ORDINANCE NO. 24 - 4461

ORDINANCE APPROVING CERTIFICATE OF APPROPRIATENESS
RE: ARC DOCKET NO. 24-12
ADDRESS: 248 W. LINCOLN AVENUE, BARRINGTON, ILLINOIS

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

WHEREAS, the owner(s) of the Property commonly known as 248 W. Lincoln Avenue, Barrington, Illinois (the "Property") which is located within the Village's Historic Overlay District, have applied to the ARC for a Certificate of Appropriateness for construction of a new two-car detached garage on the Property; and

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

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

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

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

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

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

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

SECTION 2: Final approval is hereby granted for the issuance of a Certificate of Appropriateness (attached to this Ordinance as Exhibit A and thereby made a part hereof) in accordance

with the record and findings relative to ARC Docket No. 24-12 which are on file with the Village for the work on the Property as proposed on the Approved Plans attached hereto as Group Exhibit B and thereby made a part hereof, subject to the following recommendations and conditions as set forth below:

1. Proposed apron board on all windows shall be eliminated. All windows shall have a standard 1-1/2" detail.
2. All work shall be completed and maintained in substantial accordance with the Approved Plans which are attached hereto as Group Exhibit B, subject to timely and continued compliance with the conditions of approval.
3. An ARC Inspection will be a requirement of the building permit for the Project.
4. All plans are subject to final building, engineering and zoning review prior to the issuance of a building permit. Modifications to the approved plans may require additional review by the Architectural Review Commission.
5. All conditions stated above must be addressed in the construction drawings submitted for building permit.

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

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

PASSED THIS 11 DAY OF NOVEMBER, 2024 BY ROLL CALL VOTE AS FOLLOWS:

AYES: Trustees Lohmeyer, Sholeen, Wondrasek, Duncan, Moran, Prigge and President Darch

NAYS: NONE

ABSENT: NONE

ABSTAIN: NONE

RECUSED: NONE

APPROVED THIS 11 DAY OF NOVEMBER, 2024

Karen Y. Darch

Karen Y. Darch, Village President

ATTESTED AND FILED
THIS 11 DAY OF NOVEMBER, 2024

Tony Ciganek

Tony Ciganek, Village Clerk

Village of Barrington CORPORATE SEAL Cook & Lake Counties, IL

EXHIBIT A

CERTIFICATE OF APPROPRIATENESS

ARC DOCKET NO. 24-12
ADDRESS: 248 W. LINCOLN AVENUE, BARRINGTON ILLINOIS
WHICH PROPERTY IS LOCATED WITH THE
VILLAGE OF BARRINGTON HISTORIC OVERLAY DISTRICT

PROJECT NAME	ARC 24-12
ADDRESS OF SITE	248 W. Lincoln Avenue, Barrington, Illinois 60010

This certifies that the exterior modification(s) which are the subject of ARC Docket No. 24-12 for the site listed above have been reviewed and recommended for approval by the Village of Barrington Architectural Review Commission and this Certificate of Appropriateness has been approved and authorized by the Corporate Authorities of the Village, subject to timely and continued compliance with the following conditions:

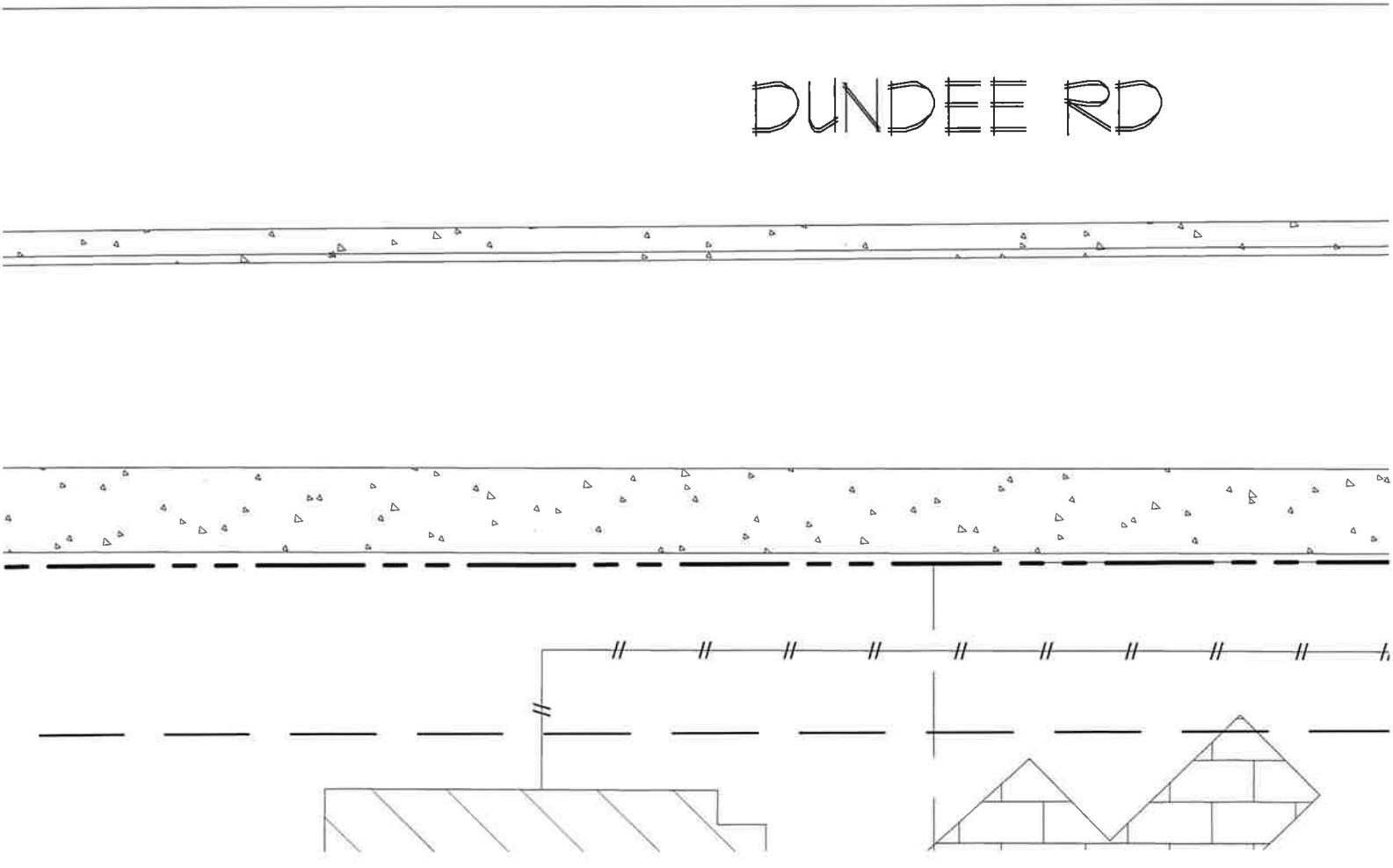
1. Proposed apron board on all windows shall be eliminated. All windows shall have a standard 1-1/2" detail.
2. All work shall be completed and maintained in substantial accordance with the Approved Plans which are attached hereto as Group Exhibit B, subject to timely and continued compliance with the conditions of approval.
3. An ARC Inspection will be a requirement of the building permit for the Project.
4. All plans are subject to final building, engineering and zoning review prior to the issuance of a building permit. Modifications to the approved plans may require additional review by the Architectural Review Commission.
5. All conditions stated above must be addressed in the construction drawings submitted for building permit.

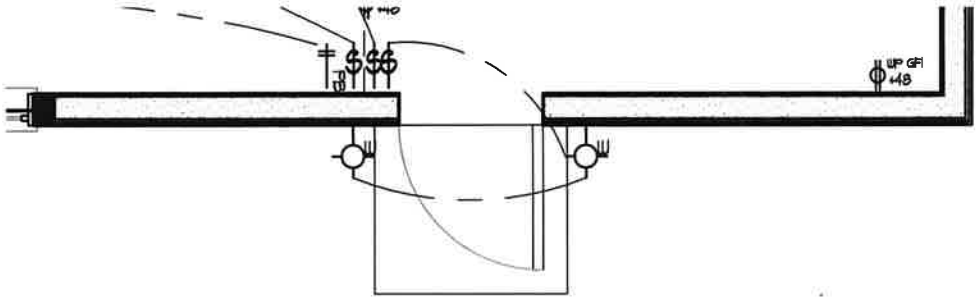
Passed by the Corporate Authorities of the Village: July 8, 2024.

ISSUED BY THE VILLAGE OF BARRINGTON ZONING OFFICIAL
November 11, 2024

J. Tennent

Zoning Official

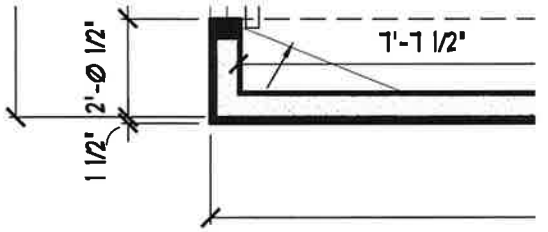

DUNDEE RD



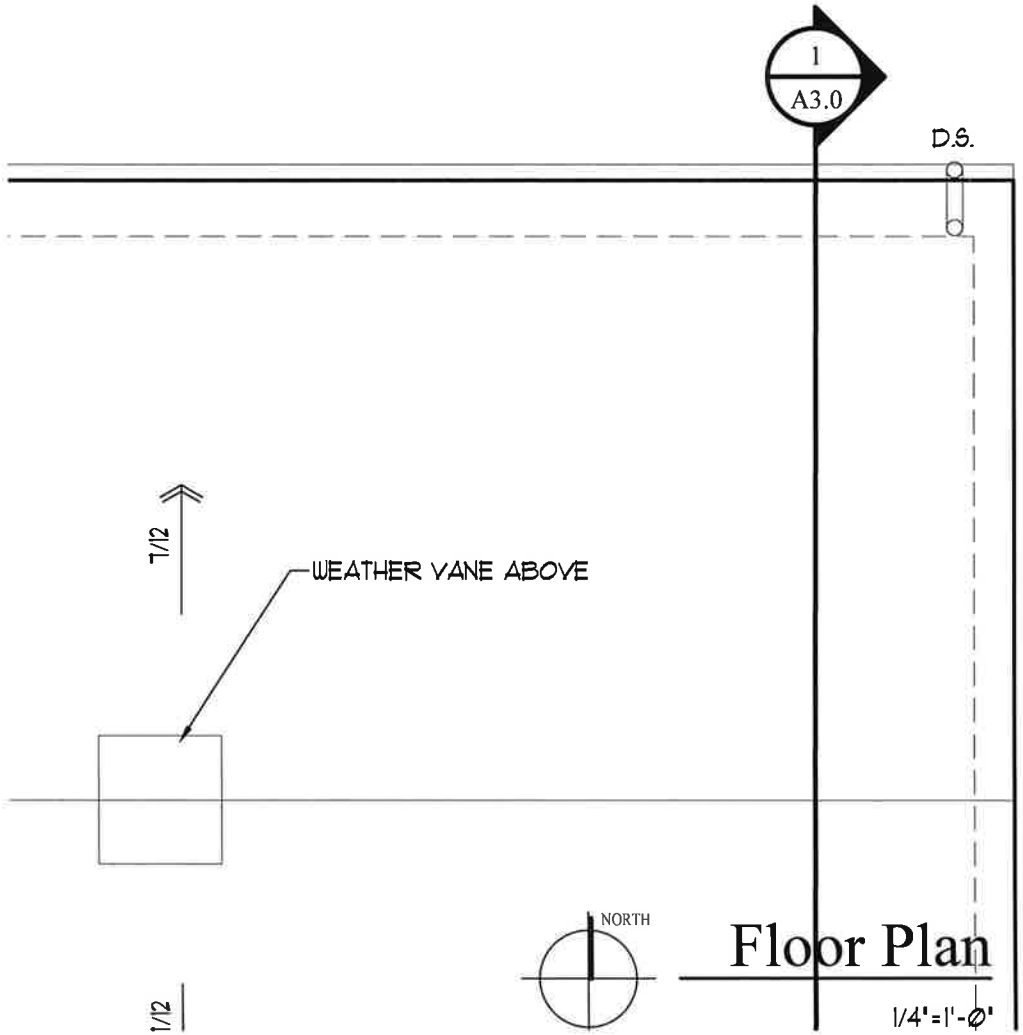
NORTH

Electrical Plan

1/4"=1'-0"

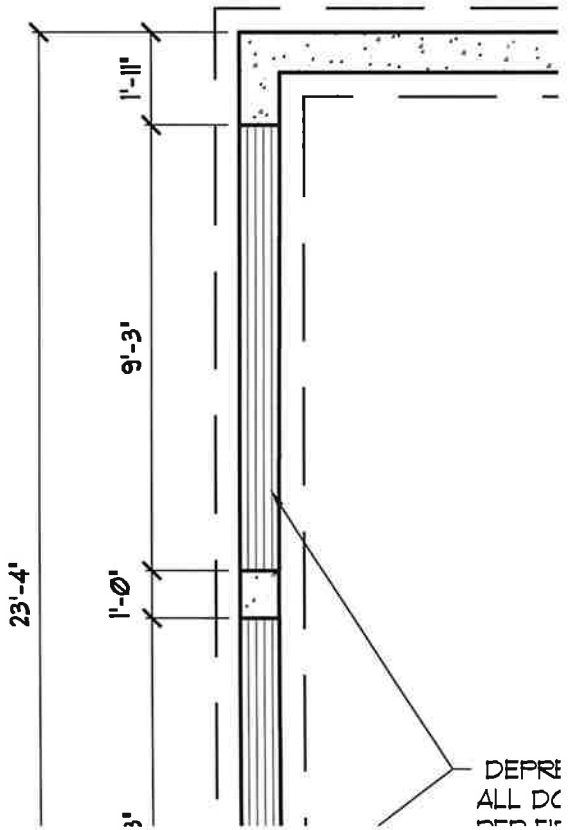


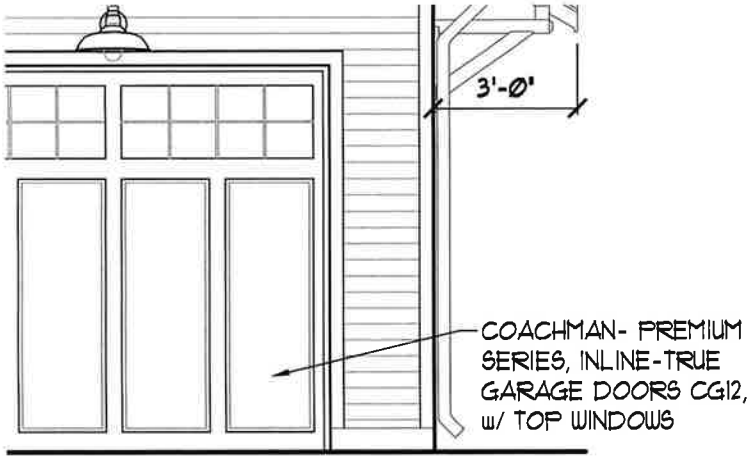
WINDOW TO MATCH E
'PELLA'
RESERVE-TRADITIO
DOUBLE HUNG WIND
(2) 6'-0"x5'-0"

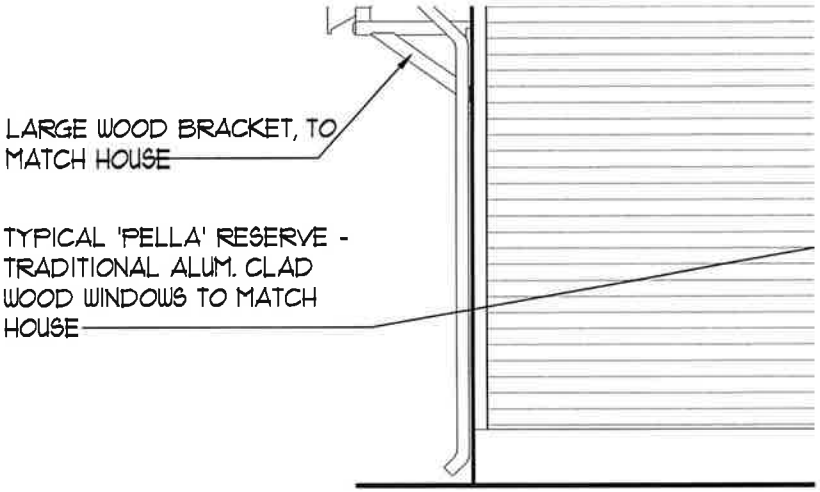


Floor Plan

1/4"=1'-0"

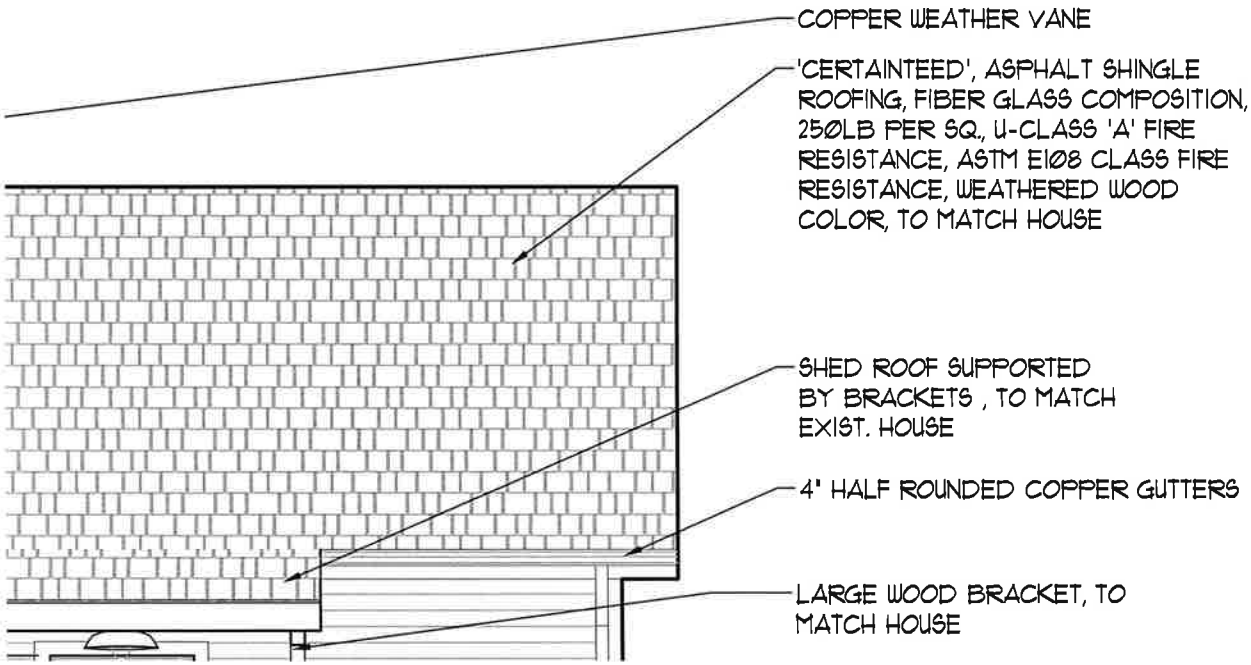


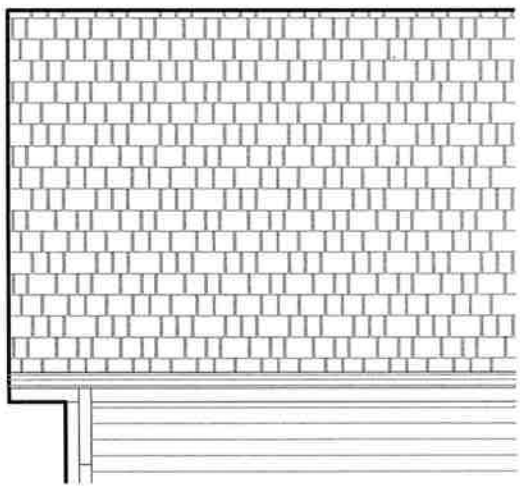


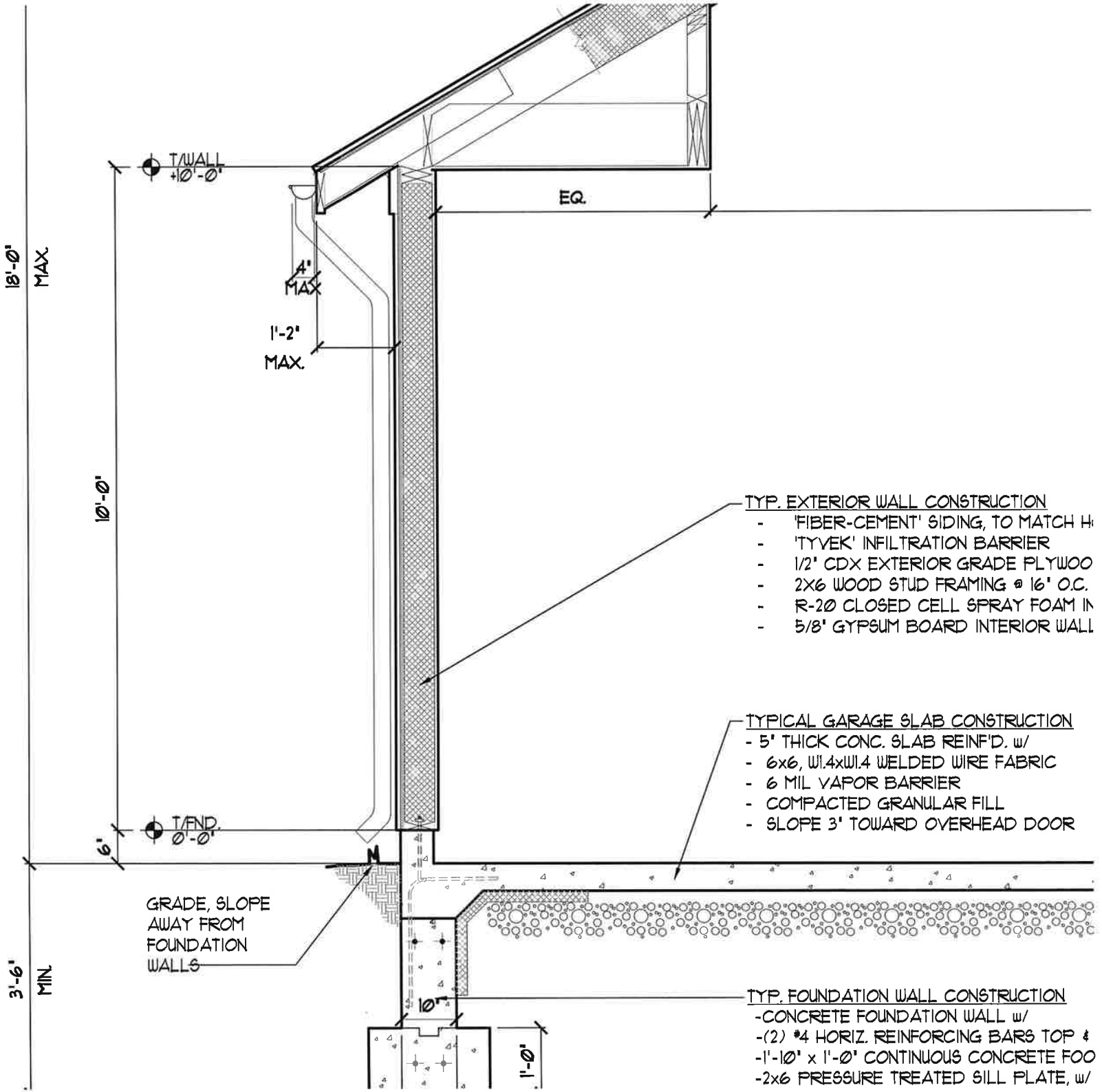


West Elevation

1/4"=1'-Ø"







ON

(2) #4

x 1/4"
= PLATE

BARRINGTON
Be Inspired

November 11, 2024

Village President Karen Darch & Village Board of Trustees
200 South Hough Street
Barrington, Illinois 60010

Re: ARC 24-12, 248 W. Lincoln Avenue

Dear President Darch and Board of Trustees:

The Petitioner is requesting the approval of a Certificate of Appropriateness for the construction of a new two car detached garage. The property is zoned R-6 Single Family Residential District/Historic Overlay District.

October 29, 2024 Architectural Review Commission Final Review Meeting:
The ARC recommends approval of the proposed project subject to the conditions listed on the COA. There was no public comment related to this project.

Motion:
Commissioner Plummer motioned to recommend approval of ARC 24-12 and Vice-Chairperson Coath seconded the motion. The motion carried, 6-0.

Respectfully Submitted,
Jennifer Tennant, Asst. Director of Development Services

VILLAGE HALL
200 S. HOUGH ST.
BARRINGTON, IL. 60010
(847) 304-3400

VILLAGE PRESIDENT &
VILLAGE MANAGER'S OFFICE
T. (847) 304-3444
F. (847) 304-3490

FINANCIAL SERVICES
T. (847) 304-3400
F. (847) 381-7506

DEVELOPMENT SERVICES
T. (847) 304-3460
F. (847) 381-1056

PUBLIC WORKS
300 N. RAYMOND AVE.
BARRINGTON, IL 60010
T. (847) 381-7903
F. (847) 382-3030

PUBLIC SAFETY
400 N. NORTHWEST HWY.
BARRINGTON, IL 60010

POLICE
T. (847) 304-3300
F. (847) 381-2165

FIRE
T. (847) 304-3600
F. (847) 381-1889

BARRINGTON-IL.GOV

BARRINGTON
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Architectural Review Commission Staff Report

MEETING DATE: October 29, 2024 – Final Review
PREPARED BY: Jennifer Tennant, Asst. Director of Development Services

ARC 24-12: 248 W. Lincoln Avenue – HISTORIC/NONCONTRIBUTING (new detached garage)
The Petitioner is requesting the approval of a Certificate of Appropriateness for the construction of a new two-car detached garage. The property is zoned R-6 Single Family Residential District/Historic Overlay District.

PROPERTY OWNER: Lori Dennison & Brad Bakka, 248 W. Lincoln Avenue, Barrington, IL 60010
APPLICANT: Lori Dennison & Brad Bakka, 248 W. Lincoln Avenue, Barrington, IL 60010
ARCHITECT: Ewa Polanski, Simple Form Architecture

STAFF RECOMMENDATIONS

1. **All plans are subject to final building, engineering and zoning review prior to the issuance of a building permit.**

Motion: If the ARC concurs with Staff's findings, conditions and required final details contained herein, Staff recommends that the ARC adopt these findings as their own and make a motion to approve ARC 24-12 subject to any additional conditions, recommendation or required final details established by the ARC.

PRELIMINARY REVIEW – 10/29/24

1. **At a minimum, a window should be added to the north side elevation.**
   Windows have been added to all elevations.

2. **Half-round gutters are required. K-style gutters are not permitted. The plans note "half rounded gutters" but are drawn as K-style.**
   The drawings have been updated to reflect half-round gutters.

3. **The window, door and overhead garage door specifications must be provided as part of the final submittal.**
   The plans note that Clopay Coachman overhead garage door and Pella Reserve windows will be utilized. Both are approved for use in the Historic District.

4. **Wall sections and section details are required as part of the final submittal.**
   Sections details have been provided.

FINDING OF FACT

Staff believes the proposal must substantially comply with the three (3) standards in Section 9.8-H of the Zoning Ordinance (See Below).

1. Scale and Form.
   a. **Height and Width. The proposed height and width shall be visually compatible with surrounding structures and streetscape.**
   b. **Proportion of Principal Facades. The relationship of the width to the height of the principal elevations shall be in scale with surrounding structures and streetscape.**
   c. **Roof Shape. The roof shape of a structure shall be visually compatible with the surrounding structures and streetscape.**
   d. **Scale of a Structure. The size and mass of the structures shall be visually compatible with the size and mass of surrounding structure and streetscape.**

   The Petitioner is proposing to construct a new two-car detached garage. The general scale and mass of the proposed garage is appropriate. The roofline and architectural design are designed to mimic the primary structure. Staff finds that this standard is met.

2. Composition of Principal Facades.
   a. **Proportion of Openings. The relationship of the width to the height of windows and doors of the structure shall be visually compatible with surrounding structures and streetscape.**
   b. **Relationship of Solids to Voids in Facades. The relationship of solids to voids in the facade of the structure shall be visually compatible with surrounding structures and streetscape.**
   c. **Relationship of Entrance Porch and Other Projections. The relationship of entrances and other projections to sidewalks shall be visually compatible with surrounding structures and streetscape.**
   d. **Relationship of Materials. The relationship of the color and texture of materials including paint color of the facade shall be visually compatible with the predominant materials used in surrounding structures and streetscape. There shall be no permit or review required for the application of paint, however the paint color shall conform to the style of architecture as indicated in Recommendations for Paint and Paint Colors, to be established by the Architectural Review Commission.**

   At the preliminary review meeting, the ARC determined that windows should be added to all windowless elevations. Windows have been added to all elevations.

   All material information is noted on the plans, and all is fully compliant. Staff finds that this standard is met.

3 Relationship to Street.
   a. **Walls of Continuity. Facades and site structures, such as walls, fences and landscape masses, shall, when it is characteristic of the area, form continuity along a street to ensure visual compatibility with the structures, public ways and places to which such elements are visually related.**
   b. **Rhythm of Spacing and Structures on Streets. The relationship of a structure or object to the open space between it and adjoining structures or objects shall be visually compatible with the structures, objects, public ways and places to which it is visually related.**
   c. **Directional Expression of Principal Elevation. A structure shall be visually compatible with the structures, public ways and places to which it is visually related in its orientation toward the street.**
   d. **Streetscape and Pedestrian Improvements. Streetscape and pedestrian improvements and any change in its appearance shall be compatible to the historic character of an H Historic Preservation Overlay District.**

e. **Subdivision of Lots. The Zoning Official shall review subdivision plats proposed for property within an H Historic Preservation Overlay District and may require changes to ensure the proposed subdivision will be compatible with the historic character of the district and/or site(s). All subdivisions shall meet the requirements of the Village of Barrington Subdivision Regulations**

The proposed detached garage will be located in the rear corner of the property but will be highly visible from Dundee Avenue as this property is a corner lot and the garage will be accessed off of Dundee Avenue. However, the location of the garage is still typical, and its placement and/or design will not negatively impact the streetscape or the pedestrian experience. Generally speaking, the garage is designed to match the Craftsman style of the house which Staff finds appropriate. Staff finds that this standard is met.

248 W. Lincoln Avenue – Contributing

ARC 01-21 – addition to the west side and rear of the existing structure as well as the removal of existing aluminum siding

Located at 248 W. Lincoln Avenue is a one- and- one-half-story side-gabled Craftsman dwelling built ca. 1920. The house has a side gable roof of asphalt shingles, a stucco-covered continuous concrete foundation and exterior of masonite shingle siding. On the main (S) façade is a full-width, shed roof porch with original stucco-covered brick columns and a solid stucco-covered concrete railing. The main entrance retains its original, multi-light glass and wood door. Windows are ca. 1995, one-over-one double hung rectangular wood sash. On the main façade is a large gable roof dormer with paired, one-over-one double hung Craftsman-style windows. At the eaves are knee brace brackets. On the west façade is a one-story gable roof wing with knee brace brackets. A hardiplank shingle exterior has been installed the gable fields.

Located to the rear of the dwelling is a ca. 1960 frame garage. **Noncontributing**