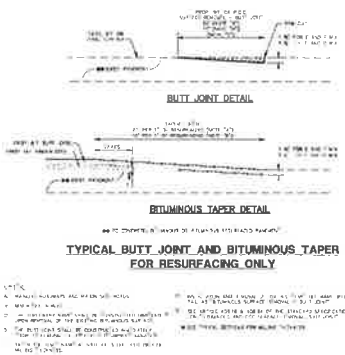
NOT TO SCALE



**COMBINATION CONCRETE CURB AND GUTTER WITH VARIABLE WIDTH GUTTER FLAG**




**TYPICAL BUTT JOINT AND BITUMINOUS TAPER FOR MILLING AND RESURFACING**




**TYPICAL BUTT JOINT AND BITUMINOUS TAPER FOR RESURFACING ONLY**

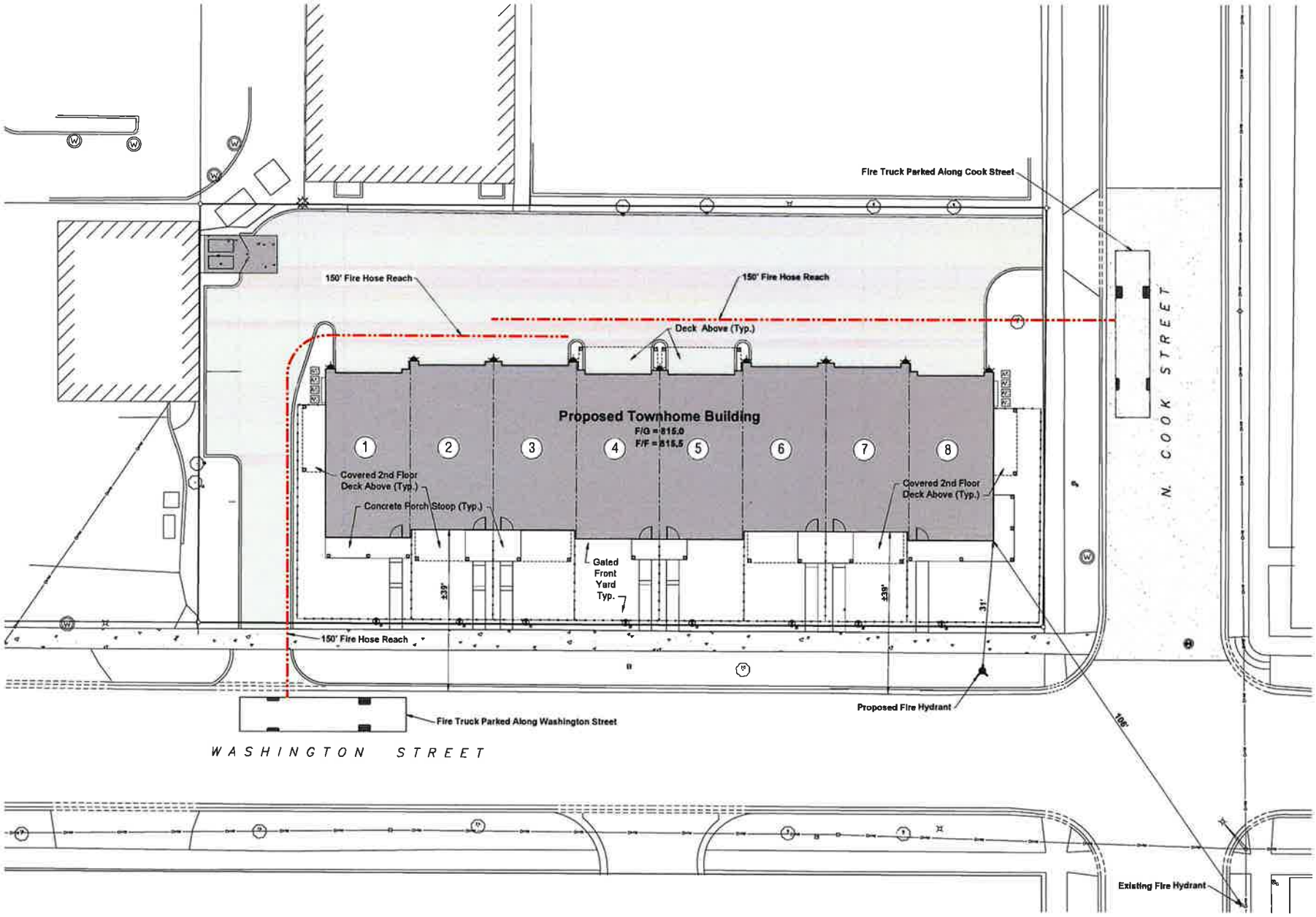
HAEGER ENGINEERING
consulting engineers • land surveyors
150 East Irving Park Road, Suite 200, Wood Dale, IL 60191 • Tel 630.350.8000 • Fax 630.350.8001
Illinois Professional Design Firm License No. 184.005152
www.haegerengineering.com

| No | Date | Revision |
|---|---|---|
| 1 | 2/14/2019 | Updated per Village Comments |

VILLAGE OF BARRINGTON DETAILS
150 WASHINGTON PLACE
PRELIMINARY ENGINEERING PLANS
VILLAGE OF BARRINGTON, LAKE COUNTY, ILLINOIS

Project Manager: J.D.T.
Engineer: J.D.T.
Date: 2024-02-09
Project No.: 22-316
Sheet: C6.1 / C6

© Haeger Engineering LLC




NORTH

Scale: 1" = 10'

HAEGER ENGINEERING

consulting engineers • land surveyors

100 East State Parkway, Schaumburg, IL 60173 • Tel 847.394.4400 Fax 847.394.4408

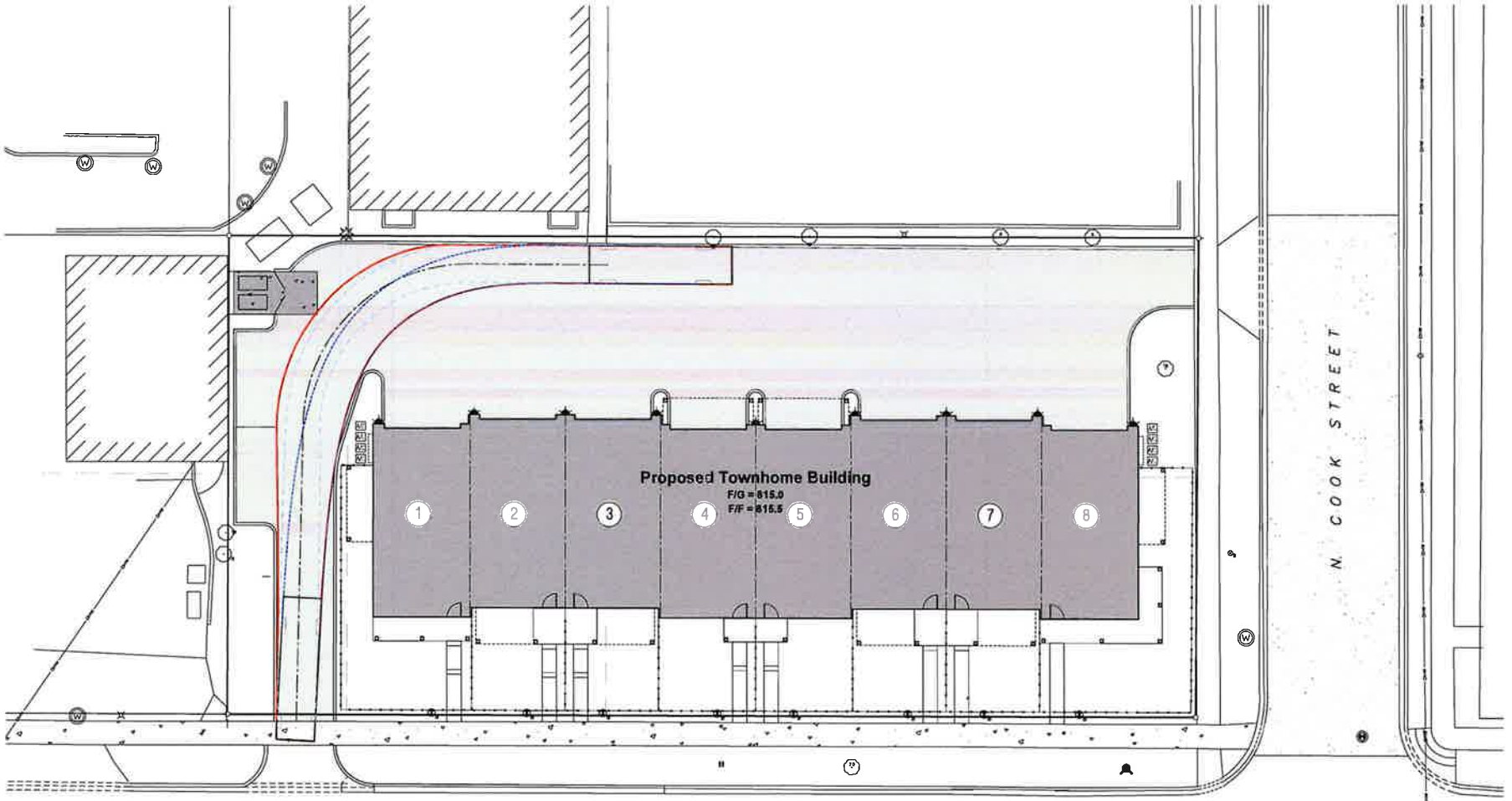
Illinois Professional Design Firm License No. 184.003152

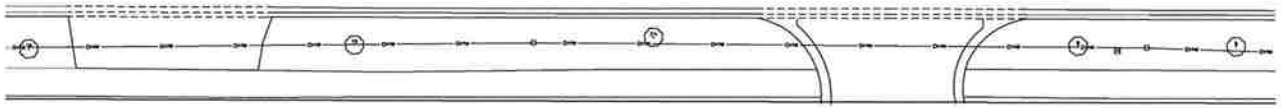
www.haegerengineering.com

FIRE TRUCK
SITE ACCESS EXHIBIT

150 WASHINGTON PLACE
SITE IMPROVEMENTS
VILLAGE OF WASHINGTON, LAKE COUNTY, ILLINOIS

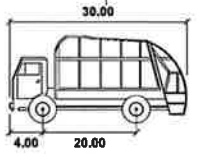
| | |
|---|---|
| Project Manager: | J D T |
| Engineer: | M D M |
| Date: | 2024-02-29 |
| Project No. | 22-218 |
| Sheet | 1 |



LEGEND

- Travel Path Centerline
- Vehicle Body Extents
- Front Wheel Path
- Rear Wheel Path




**Garbage Truck**

| | |
|---|---|
| Width | : 8.00 ft |
| Track | : 8.00 ft |
| Lock to Lock Time | : 6.0 |
| Steering Angle | : 31.8 |

NORTH

Scale: 1" = 10'

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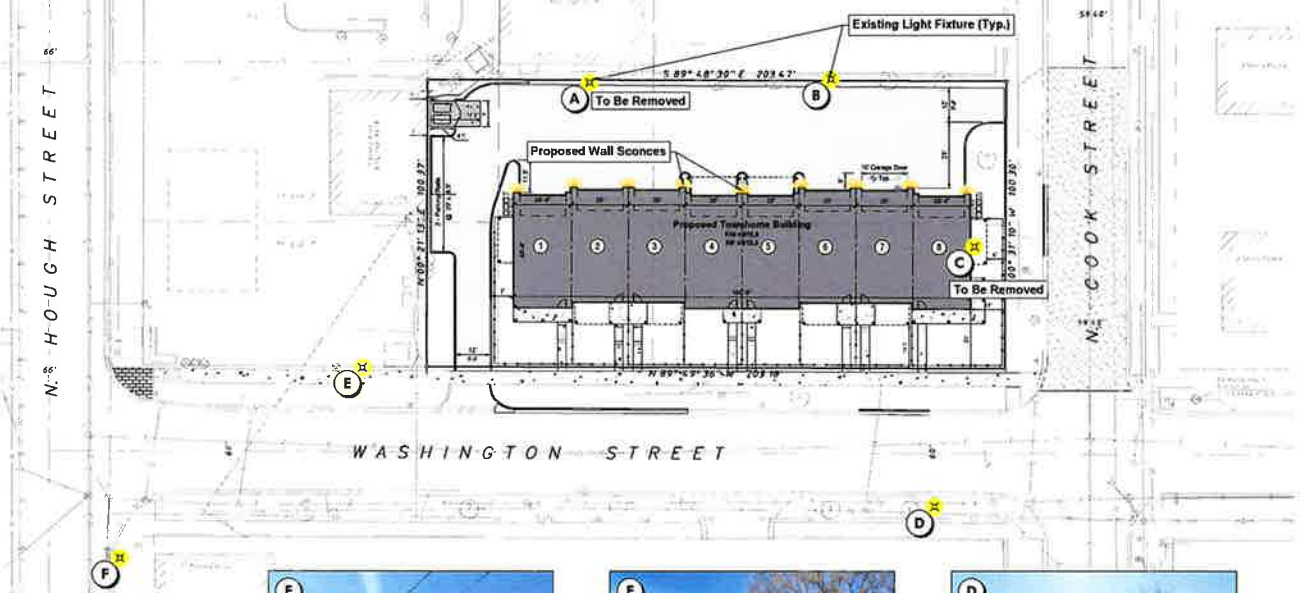
consulting engineers and land surveyors

GARBAGE TRUCK TURNING EXHIBIT

150 WASHINGTON PLACE SITE IMPROVEMENTS

VILLAGE OF WASHINGTON, LAKE COUNTY, ILLINOIS

Project Manager: JDT
Engineer: As D.w.
Date: 2024-02-29
Project No. 22-316
Sheet 1/1



NORTH

Scale: 1" = 20'

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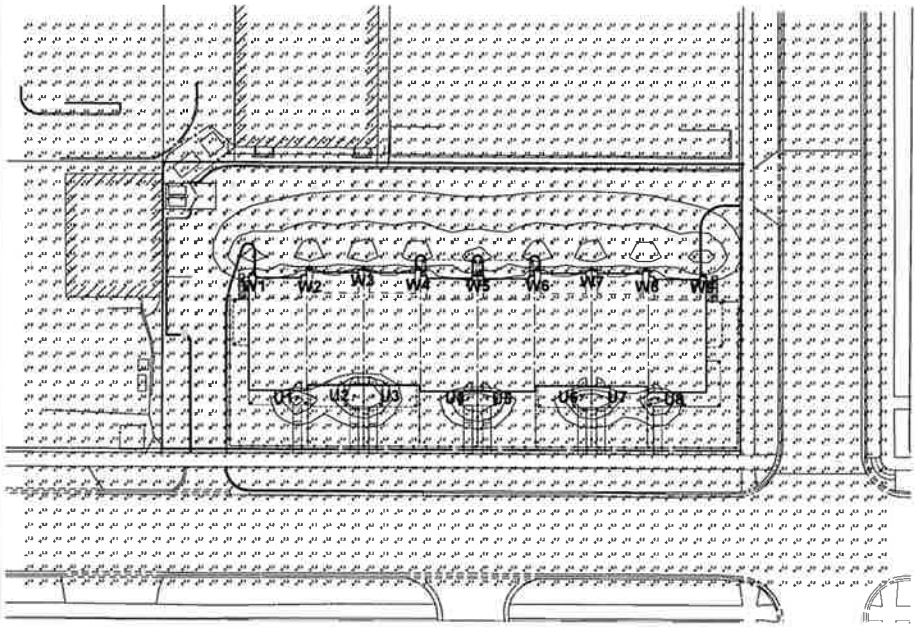
Consulting Engineers • Land Surveyors

150 WASHINGTON PLACE
SITE IMPROVEMENTS
VILLAGE OF LIBERTYVILLE, LAKE COUNTY, ILLINOIS

LIGHTING
PLAN EXHIBIT

Project Manager: S.A.K.
Engineer: S.A.K.
Date: 2024-02-29
Project No. 22218
Sheet 1/1




| Luminaires | | | |
|---|---|---|---|
| Label | Mounting Height | Orientation | Tilt |
| W1 | 5.5' | 0° | 0.0° |
| W2 | 5.5' | 0° | 0.0° |
| W3 | 5.5' | 0° | 0.0° |
| W4 | 5.5' | 0° | 0.0° |
| W5 | 5.5' | 0° | 0.0° |
| W6 | 5.5' | 0° | 0.0° |
| W7 | 5.5' | 0° | 0.0° |
| W8 | 5.5' | 0° | 0.0° |
| W9 | 5.5' | 0° | 0.0° |
| U1 | 8.0' | 0° | 0.0° |
| U2 | 8.0' | 0° | 0.0° |
| U3 | 8.0' | 0° | 0.0° |
| U4 | 8.0' | 0° | 0.0° |
| U5 | 8.0' | 0° | 0.0° |
| U6 | 8.0' | 0° | 0.0° |
| U7 | 8.0' | 0° | 0.0° |
| U8 | 8.0' | 0° | 0.0° |

Orientation

Tilt

| Statistics (All values are in footcandles (lux) unless otherwise noted) | | | | | | |
|---|---|---|---|---|---|---|
| Description | Avg (fc) | Max (fc) | Min (fc) | Max/Min | Avg/Min | |
| Calculation Zone - 50' Beyond Property Line | 0.0 | 0.0 | 0.0 | N/A | N/A | |
| Statistical Zone - On Site Pavement | 0.2 | 0.7 | 0.0 | N/A | N/A | |

| Schedule | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Symbol | Label | Quantity | Manufacturer | Catalog Number | Description | Lamp | Lumens | LLF | Wattage |
| | W | 9 | Lithonia Lighting | OLCS 8 DDB | OUTDOOR CAST SCONCE W/DB3 FROSTED LENS | LED | 461 | 1.0 | 8.9 |
| * | U | 8 | Juno Lighting | TC2 20 WH | 6" DIA RECESSED DOWNLIGHT ALBALITE LENS | 4SMLED | 505 | 1.0 | 40.2 |

LITHONIA LIGHTING

FEATURES & SPECIFICATIONS

Outdoor General Purpose

OLCS

OUTDOOR LED CAST SCONCE

Example: OLCS

LITHONIA LIGHTING

OLCS Outdoor LED Cast Sconce

PHOTOMETRIC DIAGRAMS

OLCS

lighting facts

lighting facts

LITHONIA LIGHTING

TC2

Juno

6" DELUXE UNIVERSAL TC HOUSING

INCANDESCENT LAMPS

TC2 SERIES

PRODUCT DESCRIPTION

PRODUCT SPECIFICATIONS

DIMENSIONS

INSTALLATION

6 7/8" CEILING CUTOUT

PRODUCT CODES

*AcuityBrands

TC2

Juno

6" DELUXE UNIVERSAL TC HOUSING

INCANDESCENT LAMPS

TC2 SERIES

TRIMS/LAMPS (cont.)

*AcuityBrands

NORTH

Scale: 1" = 20'

| No. | Date | Issued for |
|---|---|---|
| 1 | 2024-02-19 | Township of Bridge Technical Review Comments |

HAEGER ENGINEERING

LANDSCAPE ARCHITECTURE | LAND PLANNING | ENVIRONMENTAL CONSULTING

105 East Main Street, Schaumburg, IL 60173 Tel. 847.394.1600 Fax 847.394.1608

Illinois Professional Design Firm License No. 184-005158

www.haegerengineering.com

SITE LIGHTING AND PHOTOMETRIC PLAN

150 WASHINGTON PLACE

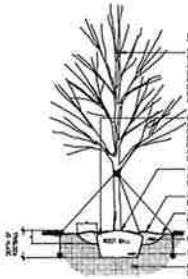
PRELIMINARY ENGINEERING PLANS

VILLAGE OF BARRINGTON, LAKE COUNTY, ILLINOIS

Project Manager: JDT
Engineer: JDT
Date: 2024-02-29
Project No. 22 - 216
Sheet LP-1/3

## LANDSCAPE NOTES

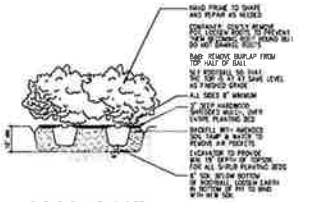
1. In general, contractor should become familiar with the site and with scope of work prior to the submission of bid proposal and should notify Landscape Architect (LA) and/or owner of any discrepancies between the drawings and existing site conditions.
2. Bid Proposal shall show unit prices and quantities for all items shown on this drawing.
3. Contractor shall follow and conform to the Village of Barrington, IL building codes.
4. Job site safety and means and methods of construction are the responsibility of the Contractor.
5. Contractor shall excavate and dispose of excavated materials off site.
6. Contractor shall be responsible for any damage to buildings or site as a result of executing the work which is part of this contract or additional work which may be added to this contract at a later date.
7. Site shall be kept clean at all times and shall be thoroughly cleaned at the end of each working day.
8. Driveways shall be unobstructed at all times and consideration for the neighboring properties maintained.
9. Determine and verify exact locations of all underground utilities in the field before work begins. Call JULIE 1-800-892-0123 (48 hours) before you dig, excluding Saturdays, Sundays, and holidays.
10. Plants and other materials are quantified and summarized for the convenience of the owner and jurisdictional agencies only. Confirm and install sufficient quantities to complete the work as shown.
11. Landscape Architect not responsible for installation permits unless otherwise noted.
12. Determine subsoil conditions and subsurface drainage requirements of all plant material.
13. Removals. Contractor shall clear existing plant material and weeds as needed where new planting is provided per plan. New topsoil shall be provided and/or amended as needed to fine grade planting areas.
14. Topsoil. Any new topsoil shall be fertile, pulverized, friable, natural loam, surface soil, free of subsoil, clay lumps, brush, weeds, stones larger than 1" in any dimension and other extraneous or toxic matter harmful to plant growth. Soil shall have acidity range of pH 5-7, not less than 3% humus as determined by loss on ignition of moisture free samples dried at 100 degrees centigrade, less than 60% of material passing US# #100 sieve consists of clay by dried weights of material.
15. Amend Existing Soil. Amend existing soil in all planting beds. Amended soil shall be 25% soil conditioner, 25% clean sand and 50% existing soil. Rototill amendments into planting beds.
16. Plant Material. The Landscape Architect reserves the right to personally select any or all nursery stock prior to digging. All plant material shall bear the same relationship to the new grade as they bore to the previous (nursery) grade. Comply with sizing and grading standards of the latest edition 'American Standard for Nursery Stock'. All plants are subject to inspection by the Landscape Architect at the job site or nursery.
17. Plant Installation. Set plant material in the planting pit to proper grade and alignment. Set plants upright, plumb, and face to give the best appearance or relationship to each other or adjacent structure. Do not fill around trunks or stems. Do not use frozen or muddy mixture for backfilling. Supply a minimum of 12" of soil mix on all sides of rootballs for trees and shrubs unless otherwise noted. Plant groundcover and perennials and tamp down soil around pot so pot does not heave in frost. Water in before applying mulch. Do not cover foliage with mulch. Balled roots shall be protected from drying out and care taken to prevent the ball from freezing.
18. Mulch. Provide 3" loose measure of mulch throughout all planting areas excluding groundcover beds. Mulch to be 6 month old, well rotted, shredded, hardwood bark mulch; nothing larger than 4" in length and 1/2" in width, free of wood chips and sawdust.
19. Watering. LC to water installed plant materials for the entire first season.
20. Sod. Supply and install new bluegrass blend sod as shown on plan. Place sod on min. 4" depth rolled, fine graded, pulverized topsoil. Guarantee new sod for 30 days. Time delivery of sod so that sod will be placed within 24 hours after shipping. Protect and against drying and breaking of rolled strips. If new sod is lost late in the Fall, the guarantee shall be extended into the Spring of the next growing season.
21. Repair Disturbed Areas. All disturbed areas shall be repaired and fine graded and topdressed with a minimum 4" depth, rolled, pulverized topsoil. All excess soil not used in repair of disturbed areas shall be removed from site. Sod all repaired areas.
22. Bed Edge. Spade edge where bed meets lawn if no edging is installed.
23. Upon completion of all landscape work, the LC shall notify the LA and owner for approval and acceptance. LC shall guarantee all work and plant material for a minimum of one year, after acceptance by the LA and owner, of completed landscape work.



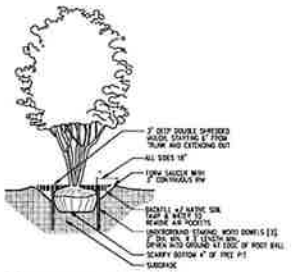
SHADE TREE

GUYING DECIDUOUS TREES

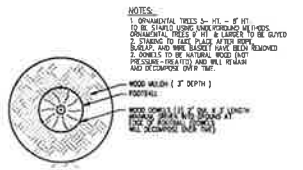
DECIDUOUS TREE NOTES:
1. PRUNE TREE TO OFFSET ROOT LOSS
2. TREE TRUNK FLARE SHALL BEAR SAME RELATION TO FINISH GRADE AS IT BORE TO PREVIOUSLY EXISTING GRADE.
3. REMOVE BURLAP & ALL WIRES FROM TOP 1/2 OF BALL MINIMUM
4. SOIL CONNECTION:
DURING INSTALLATION, RAKE A SMALL AMOUNT OF SOIL FROM TOP AND SIDES OF ROOTBALL AND DISTRIBUTE INTO PLANTING SOIL BACKFILL AND MIX VERSA
5. APPLY MYCORRHIZAE (MICHARD ROOT POWER OR APPROVED EQUAL) TO PLANTING BACKFILL FOLLOWING MANUFACTURER'S INSTRUCTIONS.
6. ALL TREES 3" CAL or LARGER TO BE GUYED.
7. DO NOT MULCH AROUND TRUNK.



SHRUB PLANTING DETAIL

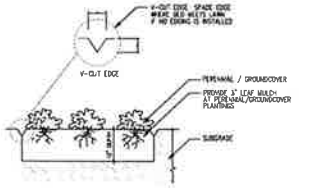


ORNAMENTAL TREE

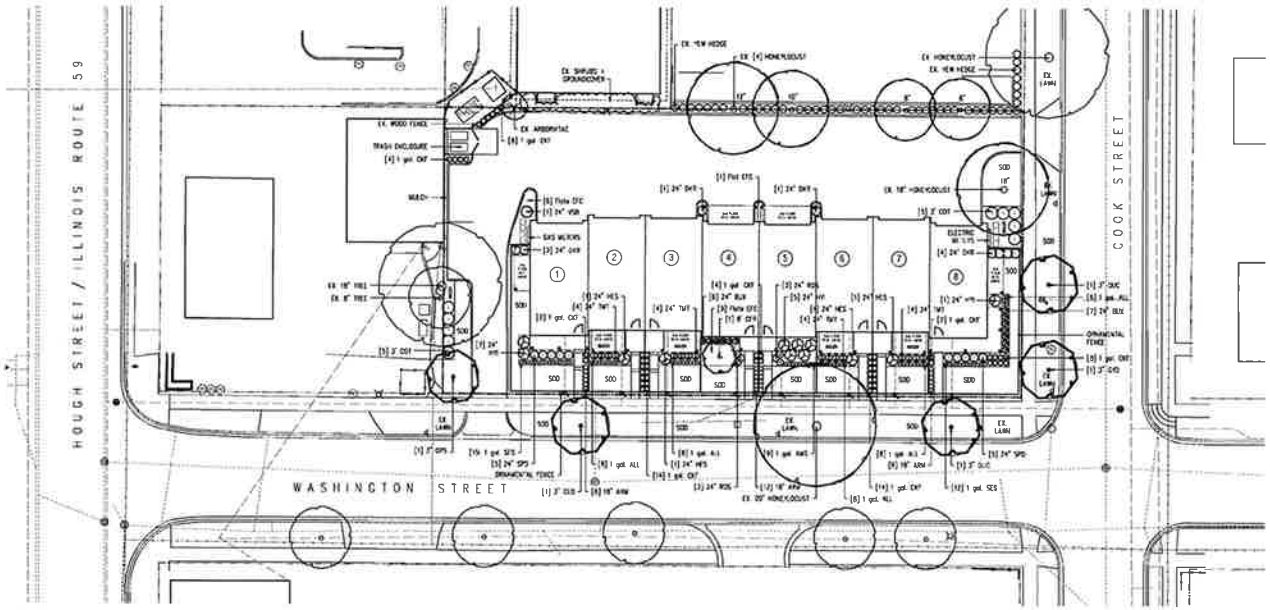


STAKING ORNAMENTAL TREES

ORNAMENTAL TREE NOTES:
1. PRUNE TREE TO OFFSET ROOT LOSS
2. TREE TRUNK FLARE SHALL BEAR SAME RELATION TO FINISH GRADE AS IT BORE TO PREVIOUSLY EXISTING GRADE.
3. REMOVE BURLAP & ALL WIRES FROM TOP 1/2 OF BALL MINIMUM
4. SOIL CONNECTION:
DURING INSTALLATION, RAKE A SMALL AMOUNT OF SOIL FROM TOP AND SIDES OF ROOTBALL AND DISTRIBUTE INTO PLANTING SOIL BACKFILL AND MIX VERSA
5. APPLY MYCORRHIZAE (MICHARD ROOT POWER OR APPROVED EQUAL) TO PLANTING BACKFILL FOLLOWING MANUFACTURER'S INSTRUCTIONS.
6. ALL ORNAMENTAL TREES 5' HT & LARGER TO HAVE ROOTBALL STAKED UNDERGROUND OR GUYED.



PERENNIAL PLANTING DETAIL




## LANDSCAPE PLAN

SCALE: 1"=20'-0"

0 10' 20' 30' 40' 60'

## PLANT LIST

SHADE TREES

| KEY | QTY. | SIZE | BOTANICAL NAME | COMMON NAME | REMARKS |
|---|---|---|---|---|---|
| CES | 1 | 3" | Cercis occidentalis | Common redbud | Specimen, symmetrical |
| CPG | 1 | 3" | Ginkgo biloba 'Princeton Sentry' (Male) | Princeton Sentry Ginkgo (Male) | Specimen, symmetrical |
| CST | 1 | 3" | Gymnocladus dioicus | Kentucky Coffeetree | Specimen, symmetrical |
| QUC | 2 | 3" | Quercus muehlenbergii | Chinkapin Oak | Specimen, symmetrical |

ORNAMENTAL TREES

| KEY | QTY | SIZE | BOTANICAL NAME | COMMON NAME | REMARKS |
|---|---|---|---|---|---|
| CER | 1 | 8" | Cercis canadensis | Eastern Redbud | Specimen, clump form |

SHRUBS

| KEY | QTY | SIZE | BOTANICAL NAME | COMMON NAME | REMARKS |
|---|---|---|---|---|---|
| ARW | 24 | 24" | Aronia melanocarpa 'UCONNARO5' | Low Scape Mound Chokeberry | Full branching to ground |
| BUX | 13 | 24" | Buxus x 'Green Velvet' | Green Velvet Boxwood | Full branching to ground |
| CST | 10 | 2" | Cotoneaster soulieticus | Peking Cotoneaster | Full branching to ground |
| DKW | 8 | 24" | Diervilla 'DZNBSS4311' | Kodiak Red Diervilla | Full branching to ground |
| HLS | 4 | 24" | Hydrangea macrophylla 'Bailmer' | Endless Summer Hydrangea | Full branching to ground |
| HYP | 6 | 24" | Hydrangea arborescens 'Haas' | Incrediball Hydrangea | Full branching to ground |
| MOS | 6 | 24" | Rosa 'Meidomonac' | Pink Drift Rose | Full branching to ground |
| SPD | 10 | 24" | Spiraea japonica 'NCSPJ2' | Double Play Doozie Spirea | Full branching to ground |
| TMT | 10 | 24" | Taxus x media 'Tauntoni' | Taunton Yew | Full branching to ground |
| VTW | 6 | 24" | Viburnum carlesii 'DAVCEB' | Spice Baby Viburnum | Full branching to ground |

PERENNIALS, ORNAMENTAL GRASSES, AND GROUNDCOVER

| KEY | QTY | SIZE | BOTANICAL NAME | COMMON NAME | REMARKS |
|---|---|---|---|---|---|
| ALL | 38 | 1 gal. | Allium 'Millenium' | Millenium Ornamental Onion | Container |
| AMS | 9 | 1 gal. | Amsonia tabernaemontana 'Blue Ice' | Blue Ice Blue Star | Container |
| CKF | 6 | 1 gal. | Calamagrostis acutiflora 'Karl Foerster' | Feather Reed Grass | Container |
| EPC | 15 | Plate | Eucalyptus perriniana var. coloratus | Purpureus' Winterhardy | 24 pans/flat, 6" o.c. |
| SES | 27 | 1 gal. | Sesleria autumnalis | Autumn Moor Grass | Container |

NOT FOR CONSTRUCTION


LANDSCAPE ARCHITECTURE
pamelaself
702 South Cook Street Ste #213-214
Barrington Illinois 60010
847.426.4922
www.pamelaself.com


Project Team:
Washington Partners LLC

**150 Washington Place**

**150 Washington Street**
**Barrington, Illinois**

| Date | Revision |
|---|---|
| 03.01.24 | |
| 04.16.24 | Per Village Comment, Updated Site Plan |

Landscape Plan

Sheet
**L-1.0**

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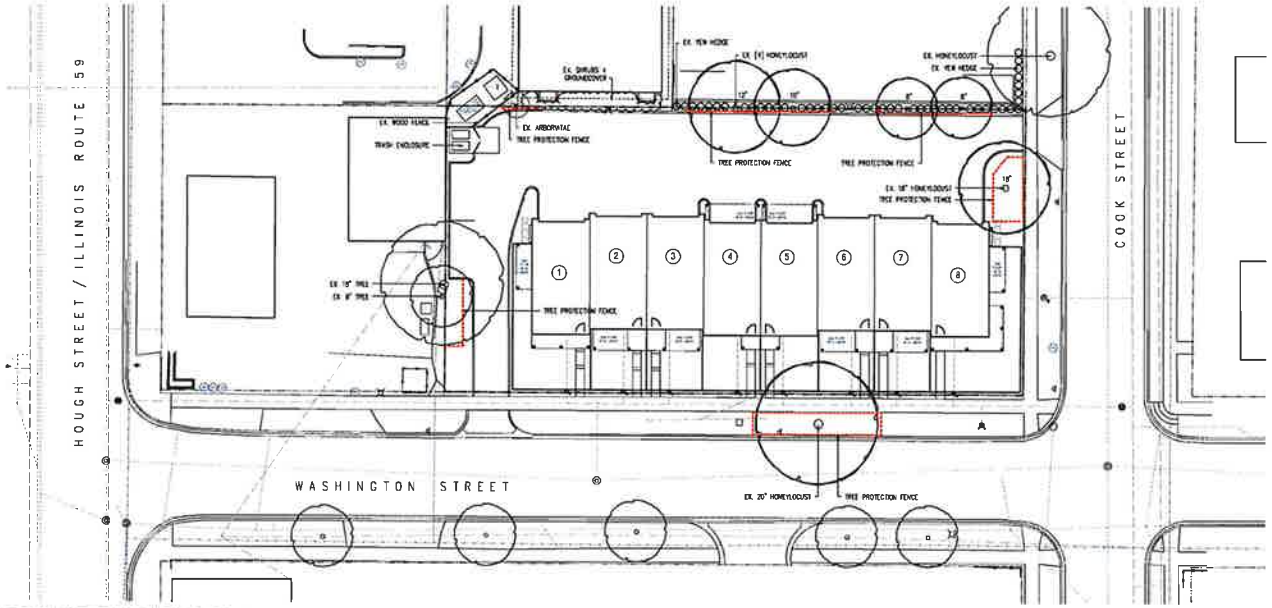
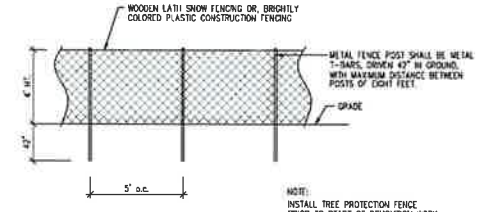



## TREE PRESERVATION PLAN

SCALE: 1" = 20'-0"

0 10' 20' 30' 40' 60'




TREE PROTECTION FENCE

NOT FOR CONSTRUCTION


LANDSCAPE ARCHITECTURE

pamelaself

202 South Cook Street Ste #213-214
Barrington, Illinois 60010
847.438.4822
www.pamelaself.com


Project Team:
Washington Partners LLC

**150 Washington Place**

150 Washington Street
Barrington, Illinois

| Date | Revision |
|---|---|
| 03.01.24 | |
| 04.16.24 | Per Village Comment: Updated Site Plan |

Tree Preservation Plan

Sheet

**T-1.0**

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**EXHIBIT B-9**

# CERTIFICATE OF APPROVAL

## ARCHITECTURAL REVIEW COMMISSION

### ARC 24-05: 150 Washington Street

**PROJECT NAME:** ARC 24-05

**ADDRESS OF SITE:** 150 Washington Street, Barrington, IL 60010

**PROPERTY OWNER(S):** 150 Washington Street Barrington LLC

This certifies that the exterior modifications related to ARC 24-05 for the site listed above have been reviewed and recommended for approval by the Village of Barrington Architectural Review Commission and approved by the Village Board of Trustees, subject to Ordinance 24-_____ subject to the following conditions:

1. The wraparound porch on the east elevation should be extended to meet the proposed side porch. The porch design on the east and west sides of the building should match;
2. The fireplace box should be incorporated into the side porch or another alternative solution should be proposed. The fireplace box cannot extend out from the side of the building as currently proposed;
3. All horizontal and vertical siding material should be smooth rather than faux wood texture;
4. The following items must be presented to the ARC, at an ARC meeting, for final details review prior to a permit being issued for the project:
    a. Provide the final brick selection including a sample and photos of the brick installed;
    b. Additional consideration should be given to the proposed divisions between the porches on the front and rear elevations. A revised solution and section detail must be provided;
    c. Provide a cornice section detail. A frieze board and raking cornice must be added. Separate section details for each frieze condition (horizontal and vertical siding) is required;
    d. Provide section details for windows and doors on both brick and siding;
    e. Provide section details for all material transitions;
    f. Provide a section detail for the proposed box bays on the rear elevation;
    g. Provide a section detail for the proposed porch column. The porches must have a lintel beam and the width of the column must equal the width of the lintel beam. The capital and base must be reconsidered to be more architecturally appropriate. Consider a shoe or cove detail.
    h. Provide the final window, service doors and overhead garage door selections Manufacturer's specifications must be provided. Simulated divided lites are required for all windows, doors and overhead garage doors with divisions.
    i. Provide the final lighting fixture selections. A cut sheet must be provided.

All work shall be in substantial accordance with the Approved Plans (Group Exhibit B). An Architectural Review Inspection will be a requirement of the building permit.

Passed by the Village Board of Trustees, _____, 2024.